

**FLINT HILLS  
REGION**

R07-24-A-007

**RE: FY2024 USEPA Brownfields Community-Wide Assessment Grant Application**

Flint Hills Regional Council, Inc. (FHRC) is pleased to submit this proposal for FY2024 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

<b>1. Applicant Identification</b>	<b>Flint Hills Regional Council, Inc.</b> PO Box 514, Ogden, Kansas 66517
<b>2. Funding Requested</b>	<b>Grant Type:</b> Assessment
	<b>Assessment Grant Type:</b> Coalition
	<b>Federal Funds Requested:</b> \$1,500,000
<b>3. Location</b> (Bold denotes FHRC members)	<p><b>Cities:</b> 37 cities including: <b>Alma, Alta Vista,</b> Cedar Point, Chapman, <b>Clay Center,</b> Cottonwood Falls, <b>Council Grove,</b> Dwight, Elmdale, Emporia, <b>Eskridge,</b> Grandview Plaza, <b>Harveyville, Herington, Hillsboro, Junction City,</b> Keats, Matfield Green, <b>Manhattan,</b> Maple Hill, McFarland, <b>Milford, Ogden,</b> Olsburg, <b>Onaga,</b> Paxico, Randolph, Riley, <b>Saint George,</b> Saint Marys, Strong City, Wabaunsee, <b>Wakefield, Wamega, Westmoreland, White City,</b> Zeandale</p> <p><b>Counties:</b> Chase, Clay, Dickinson, <b>Geary,</b> Lyon, <b>Morris, Pottawatomie,</b> Riley, and <b>Wabaunsee</b></p> <p><b>State:</b> Kansas</p>
<b>4. Target Area and Priority Site/Property Information</b>	<p><b>Lead and Non-Lead Coalition Member Target Areas:</b></p> <ul style="list-style-type: none"> <li>• Emporia Census Tracts (CT) 20111000100, 20111000300 &amp; 20111000500 (FHRC)</li> <li>• Herington CT 20041084600 (City of Herington)</li> <li>• Junction City CT 20061000100 (Junction City Main Street Inc.)</li> <li>• Manhattan CT 20161000801 &amp; 20161000802 (City of Manhattan)</li> </ul> <p><b>Proposed Priority Sites:</b></p> <ul style="list-style-type: none"> <li>• Short Stop #14 – 1120 East 12<sup>th</sup> Ave., Emporia</li> <li>• Old Standard – 127 West 6<sup>th</sup> Ave., Emporia</li> <li>• Spic N’ Span Cleaners – 17 West 4<sup>th</sup> Ave., Emporia</li> <li>• 917 Commercial St., Emporia</li> <li>• The Kaw – 900 block of North Washington St., Junction City</li> <li>• 201 Grant St. Area Properties – 110 &amp; 201 Grant St., Junction City</li> <li>• Fairlane Salvage Site – 815-A Fair Lane, Manhattan</li> <li>• Cinderella Cleaners – 1227 Bluemont Ave., Manhattan</li> <li>• Stickel Cleaners – 714 North 12<sup>th</sup> Street, Manhattan</li> <li>• Midwest Concrete Material – 701 South 4<sup>th</sup> St., Manhattan</li> <li>• Former Gas Station &amp; Auto Sales Site – 109 West Walnut St., Herington</li> <li>• Former Dry Cleaner – 10 W. Walnut St., Herington</li> <li>• Former Auto Repair – 317 W. Walnut St., Herington</li> </ul>

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<b>5. Contacts</b>	<b>Project Director</b>	<b>Chief Executive</b>
Name	Janna Williams Interim Executive Director	Richard Weixelman Executive Committee President
Phone Number	(785) 203-6086	(785) 456-9119
Email Address	<a href="mailto:jwilliams@flinthillsregion.org">jwilliams@flinthillsregion.org</a>	
Mailing Address	PO Box 514 Ogden, Kansas 66517	PO Box 514 Ogden, Kansas 66517
<b>6. Population (2020) *</b>	<b>Population of FHRC Region: 207,579</b> <ul style="list-style-type: none"> <li>• Population of Emporia CTs 20111000100, 20111000300 &amp; 20111000500: 9,753</li> <li>• Junction City CT 20061000100: 2,103</li> <li>• Manhattan CT 20161000801 &amp; 20161000802: 7,000</li> <li>• Herington CT 20041084600: 2,174</li> </ul> * U.S. Census Bureau 2020 Census results	

<b>7. Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	1, 2, & 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, 2 & 3
The priority site(s) is in a federally designated flood plain.	1, 2 & 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3 & 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3 & 7
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.	9 & 10
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

N/A = Not applicable

**8. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the Kansas Department of Health and Environment (KDHE) is attached.

**9. Releasing Copies of Applications:** The application does not contain confidential, privileged, or sensitive information.

Division of Environment  
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Janet Stanek, Secretary

Laura Kelly, Governor

October 30, 2023

Janna Williams  
Interim Executive Director  
Flint Hills Regional Council  
PO Box 514  
Ogden, Kansas 66517

**Re: Brownfields Assessment Coalition Grant for Flint Hills Regional Council**

Janna Williams:

This letter is written in support of the Brownfields Assessment Coalition Grant Application to be submitted by the Flint Hills Regional Council to the U.S. Environmental Protection Agency (EPA). KDHE understands the purpose of the grant is to further assess, cleanup and redevelop the areas within the municipalities and jurisdictions that make up the regional coalition. 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 coalition Brownfield target areas.

KDHE commends the Council's revitalization efforts in these communities, which represent the very ideals and goals of the Brownfields Program. The Flint Hills Regional Council 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 the Council 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](mailto:seth.mettling@ks.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "SM", with a long horizontal flourish extending to the right.

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

## 1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

**1.a. Coalition Members, Target Area & Brownfields:** *1.a.i. Coalition Members:* **Flint Hills Regional Council (FHRC)**, a non-profit, regional planning commission, serving local Kansas (KS) governments in Chase, Clay, Dickenson, Geary, Lyon, Morris, Riley, Pottawatomie, and Wabaunsee counties (FHRC jurisdiction), has formed a Coalition with the following three non-lead members: **City of Herington (Herington)**, **City of Manhattan (Manhattan)**, and **Junction City Main Street Inc. (JC Main Street)**, a non-profit community-based organization supporting revitalization.<sup>1</sup> FHRC and the Coalition will use the grant to build upon the successes of the fiscal year (FY) 2018 United States (U.S.) Environmental Protection Agency (EPA) Brownfields Assessment Coalition grant and current FY22 Community-wide Assessment grant (71% spent as of 10/1/2023). The funding will be used to address economic conditions, environmental concerns, housing shortages, and the health and welfare through thoughtful redevelopment in Target Areas in each Coalition member’s jurisdiction. The three coalition members have not received EPA Brownfields grant funding and lack the capacity and resources to address brownfield sites, mainly due to low income, on their own. The Coalition members have the highest number and percentages of residents who are minorities, economically disadvantaged, and other sensitive populations in the FHRC jurisdiction. **Each Target Area is identified as a Climate & Environmental Justice Screening Tool (CEJST) disadvantaged community.**<sup>2</sup> Of the 49 incorporated areas of the FHRC jurisdiction, 45 of them have fewer than 3,000 residents, and 40 have fewer than 1,000 residents.<sup>3</sup> The costs and reduced tax revenues due to these conditions limit their ability to pursue and implement brownfield grant funding. As a non-profit, JC Main Street relies on donations and grants to operate; and securing brownfield funding is not their main use of the limited resources they have.

*1.a.ii. Overview of Brownfield Challenges & Description of Target Areas:* This grant will cover the FHRC jurisdiction, population 207,579 which is part of the four million acre Flint Hill region, world renowned for its intact tall prairie grasses and one of the greatest biologically diverse areas of the world.<sup>4</sup> The main population centers of the FHRC jurisdiction are Emporia, Junction City, and Manhattan. While they are the largest communities in FHRC jurisdiction, they are each facing growth limitations due to floodplains, geographic features, and large land holdings (e.g., Fort Riley Army Base [Ft. Riley], Kansas State University [KSU], and Emporia State University), while numerous rural communities (<10,000), like Herington, are facing population losses, economic decline, and blighted downtowns. This grant is critical for supporting sustainable redevelopment of existing properties within the Target Areas as contaminated and abandoned sites threaten the public health and future economic viability of these areas. The funding for this grant will focus on four Target Areas:

**Historic Downtown & Grant Avenue (Ave.) Revitalization Area (JC Main Street - Target Area):** The Kansas Department of Health and Environment (KDHE) Environmental Interest Finder (EIF) shows **122 contaminated/regulated sites in the Target Area.**<sup>5</sup> This Target Area includes the downtown Washington Street commercial corridor, east downtown industrial area, and Grant Ave. commercial corridor. A portion of this area is currently described to “exhibit severe deterioration and prolonged neglect lacking sufficient physical fabric and social organization for revitalization or stabilization”.<sup>6</sup> The Target Area is the entirety of census tract (CT) 20061000100 (CT1) and is bound to the west by North Jefferson Street (St.), Ft. Riley Army Base/the Republican River to the north, and East 6<sup>th</sup> St. to the south. The area includes historic downtown commercial properties with legacy contamination, auto salvage, former railroad maintenance, and other industrial uses; as well as vacant commercial and residential properties resulting from historical flooding and disinvestment.

**Downtown/6<sup>th</sup> Avenue Revitalization Area (Emporia – FHRC Target Area):** Emporia is landlocked between the Neosho River and Cottonwood River floodplains, making redevelopment of underutilized/vacant sites, many of which are contaminated, a high priority.<sup>7</sup> The KDHE EIF shows more than **387 contaminated/regulated sites in this Target Area.**<sup>5</sup> Redevelopment of properties in this Target Area is critical to addressing socioeconomic challenges. The Target Area is bound by 12<sup>th</sup> Avenue (Ave.) to the north, to the east by Weaver St., to the south by Road 160/Logan Ave., and Prairie St. to the west. The industrial and commercial corridors of Commercial St., 6<sup>th</sup> Ave., and 12<sup>th</sup> Ave. will be the focus due to dilapidated gas stations and dry cleaners which are contaminated. The area includes parts of CT 20111000101 (CT1.01), CT 20111000103 (CT1.03), CT 20111000300 (CT3), CT 20111000400 (CT4), and CT 20111000500 (CT5).

**Central Core District Revitalization Area (Manhattan Target Area):** The Central Core District includes downtown and is bounded by floodplain/Wildcat Creek/levee and a trail to the south, the Kansas River and Highway 24 to the east, South (S.) Delaware Ave. (west) and Bluemont Ave. (north). The KDHE EIF shows **more than 225 contaminated/regulated sites** including industrial legacy sites.<sup>5</sup> The area is targeted for mixed-use redevelopment (commercial/retail, office, and high density residential) driven by demographic indicators and land use restrictions.<sup>8</sup> High density housing is vital to provide more housing choices as over 40% of employees commute from outlying areas. The Target Area includes parts of CT 20161000304 (CT3.04), CT 20161000700 (CT7), CT 20161000801 (CT8.01), CT 20161000802 (CT8.02), CT 20161000900 (CT9), and CT 20161001101 (CT11.01).

**West Main Street Revitalization Area (Herington Target Area):** Herington is facing loss of services, vacant properties, disinvestment and high crime which makes reinvestment through redevelopment in this area critical. The KDHE EIF shows 17

<sup>1</sup> <https://junctioncitymainstreet.org/>, accessed 11/04/23.

<sup>2</sup> <https://screeningtool.geoplatform.gov/en/#3/33.47/-97.5>, accessed 11/06/23.

<sup>3</sup> [www.policyMap.com](http://www.policyMap.com), Population in 2020, downloaded on 11/12/23.

<sup>4</sup> [www.policymap.com](http://www.policymap.com), Population in 2020, downloaded on 11/12/23.

<sup>5</sup> KDHE Databases: Identified Sites List (ISL), accessed 11/03/23.

<sup>6</sup> Comprehensive Plan | Junction City and Geary County, Adopted: April, 2007

<sup>7</sup> <https://lyoncounty.org/index/government/departments/zoning/planec-emporia-lyon-county-joint-comprehensive-plan/>, accessed 11/04/23.

<sup>8</sup> <https://www.cityofmhk.com/493/Manhattan-Urban-Area-Comprehensive-Plan>, accessed 11/05/23.

contaminated/regulated sites throughout the city (population 2,174),<sup>9</sup> and Herington has identified more than 31 potential brownfield sites, including former manufacturers, gas stations, machine shops, and dry cleaners. As the extension of the Flint Hills Trail State Park<sup>10</sup> on the former Missouri Pacific Railroad is constructed, reversing current trends will be vital to cultivating economic vitality. The area is bordered by the Flint Hills Trail to the north, 3rd St. to the west, Day St. to the south, and D St. to the east. The Target Area includes part of CT 20041084600 (CT846).

***L.a.iii. Description of the Priority Brownfield Sites:*** Priority sites for revitalization in the Target Areas are described below:

**Historic Downtown & Grant Ave. Revitalization Area (JC Main Street Target Area):** The Kaw, in the 900 block of N. Washington St. consists of six contiguous parcels. The Kaw site is an homage to the former Kaw Theater that was historically across N. Washington St. between the 1930s and 1980s.<sup>11</sup> The Kaw site has a history as a filling station with three tanks, auto service, parking garage, junk storage, brewery, and auto sales from 1885- 2016.<sup>12</sup> The site is also impacted by a nearby dry cleaner, Fashion Cleaners, at 124 W. 9th St. with tetrachloroethene (PCE) contamination.<sup>13</sup> The Kaw site is currently vacant and is planned to be an event venue for up to 4,000 people with restaurants and food trucks. Unfortunately, contamination is delaying the progress.<sup>14</sup> This catalyst property is in the focus area of the *Downtown Junction City Small Area Plan*.<sup>15</sup> The second priority site, along the Republican River, a designated floodplain, is the 201 Grant Ave. Area Properties. This catalyst area extends to the Ft. Riley's Grant Gate and includes a former lumber yard, gas station and car wash with volatile organic compounds and other contamination needing supplemental assessment and cleanup planning. Five site structures may also contain asbestos, lead based paint and restricted wastes.<sup>16</sup> These catalyst properties are planned for mixed-use redevelopment, and were part of the *Northeast Junction City Area-wide Plan*.<sup>17</sup>

**Downtown/6th Ave. Revitalization Area (Emporia – FHRC Target Area):** The priority sites in this Target Area include Short Stop #14 at 1120 E. 12th Ave. and Old Standard at 127 W. 6th Ave., two vacant former petroleum priority sites. Spic N' Span Cleaners at 17 W. 4th Ave. and 917 Commercial St., two priority sites that have residual contamination that may impact development. These are priority sites near residential neighborhoods and need assessment before redevelopment.

**Central Core District Revitalization Area (Manhattan Target Area):** The Fairlane Salvage Site, at 815-A Fair Lane, is a priority site due to the potential for lead. Elevated blood-lead levels have been detected in a child in this Target Area due to soil contamination (soil lead concentrations as high as 8,000 milligrams per kilogram).<sup>18</sup> Other downtown areas have petroleum and dry cleaner site releases including Cinderella Cleaners, at 1227 Bluemont Ave. and Stickel Cleaners 400 feet to the east.<sup>19,20</sup> These two sites are also **contaminating public water wells** (Well Nos.12 & 13) with PCE contamination. Located in the highly marketable Ft. Riley Boulevard Corridor, Midwest Concrete Material at 701 S. 4th St., an 11.3 acre site, zoned industrial is planned for mixed-use commercial/residential. This site lies along the Kansas River with access to Linear Park Trail, a 9.4 mile rails to trails path, and has potential contamination of asbestos, lead paint, and other wastes. Ft. Riley Boulevard Corridor is a high priority redevelopment area for the City of Manhattan and a small area reuse planning study is currently underway with funds from the FY22 FHRC EPA Brownfield Grant. The City plans to continue redevelopment efforts to the west and planning for future redevelopment with this grant.

**West Main Street Revitalization Area (Herington Target Area):** The *Comprehensive Plan: City of Herington, Kansas* has goals to reuse some existing facilities, to provide facilities and infrastructure to meet current/future needs, and improve the interaction with the community's youth.<sup>21</sup> Many potential brownfield sites are south of Main St. and west of N. D St., in an area with high property crime (Crime Grade C- higher than the U.S. city average **with only 34% of cities in the U.S. being more dangerous than this rural community**).<sup>22</sup> Dilapidated/vacant sites are a likely contributing factor, many of which are priority sites for this grant funding. The priority sites include 109 W. Walnut St., a former gas station & auto sales site; 10 W. Walnut St., a former dry cleaner, and 317 W. Walnut Street, a former auto repair shop.<sup>23,24</sup> All of these vacant/underutilized sites have the potential for asbestos, lead paint, and other wastes.

***L.a.iv. Identifying Additional Sites:*** FHRC will build upon the successful inventory and prioritization processes developed from their FY18 and FY22 grants and managed in KSU's Targeted Assistance to Brownfields (TAB) Brownfield Inventory Tool (BIT) using the Environmental Justice (EJ) Screen & the CEJST to identify areas with brownfield properties throughout FHRC's jurisdiction. In addition to the current and continuously updated FHRC site inventory, **751 additional regulatory/contaminated sites** within the Target Areas have been identified in KDHE EIF.

<sup>9</sup> <https://censusreporter.org/>, accessed 11/04/23.

<sup>10</sup> <https://ksoutdoors.com/State-Parks/Locations/Flint-Hills-Trail>, accessed 11/12/23.

<sup>11</sup> <https://www.loc.gov/item/2017703338/>, accessed 11/03/23.

<sup>12</sup> 600-1000 North Washington Avenue Corridor, Junction City, Kansas, Phase I Environmental Site Assessment, ACRES Nos. 255640, 255641, 255642, 255643, 255644, 255645, 255646, 255647, 255648, 255649, & 255650, to be completed in December 2023.

<sup>13</sup> Burns & McDonnell, Preliminary Groundwater Investigation Report for the Fashion Cleaners Site, completed 3/19/20, [https://keap.kdhe.ks.gov/BER\\_ISL/GetIdentifiedSiteListing.aspx?ProjectCode=C5-031-73434&SiteName=FASHION%20CLEANERS](https://keap.kdhe.ks.gov/BER_ISL/GetIdentifiedSiteListing.aspx?ProjectCode=C5-031-73434&SiteName=FASHION%20CLEANERS), accessed 11/04/23.

<sup>14</sup> [https://www.junctioncityunio.com/news/business/local-business-owner-plans-large-event-center-for-downtown-junction-city/article\\_12077455-631f-5ea5-b116-62d452363b763.html](https://www.junctioncityunio.com/news/business/local-business-owner-plans-large-event-center-for-downtown-junction-city/article_12077455-631f-5ea5-b116-62d452363b763.html), accessed 11/04/23.

<sup>15</sup> Downtown Junction City Small Area Plan, accessed 11/04/23.

<sup>16</sup> <https://storymaps.arcgis.com/stories/08bae703d7bc40d78705db2778e7826f>, accessed 11/04/23.

<sup>17</sup> <https://storymaps.arcgis.com/stories/08bae703d7bc40d78705db2778e7826f>, accessed 11/10/23.

<sup>18</sup> [https://keap.kdhe.ks.gov/BER\\_ISL\\_ISL\\_Pub\\_Detail.aspx?ProjectCode=C508103009](https://keap.kdhe.ks.gov/BER_ISL_ISL_Pub_Detail.aspx?ProjectCode=C508103009), accessed 11/04/23.

<sup>19</sup> [https://keap.kdhe.ks.gov/BER\\_ISL\\_ISL\\_Pub\\_Detail.aspx?ProjectCode=C508170782](https://keap.kdhe.ks.gov/BER_ISL_ISL_Pub_Detail.aspx?ProjectCode=C508170782), accessed 11/04/23.

<sup>20</sup> [https://keap.kdhe.ks.gov/BER\\_ISL\\_ISL\\_Pub\\_Detail.aspx?ProjectCode=C508171238](https://keap.kdhe.ks.gov/BER_ISL_ISL_Pub_Detail.aspx?ProjectCode=C508171238), accessed 11/04/23.

<sup>21</sup> Development Initiatives, Inc., Comprehensive Plan: City of Herington, Kansas, completed 11/18/01, <https://www.cityofherington.com/home/pages/comprehensive-and-master-plan-documents>, accessed 11/04/23.

<sup>22</sup> <https://crimegrade.org/property-crime-herington-ks/>, accessed 11/04/23.

<sup>23</sup> <https://communityprogress.org/blog/how-vacant-abandoned-buildings-affect-community/#:~:text=Violence%20and%20crime%3A%20Studies%20have,with%20vacant%20and%20abandoned%20properties,> accessed 11/05/23.

<sup>24</sup> EMR Inc., Herington Mall Phase I Brownfields Targeted Assessment, 5 W. Walnut St., completed 10/27/16, [https://keap.kdhe.ks.gov/BER\\_ISL/GetIdentifiedSiteListing.aspx?ProjectCode=C5-021-73381&SiteName=HERINGTON%20MALL](https://keap.kdhe.ks.gov/BER_ISL/GetIdentifiedSiteListing.aspx?ProjectCode=C5-021-73381&SiteName=HERINGTON%20MALL), accessed 11/04/23.

Additional criteria used by FHRC for site prioritization includes addressing EJ issues in areas with underserved people of color &/or low-income populations, reuse of brownfield sites in CTs that are at or above the threshold for one or more environmental, climate, socioeconomic or other burdens. Additional communities that have indicated need and desire to have sites assessed under this funding include the cities of Eskridge, Alma, Alta Vista, Paxico, Hillsboro, Council Grove, Wakefield, Onaga, Green Valley, Riley, Westmoreland, and Wamego. FHRC has no shortage of available additional sites should one of the priority sites become a non-viable site for use of the is funding.

### **1.b. Revitalization of the Target Areas: 1.b.i. Reuse Strategy & Alignment with Revitalization Plans:**

**Historic Downtown & Grant Ave. Revitalization Area (JC Main Street Target Area):** The Kaw site will provide for mixed-use commercial redevelopment with an event venue and open area gathering space for local food truck enjoyment in downtown Junction City as supported by the *Downtown Junction City Small Area Plan*.<sup>25</sup> These efforts are also supported by the existing property owners and aligns with the *JC Main Street* mission, to revitalize and enhance the economic viability of Junction City.<sup>26</sup> Through a poll conducted by Kansas Main Street in conjunction with The National Main Street America, the community indicated that entertainment businesses would like to be seen in the downtown district like the plan for the Kaw Site.<sup>27,28,29</sup> The 201 Grant Ave. Area Properties will provide for the preferred redevelopment plans determined during the inventory process from the FY18 grant for this site and include a mixed-use development, a riverside restaurant with greenspace and residential units on the southeastern portion of the site near the Republican River, as supported by the *Northeast Junction City Area-wide Plan*.<sup>30</sup> These efforts are also supported by the existing property owners and dovetails with the *Junction City Housing Study* for this area.<sup>31</sup>

**Downtown/6<sup>th</sup> Ave. Revitalization Area (Emporia – FHRC Target Area):** Based on the *Emporia and Lyon County Joint Comprehensive Plan*, the area is in need of redevelopment of underutilized sites due to Emporia being landlocked between the Neosho River and Cottonwood River floodplains.<sup>32</sup> Assessment and redevelopment of the priority sites will support the comprehensive plan’s goals of having logical distribution of commercial development, and encouraging quality, affordable housing within the city limits by transitioning existing commercial sites to affordable housing.<sup>33</sup> Redevelopment of these existing buildings will also promote the comprehensive plan’s goal to adaptively reuse existing buildings, and development close to existing infrastructure along utility corridors to minimize cost.<sup>33</sup>

**Central Core District Revitalization Area (Manhattan Target Area):** Based on the *Manhattan Area 2035: Manhattan Urban Area Comprehensive Plan Update*, the area is targeted for mixed-use redevelopment (commercial/retail, office, and residential) driven by demographic indicators and land use restrictions.<sup>33</sup> Assessment and redevelopment of the Midwest Concrete Material site will ultimately transition to mixed-use commercial and residential. Redevelopment will promote and provide access to the immediately-adjacent Linear Trail Park for alternative transportation choices and access to Fairmont Park, Griffith Park, and the Kansas River, as well as other locations throughout Manhattan.

**West Main Street Revitalization Area (Herington Target Area):** Key goals of the *Comprehensive Plan: City of Herington, Kansas* are to: encourage the utilization of existing community facilities, provide facilities and infrastructure which meet existing and future needs of Herington, and to promote/improve interaction of the community’s youth.<sup>34</sup> As discussed in 1.a.iii, many of the priority sites in the Target Area are in dilapidated condition. Based on the age of the buildings, the potential exists for asbestos, lead-based paint, and other restricted wastes to be present at site buildings. The priority sites are vacant/dilapidated sites within the downtown area which are hindering the city’s ability to draw economic development and an attractive downtown, per the *Cultivating the Future: Dickinson County Comprehensive Plan, 2050*.<sup>35</sup> The former Missouri Pacific Railroad generally runs parallel along the northern boundary of the Herington Target Area, which is currently unutilized.<sup>36</sup> The 118-mile rails to trails, Flint Hills Trail State Park, the longest rail-trail in Kansas and the eighth-longest rail-trail in the U.S. and was awarded a \$24.8 million grant in 2022 to expand.<sup>37</sup> Currently the western terminus ends in Herington, but the Department of Wildlife & Parks and the city plan to construct the now abandoned former Missouri Pacific rail line, into the next section of the Flint Hills Trail State Park. Constructing this trail through Herington, will encourage tourist patronage, improve the appeal of the area, and facilitate interaction between residents.<sup>38,39,40</sup>

This grant will also be used throughout the FHRC Jurisdiction and reinforce the regional collaboration that was the impetus for creation of the FHRC in 2010 and reflected in the 2021 *Comprehensive Flint Hills Economic Development District Plan (CEDSD)*.<sup>41</sup>

**1.b.ii. Outcomes & Benefits of Reuse Strategy:** As described in Section 2, disadvantaged communities are present in the Target Areas and throughout the FHRC Jurisdiction. Cleanup and redevelopment of vacant/underutilized priority sites per the plans described in 1.b.i will attract residents and business to the area by providing healthy life choices/amenities and jobs in safe, walkable environments, including the downtown business areas, stimulating economic development in the Target Areas. Potential exposures

<sup>25</sup> Downtown Junction City Small Area Plan, accessed 11/04/23.

<sup>26</sup> <https://junctioncitymainstreet.org/about/>, accessed 11/05/23.

<sup>27</sup> <https://www.mainstreet.org/home>, accessed 11/10/23.

<sup>28</sup> <https://www.kansascommerce.gov/program/community-programs/main-street/>, accessed 11/10/23.

<sup>29</sup> <https://junctioncitymainstreet.org/explore/opportunities/>, accessed 11/05/23.

<sup>30</sup> <https://storymaps.arcgis.com/stories/08bae703d7bc40d78705db2778e7826f>, accessed 11/10/23.

<sup>31</sup> FHRC/KSU, “Junction City Housing Conditions Assessment”, completed in 2021, <https://flinthillsregion.org/supporting-fort-riley-surrounding-communities/>, accessed 11/05/23.

<sup>32</sup> <https://lyoncounty.org/index/government/departments/zoning/planelc-emporia-lyon-county-joint-comprehensive-plan/>, accessed 11/12/23.

<sup>33</sup> <https://cityofmhk.com/493/Manhattan-Urban-Area-Comprehensive-Plan>, accessed 11/12/23.

<sup>34</sup> Development Initiatives, Inc., Comprehensive Plan: City of Herington, Kansas, completed 11/18/01, <https://www.cityofherington.com/home/pages/comprehensive-and-master-plan-documents>, accessed 11/04/23.

<sup>35</sup> <https://www.dkcoks.gov/216/Table-of-Contents>, accessed 11/05/23.

<sup>36</sup> <https://livingatlas.arcgis.com/topoexplorer/index.html>, accessed 11/05/23.

<sup>37</sup> <https://ksoutdoors.com/KDWP-Info/News/Weekly-News/8-18-22-Governor-Laura-Kelly-Announces-24.8-Million-for-Improvements-to-Flint-Hills-Trail-Governor-Laura-Kelly-Announces-24.8-Million-for-Improvements-to-Flint-Hills-Trail>, accessed 11/05/23.

<sup>38</sup> <https://www.kanzatrails.org/flint-hills-trail>, accessed 11/05/23.

<sup>39</sup> <https://www.trailink.com/trail/flint-hills-trail-state-park/>, accessed 11/05/23.

<sup>40</sup> <https://ksoutdoors.com/Services/Flint-Hills-Trail-Project>, accessed 11/05/23.

<sup>41</sup> <https://flinthillsregion.org/>, accessed 11/05/23.

to hazardous substances and petroleum will be reduced and access to trails, riverfront, and park amenities as well as entertainment offerings will increase. In this regard, the grant will facilitate the creation and/or increase access to park and greenways on priority sites and/or other properties throughout the Target Areas. Adaptive reuse and new construction will improve local climate adaptation/mitigation by allowing the use of solar and other energy efficiency measures, such as incorporation of energy efficient appliances, replacement of single-pane windows, and pursuit for Leadership in Energy and Environmental Design (LEED) certification. A recent study noted buildings constructed to LEED standards contributed 50% fewer greenhouse gases.<sup>42</sup> During the development of the Flint Hills Economic Development District Plan, several citizens indicated interest in growth of energy-efficiency and energy provision for sun and wind possibilities with cost reduction incentives for businesses and growth.<sup>43</sup> Lyon County and Emporia intend to pursue weatherization grants to improve housing quality/affordability through energy efficiency improvements.<sup>33</sup> Resilience to protect residents and community investments shall be achieved by improving energy efficiency of existing buildings to protect against wildfire risk (Junction City/Emporia/Manhattan all above the 90<sup>th</sup> percentile) and reduce population loss from natural hazards (Herington above the 90<sup>th</sup> percentile).<sup>44</sup>

**1.c. Strategy for Leveraging Resources: 1.c.i Resources Needed for Site Reuse:** Activities initiated as part of FHRC’s FY18 and FY22 Assessment grants, FHRC has and is currently leveraging funds and services from KSU TAB,<sup>45</sup> KDHE Targeted Brownfield Assessment (TBA) Program, Kansas Petroleum Storage Tank program, and EPA TBA program to advance critical needs throughout FHRC’s jurisdiction while maintaining these important relationships for leveraging funding and services as part of the FY24 Grant to support assessment, remediation, and implementation within the Target Areas. In addition, the Build Kansas Fund is an additional source that provides matching state dollars for projects throughout Kansas to accelerate local infrastructure investment. Select relevant resources are further listed in **Table 1**.

Table 1. Leveraged Funds	Purpose/Role
KSU TAB program	Public outreach, technical assistance, and reuse strategies
KDHE TBA Program	Supplement site assessments, particularly of large sites to offset the proportion of grant funds utilized
Kansas Dry Cleaning Facility Release Trust Fund	Assessment and remediation of eligible sites based on priority ranking
The Kansas Petroleum Storage Tank Release Trust Funds	Assessment and remediation of eligible sites based on priority ranking
Tax Increment Financing (TIF)	Most of the Target Areas have prior experience with TIFs and will utilize as appropriate
Community Improvement District (CID)	Most of the Target Areas have prior experience with CIDs and will utilize as appropriate (e.g., Sales Tax and Star Bonds). CIDs allow a district to leverage retail sales tax to pay for appropriated costs of growth, such as building improvements, parking lots, etc.
EPA Revolving Loan Fund (RLF)	Assist property owners and developers with funds specifically for remediation of eligible brownfield sites.
EPA Cleanup Grants	
EPA TBA Program	Supplement site assessments, particularly of large sites to offset the proportion of grant funds utilized
Private Investment, Donations, etc.	Will be utilized as applicable/available; private sources can be utilized to cost share/offset assessment, cleanup and redevelopment costs

Additional resources will be utilized as appropriate including Community Development Block Grants (CDBG), U.S. Department of Agriculture (Rural Development Grants, U.S. Department of Housing & Urban Development Lead Hazard Reduction, U.S. Economic Development Administration Grants, U.S. Small Business Administration Loans, historic tax credits, and/or donations.

**1.c.ii. Use of Existing Infrastructure:** The Target Areas and priority sites described in 1.a.ii.-iii. represent the oldest developed areas in the cities and are served with municipal water, wastewater and storm water systems, electricity, natural gas, existing roads, and other infrastructure, which will enhance sustainability and reduce redevelopment costs. Redevelopment in these areas, particularly with energy efficient and green infrastructure upgrades aligns with the goals described in 1.b.ii. If the need for infrastructure improvements arises, the funding methods described in 1.c.i. can be leveraged.

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:**

**2.a Community Need: 2.a.i The Community’s Need for Funding:** The Target Area CTs are disproportionately affected with the inability to draw on other funding sources to carry out environmental assessment/remediation, which impacts their ability to subsequently reuse the underutilized critical spaces within the Target Areas due to small population and/or low-income prevalence. All Target Area residents, suffer **higher than normal rates of poverty and lower median family income** compared to the FHRC Jurisdiction, the State, and the U.S. (**Table 2**). Unemployment in the JC Main Street Target Area and Manhattan Target Area are higher than the rates for the FHRC Jurisdiction, the State, and the U.S. - and in some cases, **two times the unemployment and poverty rates in the U.S. (Table 2)**. African American individuals in poverty in some of the Target Areas is more than double the FHRC Jurisdiction, State, and the U.S. rates (**Table 2**). As seen in **Table 2** and **Table 3** (2.a.ii.), although the Hispanic rate in the Target Areas may be slightly lower than the U.S. rate in Manhattan, Herington, and the JC Main Street Target Areas, Hispanics in

<sup>42</sup> FHRC, “Flint Hills Economic Development District Plan: Our Strategy-Driven Plan for Regional Economic Development”, funded by the US Economic Development Administration, 2021-2026, <https://escholarship.org/uc/item/935461rm>, accessed 11/05/23.

<sup>43</sup> <https://flinthillsregion.org/>, accessed 11/06/23.

<sup>44</sup> <https://screeningtool.geoplatform.gov/en>, accessed 11/05/23.

<sup>45</sup> <https://www.ksub.org/>, accessed 11/07/23.

poverty is higher than the national rate in most Target Areas. In the JC Main Street Target Area (CT1) up to 73% of female headed households with children are in poverty (Table 2). Select demographic data are provided below to show need in these areas:

CTs:	JC Main Street <sup>A</sup>	Emporia <sup>AC</sup>	Manhattan <sup>AC</sup>	Herington <sup>AC</sup>	FHRC <sup>A</sup>	KS <sup>A</sup>	U.S. <sup>A</sup>
CTs:	CT1	CTL01, CTL03, CT2, CT3, CT4, & CT5	CT3.04, CT7, CT8.01, CT8.02, CT9, & CT1L01	CT846	N/A	N/A	N/A
Population	2,103	9,753	7,000	2,174 <sup>B</sup>	207,579	2,937,880	331,449,291
Civilian Unemployment rate	<b>18.2%</b>	2.8%	<b>6.2%</b>	1.4%	3.3%	4.09%	5.5%
Per capita income	<b>\$19,390</b>	<b>\$22,314</b>	<b>\$25,499</b>	\$39,586	<b>\$29,378</b>	\$34,968	\$37,638
Poverty rate (individuals)	<b>37.9%</b>	<b>22.3%</b>	<b>31.1%</b>	<b>14.9%</b>	<b>15.9%</b>	11.5%	12.6%
African American individuals in poverty	<b>57.1%</b>	<b>51.0%</b>	<b>36.3%</b>	0%	21.2%	23.8%	21.7%
Hispanic in Poverty	19.7%	13.1%	<b>23.2%</b>	<b>28.84%</b>	<b>22.3%</b>	18.4%	17.7%
Median home value	<b>\$33,100<sup>D</sup></b>	<b>\$98,020</b>	\$189,580	<b>\$63,200</b>	\$155,780	\$164,800	\$244,900
Median family income	<b>\$55,972</b>	<b>\$58,526</b>	<b>\$66,655</b>	<b>\$67,054</b>	<b>\$73,644</b>	\$82,260	\$85,028
Female headed households w/ children, in subsidized housing	<b>73.0%</b>	<b>27.5%</b>	<b>28.2%</b>	13.0%	16.6%	23.0%	31.0%
Elderly in Poverty	<b>18.7%</b>	3.9%	1.3%	<b>12.4%</b>	6.4%	7.6%	9.6%

Notes: **Bold/Red font** designates where the Target Areas have greater levels of distress or greater percentages of populations than the FHRC nine-county service area. Underlined font designates where the Target Areas have greater levels of distress or greater percentages of populations than the State of Kansas. Shading designates where the Target Area has greater levels of distress or greater percentages of population groups than the US. (A) All data were downloaded from [www.policyMap.com](http://www.policyMap.com) and are 2000 - 2020 5-Year Estimates from the American Community Survey (ACS) downloaded on 11/06/23 unless otherwise noted. For more information/descriptions on the demographic indicators, go to the [policyMap.com](http://www.policyMap.com) website. (B) Data was unavailable for 2000-2020 5-Year Estimates, so the 2000-2010 5-Year Estimate from the ACS was downloaded on 11/05/23, <https://censusreporter.org/>. (C) Data was averaged across the census tract(s), except for county, state, and US level data. (D) CT information was unavailable, so the Block Group 200610001001 data was utilized.

For all criteria in Table 2, clear disparities are evident when comparing the Target Areas to the FHRC Jurisdiction, State, and U.S. All these indicators signify low income and the concomitant impoverished conditions of the Target Areas. Many of the incorporated areas have less than 3,000 residents and lack not only the financial resources, but also the in-house staff expertise to effectively address the priority sites on their own.<sup>46</sup> Award of a FY24 Assessment Coalition grant to FHRC will provide these critical supplemental services, which include overall strategy, inventory, planning, assessment, remedial planning, and public outreach. Redevelopment on identified priority sites in the Target Areas will provide for reduction of blight and health threats, as well as increased jobs (and benefits), healthy life choices, tax base, and improved welfare to the Target Areas and municipalities. The grant will be essential to provide initial sources of funding (seed money) to assess and plan for redevelopment that is not available from other funding sources.

2.a.ii.1 Threats to Sensitive Populations - Health or Welfare of Sensitive Populations:

Target Area CTs:	JC Main Street <sup>A</sup>	Emporia <sup>AB</sup>	Manhattan <sup>B</sup>	Herington <sup>A</sup>	FHRC <sup>A</sup>	KS <sup>A</sup>	U.S. <sup>A</sup>
Target Area CTs:	CT1	CTL01, CTL03, CT3, CT4, & CT5	CT3.04, CT7, CT8.01, CT8.02, CT9, & CT1L01	CT846	N/A	N/A	N/A
Hispanic population <sup>C</sup>	<b>16%</b>	<b>37%</b>	6%	11%	11.4%	13.0%	18.7%
Black population <sup>C</sup>	<b>37%</b>	3%	5%	1%	6.7%	5.8%	12.4%
Poverty rate for children <sup>F</sup>	<b>58.3%</b>	<b>20.0%</b>	<b>24.8%</b>	<b>27.5%</b>	10.5%	43.0%	0.0%
Persons with disabilities <sup>G</sup>	<b>14.2%</b>	12.7%	<b>14.8%</b>	<b>18.3%</b>	<b>13.3%</b>	13.2%	12.6%
Housing built 1979 or earlier <sup>H</sup>	52.5%	<b>76.8%</b>	<b>59.4%</b>	<b>92.4%</b>	55.2%	58.2%	52.2%

Notes: **Bold/Red font** designates where the Target Areas have greater levels of distress or greater percentages of sensitive populations than the FHRC nine-county service area. Underlined font designates where the Target Areas have greater levels of distress or greater percentages of sensitive populations than Kansas. Shading designates where the Target Area has greater levels of distress or greater percentages of sensitive population groups than the US. (A) All data were downloaded from [www.policyMap.com](http://www.policyMap.com) and are 2000 - 2020 5-Year Estimates from the ACS downloaded on 11/06/23 unless otherwise noted. For more information/descriptions on the sensitive population data, go to the [policyMap.com](http://www.policyMap.com) website. (B) Data was averaged over the Target Area CTs (C) Breakdown by Race data specific to each Target Area downloaded from EJScreen (<https://ejscreen.epa.gov/mapper/> accessed on 11/07/23). County, State, and US data from [policyMap.com](http://www.policyMap.com) downloaded on 11/06/23.

The Target Areas have economic distress (Table 2; 2.a.i) and higher percentages of sensitive populations (Table 3; 2.a.ii) as compared to the remainder of the FHRC Jurisdictional Area, State, and some of the U.S. The focus of this project will be assessing and facilitating reuse of brownfield properties within the Target Areas. As seen in Table 2 (2.a.i) and Table 3 (2.a.ii), although the Hispanic rate in the Target Areas may be slightly lower than the U.S. rate in Manhattan, Herington, and the JC Main Street Target Area, Hispanics in poverty is higher than the national rate in most Target Areas. A public welfare concern in all the areas is the blighting influence of vacant or abandoned former commercial and industrial buildings on the surrounding residential neighborhoods and their sensitive population. For example, Herington has a higher elderly population and Emporia has a higher rate of children less than 5 years old than the U.S., State, and FHRC area.<sup>47,48</sup> Reuse also eliminates vagrants and criminals from using the buildings and vacant sites, thus increasing neighborhood safety, further stabilizing, and revitalizing these neighborhoods. The majority of the sites are located within several blocks of schools, adjacent to or within one block of major recreational trails, adjoining or within residential

<sup>46</sup> [www.policyMap.com](http://www.policyMap.com), 2015-19 5-Year Estimates from the ACS downloaded on 11/06/23.  
<sup>47</sup> [www.policyMap.com](http://www.policyMap.com), Estimated percent of all people 65 or older, between 2017-2021, accessed on 11/12/23.  
<sup>48</sup> Breakdown by Age specific to each Target Area downloaded from <https://ejscreen.epa.gov/mapper/>, accessed on 11/06/23.



areas, and adjacent to or within several blocks of community parks (See 1.a.i and 1.a.ii). As seen on **Table 3**, over 50% (up to 92.4%) of the housing in all the Target Areas were built pre-1979, increasing the potential for lead exposure to the (sensitive) child poverty population (which is also above national rates; see **Table 3**). Research has found that children from low income families, have higher proportions of detectable and elevated blood lead levels and these levels increase as the degree of poverty increases.<sup>49</sup> The reuse strategy will not only investigate (Phase I Environmental Site Assessment [ESAs], Phase II ESAs, and Site Investigations) and create plans (Remedial Action Plans [RAPs]) to reduce/remediate sites with contaminant releases, but investigations will also occur at sites that have a likelihood of asbestos and lead-bearing paint (primarily buildings built before 1980). This will eliminate/reduce these threats that are currently plaguing these sensitive populations.

**2.a.ii.2 Threats to Sensitive Populations - Greater Than Normal Incidence of Disease and Adverse Health Conditions:**

Sensitive populations that face greater than normal incidence of public health impacts associated with exposure to hazardous substances or petroleum in the Target Areas are largely undocumented as studies rarely target this type of threat in rural and small town settings; however, based on data available from the Kansas Information for Communities, the death rate for chronic lower respiratory diseases, potentially attributable to environmental factors (e.g., lead-based paint and asbestos) in Chase and Morris Counties ranged from between 20% and 202% higher than the State death rate from 2000 – 2016.<sup>50</sup> Long-term effects of childhood lead poisoning include neuropsychological defects, including decreased Intelligence Quotient performance and attention deficit hyperactivity disorder (ADHD), which may persist into adulthood.<sup>51</sup> Counties for which a childhood lead poisoning events occurred or for which data have not been suppressed for confidentiality include Clay, Geary, and Lyon Counties. According to the Kansas Environmental Public Health Tracking Data Explorer website, in the most recent data from 2020, 9.8%, 2.3%, 4.3% of the children tested for blood lead in these counties with blood lead levels between 3.5 and 10 micrograms per deciliter, versus a State average of just 1.99%.<sup>52</sup> Lead may be harmful to the developing immune system, causing production of excessive inflammatory proteins; this mechanism may mean that lead exposure is a risk factor for asthma in children.<sup>53</sup> Although most lead poisoning for children is attributable to deteriorated lead-based paint surfaces in homes, additional sources of lead associated with brownfield sites represent an increased threat for children already at risk for lead poisoning, as with the extreme example discussed in 2.a.ii.1 and **Table 3** through **Table 4.b**. According to the Centers for Disease Control (CDC), asthma, cancer, and birth defects have higher occurrences in the Target Area cities/counties than the U.S., State, and/or County averages as noted in **Table 4.a** and **4.b** below:

	JC Main Street	Emporia	Manhattan	Herington	FHRC	U.S.
Current asthma prevalence among adults aged >= 18 years	<b>10.8</b>	<b>10.5</b>	<b>10.4</b>	<b>11.5</b>	10.1	9.7
Cancer (excluding skin cancer) among adults aged >=18 years - 2021	6	6.1	<b>6.5</b>	<b>6.5</b>	6.3	6

*Bold/Red font designates where the Target Area cities have greater percentages of prevalence than the nine-county jurisdictional area. Shaded font designates where the Target Area cities have greater percentages of prevalence than the U.S. Data is reported from the city data from which the Target Area is located within. Source: <https://www.cdc.gov/places> downloaded on 11/07/23.*

	Clay	Riley	Pottawatomie	Dickinson	Geary	Wabaunsee	Morris	Kansas
Birth defects – Prevalence of cleft lip without cleft palate per 10,000 births over a 5-year period (2015-2019)	<u>7.05</u>	<u>7.06</u>	<u>6.87</u>	<u>6.61</u>	<u>7.01</u>	<u>6.61</u>	<u>9.17</u>	6.00

*Underlined font designates where the FHRC Jurisdictional County exceeds the State prevalence for birth defects. No data for Chase and Lyon Counties. Source: Centers for Disease Control and Prevention, Environmental Public Health Tracking Network, Birth Defects Prevalence, <https://ephracking.cdc.gov/DataExplorer/>, accessed 11/07/23.*

Potential ingestion, inhalation, and dermal contact with contaminated soil, water and vapor poses a public health risk, especially to children and elderly individuals. The FHRC will continue the work facilitated by the FY18 and FY22 Grants by utilizing the FY24 Assessment Coalition Grant funding to identify, assess, and plan cleanup for these and other contaminant concerns within the Target Areas, recognizing that many of the adverse health conditions that exist in these Target Areas may be caused by the contaminants at priority brownfield sites and other nearby brownfields. Assessing and developing cleanup plans for these sites will lead to a reduction in inhalation and direct contact of these contaminants.

**2.a.ii.3. Environmental Justice – 3.a Identification of Environmental Justice Issues & 3.b Advancing Environmental Justice:**

In combination with zoning, persistent policies and questionable industrial operators have historically disproportionately impacted the community. The Target Areas’ legacy of heavy industrial/commercial activity and associated pollution has resulted in a disproportionate burden to sensitive populations (minority/low-income communities, elderly, and children). **Table 5** summarizes disproportionate EJ impacts in the Target Areas and in a community disproportionately burdened with poor air quality, increased risk to children from lead exposure in housing (lead paint indicator), abundant risks to water quality (risk management plan), and hazardous waste/underground storage tank proximity. Table 5 was generated for the Target Areas using EPA’s EJSCREEN Tool:

	JC Main Street	Emporia	Manhattan	Herington	KS	U.S.
PM2.5 (ug/m <sup>3</sup> )	7.56	7.98	7.83	7.36	7.5	8.08
Ozone (ppb)	59.9	<b>64.3</b>	<b>61.7</b>	59.9	58.9	61.6
Air Toxics Respiratory HI	0.3	<b>0.4</b>	<b>0.4</b>	0.3	0.28	0.31
Lead Paint (Pre-1960 Housing)	0.26	<b>0.55</b>	<b>0.49</b>	<b>0.79</b>	<b>0.37</b>	0.3
RMP Facility Proximity (facility count/km distance)	<b>1.4</b>	<b>1.1</b>	0.16	0.051	<b>0.63</b>	0.43
Underground Storage Tanks (count/km <sup>2</sup> )	2.9	<b>9</b>	<b>18</b>	1.5	3.5	3.9

<sup>49</sup> <https://www.kff.org/racial-equity-and-health-policy/issue-brief/mitigating-childhood-lead-exposure-and-disparities-medicare-and-other-federal-initiatives/#:~:text=Other%20research%20has%20found%20higher,as%20degree%20of%20poverty%20increased>, accessed 11/12/23.

<sup>50</sup> <http://sc.kshs.gov/esh/ncvhp/rap>, accessed 11/07/23.

<sup>51</sup> <https://www.fda.gov/oc/ohrt/physical-effects.html>, accessed 11/07/23.

<sup>52</sup> <https://ephracking.cdc.gov/DataExplorer/>, accessed 11/07/23.

<sup>53</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1257653/>, accessed 11/07/23.

Source: <https://www.epa.gov/ejscreen> downloaded on 11/07/23. EJ Indicator values greater than the state values in **BOLD** in the table above. EJ Indicator values greater than the U.S. values are highlighted in red in the table above. Target Areas were User-defined polygons; PM = Particulate Matter;  $\mu\text{g}/\text{m}^3$  = microgram per cubic meter; ppb = parts per billion; HI = hazard index;

All Target Areas and priority sites exist primarily within CEJST areas. The areas are considered disadvantaged because they meet more than one burden threshold AND the associated socioeconomic threshold. These thresholds associated with each Target Area are summarized in **Table 6**:

Table 6: CEJST Thresholds	Burden Threshold(s)	Socioeconomic Threshold(s)
JC Main Street Target Area	<ul style="list-style-type: none"> <li>Expected population loss rate: <b>98th percentile</b> above the 90th percentile.</li> <li>Projected wildfire risk: <b>91st percentile</b> above the 90th percentile.</li> <li>Low life expectancy: <b>90th percentile</b> above the 90th percentile.</li> </ul>	Low income: <b>79th percentile</b> above the 65th percentile.
Emporia – FHRC Target Area	CT3: <ul style="list-style-type: none"> <li>Energy cost: <b>94th percentile</b> above the 90th percentile.</li> <li>Proximity to Risk Management Plan facilities: <b>91st percentile</b> above 90th percentile.</li> </ul>	Low income: <b>68th percentile</b> above the 65th percentile.
	CT5: Projected wildfire risk: <b>95th percentile</b> above the 90th percentile.	Low income: <b>86th percentile</b> above the 65th percentile.
	CT1.01 & 1.02: <ul style="list-style-type: none"> <li>Low median income: <b>94th percentile</b> above the 90th percentile.</li> <li>Poverty: <b>92nd percentile</b> above 90th percentile.</li> </ul>	High school education: <b>15% above 10%</b> .
Manhattan Target Area	CT8.01: Poverty: <b>97th percentile</b> above the 90th percentile.	High school education: <b>15% above 10%</b> .
	CT8.02: <ul style="list-style-type: none"> <li>Projected wildfire risk: <b>96th percentile</b> above the 90th percentile.</li> <li>Underground storage tanks and releases: <b>94th percentile</b> above the 90th percentile.</li> </ul>	Low income: <b>65th percentile</b> above the 65th percentile.
Herington Target Area	<ul style="list-style-type: none"> <li>Expected population loss rate: <b>96th percentile</b> above the 90th percentile.</li> <li>Projected wildfire risk: <b>94th percentile</b> above the 90th percentile.</li> <li>Heart disease: <b>91st percentile</b> above the 90th percentile</li> <li>Lead paint: <b>93rd percentile</b> above the 90th percentile</li> </ul>	Low income: <b>86th percentile</b> above the 65th percentile

CEJST boundaries reflect the old CT boundaries and are not the current CT boundaries (PolicyMap.com data, 2017-2021 5-Year ACS data). The CTs listed above are estimated to be within the older CEJST boundaries. CEJST threshold values accessed on 11/07/23 (<https://screeningtool.geoplatform.gov/en/#3/33.47/-97.5>).

Through this grant better access to affordable housing, jobs, health care, and access to healthy food will be available to the most vulnerable populations throughout the FHRC Jurisdiction. For example, Dickinson County (where Herington is located) is a **low access/maternity care desert** where maternity health care services are limited or absent.<sup>54</sup> In addition, the JC Main Street Target Area is in a **food desert**.<sup>55</sup>

Use of this grant will support meaningful community engagement and involvement of EJ residents by partnering with community-based organizations such as JC Main Street and the Emporia Regional Development Association (RDA) that celebrate/support their communities having the most diverse population bases in Kansas (5<sup>th</sup> most diverse county) and second largest base African American population (JC Main Street Target Area).<sup>56</sup> To ensure that EJ advancement and engagement is a priority, the EPA Advisory Committee (EAC) will assess whether site assessment would achieves the following criteria:

- Addresses an essential community need e.g., access to healthy food, parks/open space, health care, or affordable housing.
- Support of climate adaptation & resilience programs, high-quality jobs, strong labor practices, & equitable workforce pathways.
- Promotes or advances EJ for underserved communities or populations that has elevated EJ indices according to EJScreen or is a community in a disadvantaged CT as identified in CEJST.

Properties that are unable to satisfy a majority of these criteria will be assigned a lower priority for use of grant funds and will only be assessed after other brownfield properties in the Target Areas or Coalition member jurisdictions that meet one or more of these criteria has had a completed assessment.

**2.b Community Engagement 2.b.i.-ii. Project Involvement and Project Roles:** Under the FY18 and 22 Grants, FHRC successfully engaged citizens, Coalition members, and other entities through the reuse planning processes, and quarterly EAC meetings. These meetings were open to the public and included accommodations for those in need. This will continue as part of the FY24 Assessment Coalition Grant. Entities and roles that are committed to serving on the EAC are listed below.

Table 7: List of Organizations Entities/Groups & Roles	Point of Contact	Specific Involvement in the Project or Assistance Provided
Coalition members, FHRC members, and board member are committed to serve on the EAC & assist with site prioritization. This will include hosting and participating in quarterly meetings open to the public, voting on specific actions, and to work assisting other entities in the FHRC Jurisdiction to effectively plan and implement brownfield assessment/redevelopment. A majority of these members will be involved in area-wide planning activities determining future reuses.		
KSU TAB	Jennifer M. Clancey KSU TAB Coordinator <a href="mailto:jmclancey@ksu.edu">jmclancey@ksu.edu</a> 319-270-3394	<b>KSU TAB</b> will assist with up to two brownfields workshops or visioning workshops/public reuse visioning meetings; up to two 30-minute brownfields basics webinars; and up to two resource funding roadmaps, preliminary economic analyses for catalyst sites, or site reuse plans. KSU TAB will also participate on the EAC.

<sup>54</sup> <https://www.marchofdimes.org/peristats/data?reg=99&top=23&stop=641&lev=1&slev=4&obj=9&sreg=20>, accessed 11/12/23.

<sup>55</sup> <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>, accessed 11/12/23.

<sup>56</sup> <https://junctioncitymainstreet.org/about/>, accessed 11/07/23.

Emporia RDA	Chuck Scott, MBA, EDFP President Emporia RDA <a href="mailto:cscott@emporiarda.org">cscott@emporiarda.org</a> 620-343-8860	<b>Emporia RDA</b> exists to “proactively promote economic growth of the East Central Kansas region through commercial and industry recruitment, expansion, and training enhancements.” To do so, they work with partners to support existing businesses and attract new ones. Emporia RDA will participate on the EAC and other public events.
Manhattan Area Chamber of Commerce	Jason Smith, President/CEO <a href="mailto:jason@manhattan.org">jason@manhattan.org</a> 785-776-0679	The <b>Manhattan Area Chamber of Commerce</b> is a nonprofit organization of citizens working together to support the economic development of Manhattan. The Chamber will support implementation of the grant by having a staff member available to serve on the EAC; aid in the dissemination of grant material and information to the local 800+ member business community; and information on the program will be made available via the Chamber website and monthly newsletter.
Pottawatomie County Economic Development Corporation (PCEDC)	Jack Allston, Executive Director, <a href="mailto:jack@ecodevo.com">jack@ecodevo.com</a> 785-456-9776	<b>PCEDC</b> is an alliance of local businesses and city and county commissioners established in 1991 to encourage businesses and industries to expand and/or locate in Pottawatomie County. PCEDC will serve on the EAC, assist with identifying brownfields in the County; disseminate information to the local business community; support specific projects or sites; and distribute information on the program through their investors and on their website.
The Kansas Association for Conservation and Environmental Education (KACEE)	Dr. Laura Downey Executive Director <a href="mailto:ldowney@kacee.org">ldowney@kacee.org</a> 785-532-3322	<b>KACEE</b> a non-profit, 501(c)(3) association, promotes and provides science-based conservation and environmental education throughout Kansas. KACEE will support implementation of the grant by having a staff member serve on the EAC; aiding in the dissemination of grant material and information to the members of the organization in the Flint Hills Region; and facilitate educational activities related to this project.
<b>Select FHRC Board Members:</b> Junction City-Matthew Bea, City Commissioner, <a href="mailto:matthew.bea@jcks.com">matthew.bea@jcks.com</a> , 785-341-7563; Manhattan, Linda Morse, Manhattan Mayor, <a href="mailto:morse@cityofmhk.com">morse@cityofmhk.com</a> , 785-776-6140; City of Wamego, Richard Weixelman, Commissioner, [REDACTED] 785-3458-9365; Geary County, Trish Giordano, County Commissioner, <a href="mailto:Trish.Giordano@gearycounty.org">Trish.Giordano@gearycounty.org</a> , 785-375-3842; Council Grove, Sharon Haun, Commissioner, <a href="mailto:khaun@tctelco.net">khaun@tctelco.net</a> , 620-767-3022; Wabaunsee County, Jim McGregor, Wabaunsee County Commissioner, <a href="mailto:jmacgregor@wbcounty.org">jmacgregor@wbcounty.org</a> 785-765-4655; Pottawatomie County, Dee McKee, Commissioner, <a href="mailto:dmckee@pottcounty.org">dmckee@pottcounty.org</a> 785-565-1026 Herington, Debi Urbanek, Commissioner, <a href="mailto:debi@cityofherington.com">debi@cityofherington.com</a> , 785-341-2702; and Morris County, David Fox, Commissioner, <a href="mailto:twinklakesliquor@hotmail.com">twinklakesliquor@hotmail.com</a> , 620-767-5025.		

**2.b.iii. Incorporating Community Input:** Since the beginning of the FY18 Grant and continuing through the FY22 Grant, the FHRC has proactively involved communities including disproportionately affected residents, particularly as part of the many open house and steering committee meetings conducted as part of brownfield area-wide planning process. In addition, the FHRC formed the EAC to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning, and site assessments as the project progresses. The EAC will continue to serve as the primary body through which community outreach and engagement efforts are conducted. Quarterly meetings are held in Americans with Disabilities Act accessible community facilities and are widely promoted to encourage attendance and promote awareness throughout the FHRC Jurisdiction to promote strong community connections. These meetings will continue to be well-advertised; provide background information on the program as well as the Target Areas; and solicit input from the public. Although in-person EAC meetings will be held, the FHRC has and will continue to provide virtual participation options for EAC and other meetings to make meetings convenient to those who may not be able to physically attend.

Along with quarterly EAC meetings, the FHRC will hold public meetings annually, inviting residents and other stakeholders to participate in the cleanup decisions, and reuse planning. The public meetings will include grant program updates and progress reports, education on the program, grant activity and the status of funding as the program progresses, and opportunity to incorporate neighborhood feedback in the cleanup and redevelopment planning and decision-making processes. Following the meeting, additional methods used to communicate progress and solicit input will include additional public meetings, updates on the FHRC website, Coalition member and EAC websites, fact sheets, social media, and mailers as appropriate. As activities occur related to reuse planning or site assessment, the EAC will conduct neighborhood-level outreach to affected populations, underrepresented populations, and relevant partner organizations. The methods for communicating project progress to the community will be adjusted in response to feedback from the community, but is likely to include providing flyers in Spanish, where appropriate.

The programmatic quarterly reports, site technical reports, area-wide plans, quarterly fact sheets, and success stories will be posted on the comprehensive, interactive, and engaging FHRC website to communicate progress to all stakeholders and will summarize completed or scheduled activities, funding sources secured or identified, and outreach activities performed.<sup>57</sup> A key objective for the project beyond the Target Areas is to serve rural communities of the FHRC jurisdiction, that have fewer resources for effectively addressing brownfields. FHRC with assistance from a QEP and others (KSU TAB, KDHE, EPA, etc.) will be made available to meet with local representatives (and if appropriate, host public meetings) for any of these rural municipalities that express a need and interest in participating in the project.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS:**

**3.a. Description of Tasks/Activities & Outputs:** Implementation of the grant and completion of the project will be lead by FHRC, in partnership with the Coalition, EAC, and a QEP selected per the requirements of 2 CFR 200.317-326. The scope of work has been organized into five tasks, as summarized below.

<sup>57</sup> <http://www.flinthillsregion.org>, accessed 11/08/23.

<b>Table 8: Summary of Tasks, Schedule, Leads, and Outputs</b>
<b>Task 1: Brownfields Inventory and Programmatic Activities (\$42,000)</b>
<b>i. Implementation:</b> FHRC will work with their QEP to build from the successful inventory and prioritization process already established under FHRC’s FY18 and FY22 grants, by integrating new sites into the inventory in KSU BIT and removing sites that have been redeveloped. The grant will fund ongoing site inventory and prioritization updates. As conducted in the initial inventory and prioritization process, environmental database information will be utilized as well as information from fire insurance maps, city directory records, tax delinquencies, and other information sources. The team will evaluate the redevelopment potential of sites based on criteria such as the presence of TIFs, proximity to transportation infrastructure, potential for eliminating blight, ownership and access status, and discussions with local developers. This task also includes programmatic activities including quarterly and annual reporting.
<b>ii. Schedule:</b> Brownfield inventory and site prioritization will primarily be conducted during the first quarter of the project but will be ongoing through the lifecycle of the grant. Progress reports will be submitted on or before January 30 <sup>th</sup> , April 30 <sup>th</sup> , July 30 <sup>th</sup> , and October 30 <sup>th</sup> of each year. Annual performance reports will be submitted by October 30 <sup>th</sup> of each year. Initial information for each site will be entered into Assessment, Cleanup, Redevelopment and Exchange System (ACRES) following execution of Phase I ESAs and updated upon completion of milestones related to Phase II ESAs, Hazardous Building Material Surveys, and RAPs
<b>iii. Lead(s):</b> Led by FHRC with guidance from the EAC and assistance from the QEP.
<b>iv. Outputs:</b> Site inventory and prioritization updates (ongoing), quarterly progress reports and up to (16), annual financial and performance reports (4), final closeout report (1), ACRES updates (as needed), and KSU TAB BIT Tool updates (as needed).
<b>Task 2: Phase I ESAs (\$232,500)</b>
<b>i. Implementation:</b> Phase I ESAs at approximately 30 sites will be completed under this task (\$7,000 for Phase I ESA + eligibility determination). Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to EPA (hazardous substance brownfields) or KDHE (petroleum brownfields) for approval. Upon confirmation of eligibility, Phase I ESAs will be completed per the All-Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-21 Phase I ESA process.
<b>ii. Schedule:</b> Phase I ESAs will be completed throughout the life of the grant and concurrently with Task 1 activities. Site access will be obtained upon ED approval prior to Phase I ESA visits. Phase I ESA reports will be completed and submitted to the property owner, FHRC, and EPA.
<b>iii. Lead(s):</b> FHRC will lead all activities and the QEP will complete the Phase I ESAs.
<b>iv. Outputs:</b> Electronic (e.g., Adobe Acrobat files) Phase I ESA reports will be generated and linked to the FHRC’s brownfield inventory Geographic Information Systems (GIS) database. Printed copies of a Phase I ESA will only be prepared, on recycled paper, if requested.
<b>Task 3: Phase II ESAs and RAPs (\$673,500)</b>
<b>i. Implementation:</b> Phase II ESAs, site investigations, and/or RAPs at priority sites that meet the site-specific eligibility requirements will be conducted. The quality assurance project plan (QAPP) from the FY22 Assessment grant will be updated, submitted, and approved by the EPA prior to conducting any Phase II ESAs or other sampling activities. Site-specific sampling and analysis plans (SAPs) and health and safety plans (HASPs) will be prepared for each site and submitted to EPA and KDHE prior to initiating field work. The anticipated scope of work, budget, and deliverables are summarized below. To be completed continuously within the lifecycle of the grant.
<b>ii. Schedule:</b> Task 3 will generally occur during years one through four of the grant.
<b>iii. Lead(s):</b> Under the direction of the FHRC, the QEP will perform Phase II ESAs.
<b>iv. Outputs:</b> 1 QAPP (and three annual updates); 8 Hazardous building materials surveys; 15 Phase II ESAs (small sites); 12 Phase II ESAs (large sites); 9 RAPs. The types of brownfield sites identified in most of the Target Areas are smaller sites or clusters of sites for which efficiencies of scale will be achievable. Data will be collected to support reuse planning.
<b>Task 4: Area-wide/ Reuse Planning (\$476,250)</b>
<b>i. Implementation:</b> It is anticipated that five area-wide or site-specific reuse plans (approximately \$84,900 per report) will be funded over the life of this grant as determined by the FHRC, Coalition members, and EAC. KSU TAB has committed to assisting with outreach and economic analysis, feasibility studies, and reuse plans for additional rural communities.
<b>ii. Schedule:</b> Area-wide and site-specific reuse planning is anticipated to begin right away in the 1 <sup>st</sup> year of the grant with Coalition member Target Areas and continue with other FHRC jurisdiction communities throughout the lifecycle of the grant until this partition of the grant has been exhausted.
<b>iii. Lead(s):</b> The process will be managed by the FHRC with guidance from the EAC and assistance from the QEP.
<b>iv. Outputs:</b> It is anticipated that five area-wide or site-specific redevelopment plans will be funded and delivered over the life of this grant.
<b>Task 5: Community Outreach (\$75,750)</b>
<b>i. Implementation:</b> Community involvement is a key part of the project. The emphasis for this task is based on the experience from the FY18 and FY22 EPA Grants described in 2.b. and 4.b. Targeted outreach has occurred and will remain important for each Target Area. A comprehensive community outreach initiative will include public meetings and forums, development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations. KSU TAB has committed to assisting with outreach and economic analysis, feasibility studies and reuse plans for rural communities throughout FHRC’s jurisdiction.
<b>ii. Schedule:</b> This task will be completed continuously throughout the lifecycle of the grant.
<b>iii. Lead(s):</b> To maximize the extent to which residents and other stakeholders can provide meaningful input to the project, the FHRC Comprehensive Community Outreach Program will continue, with elements that include EAC public meetings (occurring quarterly), community-wide and community specific public meetings and forums, print and web-based communication tools including the development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations and assistance from the QEP.
<b>iv. Outputs:</b> Outreach meetings; meeting agendas, notes, sign-in sheets; project fact sheets and press releases; project webpage, with updates; and attendance at the National Brownfields Conference twice, one local brownfield conference, and presentation materials for Regional/State/National Brownfields Conferences.

**3.b. Cost Estimates:**

Table 9: Budget Categories		Project Tasks (\$)					Total
		Task 1	Task 2	Task 3	Task 4	Task 5	
		Inventory/Programmatic Activities	Phase IESAs	Phase IESAs & RAPs	Area-wide/Reuse Planning	Community Outreach	
Direct Costs	Personnel	\$15,000	\$7,500	\$7,500	\$22,500	\$22,500	\$75,000
	Fringe	\$4,500	\$2,250	\$2,250	\$6,750	\$6,750	\$22,500
	Travel	–	–	–	–	\$4,500	\$4,500
	Supplies	–	–	–	–	\$1,500	\$1,500
	Contractual	\$19,500	\$213,750	\$630,750	\$424,500	\$33,000	\$1,321,500
<b>Total Direct Costs</b>		\$39,000	\$223,500	\$640,500	\$453,750	\$68,250	\$1,425,000
<b>Indirect Administrative Costs</b>		\$3,000	\$9,000	\$33,000	\$22,500	\$7,500	\$75,000
<b>TOTAL BUDGET</b>		\$42,000	\$232,500	\$673,500	\$476,250	\$75,750	\$1,500,000

Note: Fringe expenses are 30% of personnel costs. Indirect administrative expenses will be utilized to partially offset accounting and auditing expenses and will not exceed \$75,000 (5% of the total budget requested). Phase I ESA, Phase II ESA, and site-specific cleanup planning make up greater than 60% of the grant (60.4%).

**Task 1: Brownfields Inventory and Programmatic Activities (\$42,000)** – The budget of \$42,000 for Task 1 is based on an estimated 300 hours (hrs) at a rate of \$50/personnel + \$15/fringe for FHRC staff and 130 hrs of work by the QEP at a rate of \$150/hr, to complete an inventory of sites, quarterly reporting, GIS mapping management and data entry, interviews with communities, and presentations/meetings. \$3,000 is allotted to offset indirect administrative expenses for accounting and auditing.

**Task 2: Phase I ESAs (\$232,500)** – Under the direction of the FHRC, the QEP will complete Phase I ESAs at 30 sites including approximately 150 hrs at a rate of \$50/personnel + \$15/fringe for FHRC staff; and 1,345 hrs. of work by the QEP at a rate of \$150/hr. and \$12,000 for site reconnaissance and database research expenses. \$9,000 is allotted to offset indirect administrative expenses for accounting and auditing.

**Task 3: Phase II ESAs and RAPs (\$673,500)** – An estimated 150 hrs at a rate of \$50/personnel + \$15/fringe will be completed by FHRC staff for outputs below. \$33,000 is allotted to offset indirect administrative expenses for accounting and auditing. The QEP will complete the following anticipated numbers of environmental reports or outputs at a rate of \$150/hr:

Table 10: Contractual Direct Cost Outputs for Task 3	Quantity	Unit Cost	Total Cost
Quality Assurance Project Plan (annual updates to existing QAPP)	4	\$1,937.50	\$7,750
Hazardous building materials surveys	8	\$3,250	\$26,000
Phase II ESAs (small sites)	15	\$15,000	\$225,000
Phase II ESAs (large sites)	12	\$25,000	\$300,000
RAPs	9	\$8,000	\$72,000

\* Unit costs for asbestos surveys and Phase II ESAs include \$750 per site for preparation of site-specific SAPs and HASPs, which will be prepared for each site and submitted to EPA prior to initiating field work.

**Task 4: Area-wide/Reuse Planning (\$476,250)** – Costs will vary based on the planning activities required, redevelopment challenges present, number of parcels, and other factors. However, it is anticipated that five area-wide or site-specific reuse plans will be funded over the life of this grant (all at an average cost of \$84,900, for a total of \$424,500). FHRC staff anticipate approximately 450 hrs. at a rate of \$50/personnel + \$15/fringe. \$22,500 is allotted to offset indirect administrative expenses for accounting and auditing.

**Task 5: Community Outreach (\$75,750)** – The budget for this task includes work completed on FHRC website, travel, and training for one FHRC staff to attend two National Brownfields Conference, one state brownfield conference, and supplies for meetings or outreach. \$7,500 is allotted to offset indirect administrative expenses for accounting and auditing. Costs are summarized below.

Table 11: Direct Cost Outputs for Task 5	Description	Budget
1. Outreach meetings	Meeting outreach, facilitation and management including EAC, public/community, property owner meetings (QEP: approximately 89 hrs @ \$150/hr. and approximately 183 hrs at a rate of \$50/personnel + \$15/fringe for FHRC staff).	\$25,245
2. Outreach documents	Preparation of project fact sheets, press releases, agendas, minutes, newsletter submissions, etc. (QEP: approximately 71 hrs. @ \$150/hr. and approximately 144 hrs at a rate of \$50/personnel + \$15/fringe for FHRC staff).	\$20,010
3. Online communications	Preparation of website updates and other on-line communications (QEP: approximately 60 hrs. @ \$150/hr. and 123 hrs at a rate of \$50/personnel + \$15/fringe for FHRC staff).	\$16,995
4. EPA conferences	Travel costs (\$400 for airfare, \$700 for lodging, \$200 for conference fees, and \$200 for meals x 3 conferences) for one FHRC staff to attend EPA Brownfield conferences in 2025 & 2026 and one state Brownfield conference.	\$4,500
5. Supplies for outreach	\$1,500 for printing, and mailing associated with public notices, display boards, and graphic displays over a four-year span.	\$1,500

**3.c. Plan to Measure and Evaluate Environmental Progress and Results:** Progress in completing the anticipated *outputs* will be tracked and reported to EPA through completion of ACRES and quarterly reports as well as on the FHRC website and in the KSU TAB BIT.<sup>34</sup> FHRC, along with the QEP, will track and document on a quarterly basis: **1)** number of potential brownfield sites prioritized, **2)** number of Phase I ESAs performed, **3)** number of Phase II ESAs performed, **4)** number of environmental site investigations performed, **5)** number of sites for which remedial planning is performed, **6)** number of area-wide and/or site-specific reuse plans developed, and **7)** number of community meetings held and number of persons attending. Sites assessed will be linked to parcel identification numbers to allow for tracking and documentation of the project, enabling the parcels, associated acreage and environmental assessment status to be tracked more effectively. The FHRC, along with the QEP, will also document, track and evaluate the following *overall project results and eventual outcomes* on a quarterly basis via the ACRES database and quarterly reports for brownfield sites on which assessment funding is utilized: **1)** number of sites assessed, **2)** number of sites for which off-site risks have been identified, **3)** number of sites for which property title transfers are facilitated, **4)** number of sites and acres of land set for redevelopment **5)** acres of parks or other greenspace created, **6)** amount of private investment leveraged for redevelopment projects, **7)** amount of other funding leveraged for redevelopment projects, **8)** number of jobs created or retained associated with redevelopment projects, **9)** increased property and sales tax revenue generated, and **10)** increased property values achieved..

#### **4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:**

**4.a.ii Programmatic Capability - Organizational Capacity/Organization Structure:** FHRC holds a high level of organizational capacity for carrying out the programmatic, administrative, and financial requirements to successfully manage the project and grant. FHRC is a non-profit voluntary service association of local units of government representing 21 member jurisdictions including and within Chase, Clay, Dickenson, Geary, Lyon, Morris, Riley, Pottawatomie, and Wabaunsee counties. There is an Executive Committee made up of seven members and three non-voting ex-officio members representing KSU, Ft. Riley, and the Governor's Military Council. FHRC staff include the Director, a regional planner, and a grant specialist. FHRC has received and **managed over \$7 million in federal funds since being established in 2010**. FHRC will be responsible for compliance with all administrative, programmatic, and financial conditions under the grant and will also provide support with planning, GIS data management, and aid in communications with EPA staff associated with the project. The brownfield Coalition members will participate in the EAC and other functions as described in 2.b. A QEP procured per Federal and EPA requirements will provide technical assistance related to inventory, assessment, planning, and community outreach. FHRC staff and their roles are provided below.

**4.a.iii Description of Key Staff: Project Director – Janna Williams, Interim Executive Director and Regional Planner:** Ms. Williams will serve as the Project Director and primary point of contact for the project. Ms. Williams was the Project Director of the successful FY18 and FY22 Grants. Ms. Williams will approve all work products; coordinate EAC meetings; secure assistance from other FHRC staff as needed; and oversee work by the QEP or other consultants contracted to help implement the grant. Ms. Williams earned a Bachelor of Landscape Architecture degree with a Certificate in Geographic Systems from Oklahoma State University and has over 30 years of experience as a designer, planner, grant manager, and project manager. She joined the FHRC team in February 2017, and currently serves as the Interim Executive Director. She also serves as the lead on Office of Local Defense Community Cooperation grants supporting the implementation of Ft. Riley/Flint Hills Joint Land Use Study recommendations. The most recent award of \$518,246, is funding a variety of projects including Military Infrastructure Resiliency, Wind Turbine proposed legislation, the Green Valley Transportation Study, the Unmanned Aircraft System Corridor Phase II project, the Junction City Housing Condition Assessment, and more. Ms. Williams served as the lead on the Wabaunsee County *Comprehensive Plan* and the *Comprehensive Economic Development Strategy*. She also developed the *Communities to Call Home* website, a marketing tool for 26 communities in the Flint Hills Region and managed the Flint Hills Regional Institute.

**Assistant Project Director – Holly Boice, Grant Specialist:** Ms. Boice will assist Ms. Williams in all grant duties and will be prepared to assume Ms. Williams' role should she no longer be able to serve. Ms. Boice has a background in communications and outreach and graduated with honors from Waynesburg University with a Bachelor of Arts in Communications and a minor degree in Public Relations. Throughout her career, she has also held jobs in the field of writing, journalism, and public relations. She has earned awards for her writing, including two Awards of Excellence from the Kansas Press Association for news and feature stories. She has experience in EDA, CDBG and Kaufmann grant administration.

**EPA Advisory Committee:** The EAC will play a key supporting role in ensuring the timely and successful expenditure of funds and the overall success of the Project. EAC representatives have decades of experience managing and implementing a wide range of federal grants and will serve as a resource throughout all phases of grant implementation process. The EAC will include Coalition members and other project partners as described in 2.b.

**4.a.iv Acquiring Additional Resources:** The FHRC routinely contracts out for engineering and consulting services. FHRC has the management and procurement procedures in place to procure these services through a competitive qualification evaluation, and/or bidding process. FHRC also has the expertise to recruit qualified replacements for any key project staff that depart. In addition, the FHRC strives to procure local contractors whenever possible and strongly encourages developers to hire employees locally. FHRC routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and adhering to 2 CFR 200.317-200.326. FHRC has procured through a competitive RFQ process a QEP firm to assist with grant implementation activities. FHRC is also continuously tracking additional opportunities to pursue funding resources that align well with FHRC's vision and the counties and communities they serve.

#### **4.b(i) Past Performance and Accomplishments – Currently Has or Previously Received an EPA Brownfields Grant: EPA Brownfield Coalition Assessment Grant for Hazardous Substances and Petroleum (FY18; BF-97766001-0)**

**1. Accomplishments:** Numerous accomplishments were achieved and recorded in the ACRES database and Quarterly Reports. Over 100 properties were identified and prioritized by the EAC as part of the site inventory process and parcels are being tracked using KSU TAB BIT.<sup>58,59</sup> Phase I ESAs were performed on 24 parcels. Phase II ESAs/Site investigations were performed at 5 parcels and asbestos, lead-based paint, and hazardous building materials surveys were performed at 5 parcels.<sup>36</sup> Brownfields area-wide plans were completed for two Target Areas. Significant public outreach was completed as part of quarterly EAC meetings, which are open to the public; presentations to FHRC Coalition and FHRC member communities; numerous public meetings held as part of the area-wide planning process; and website updates. Significant funds were also leveraged. KSU TAB provided \$10,000 toward the salaries of two student interns to leverage additional resources for the area-wide planning process. KDHE provided investigation and remediation services under the Leaking Underground Storage Tank Program at two sites where petroleum contamination was identified. The value of these services is estimated to be approximately \$50,000. The EPA Brownfields and Land Revitalization Technical Assistance Team provided site reuse design and revitalization plans for the Pottawattamie County Courthouse. The approximate value is \$30,000.

**2. Compliance with Grant Requirements:** FHRC met all schedule and reporting milestones and maintained compliance with the work plan, schedule, and all terms and conditions of the cooperative agreement. All project milestones were/are recorded using the ACRES database and quarterly reports in a timely manner. A three-month grant extension to 12/31/2021 was requested and approved. Approximately 55% of the funds were spent on Phase I and Phase II ESA/site investigations/asbestos, lead-based paint, and restricted waste surveys. Approximately 30% was utilized for area-wide site reuse planning. The remainder was utilized for site inventory, community outreach, and programmatic costs.

#### **i-2) EPA Brownfield Community-wide Assessment Grant for Hazardous Substances and Petroleum (FY22; 4B-97794201)**

**1. Accomplishments:** Numerous accomplishments have been achieved to date and recorded in the ACRES database and Quarterly Reports. **Over 129 additional properties** have been identified as part of the site inventory process and are being tracked in KSU TAB BIT.<sup>60,61</sup> Phase I ESAs were performed on or are in process for 29 parcels to date. Phase II ESAs/Site Investigations are in process for five parcels to date. Brownfields area-wide plans were completed for three Target Areas. Significant public outreach was completed as part of presentations to FHRC Coalition and FHRC member communities, the many public meetings held as part of the area-wide planning process, and website updates. Significant funds/services are also being leveraged. KSU TAB provided public outreach assistance, a market study for the city of Eskridge, and is anticipated to provide area-wide planning for Eskridge (an estimated value of \$50,000). KDHE provided outreach assistance and Phase I and Phase II ESAs for two properties in Eskridge estimated at \$35,000 and is monitoring residual petroleum contamination at a redeveloped property (Parkside Station) in Manhattan estimated at \$10,000 per year. The EPA Brownfields and Land Revitalization Technical Assistance Team provided outreach services and will be requested to provide structural studies of five buildings in Eskridge (estimated value of \$25,000).

**2. Compliance with Grant Requirements:** FHRC has met all schedule and reporting milestones and maintained compliance with the work plan, schedule, and all terms and conditions of the cooperative agreement. All project milestones were/are recorded using the ACRES database and quarterly reports in a timely manner. All funds are anticipated to be utilized on existing commitments and does not overlap the Target Areas or priority sites outlined in this narrative for an FY24 grant. Approximately 51% of the funds are being spent on Phase I and Phase II ESA/site investigations/asbestos, lead-based paint, and restricted waste surveys. Approximately 40% is being utilized for area-wide site reuse planning. The remainder is for site inventory, community outreach and programmatic costs.<sup>62</sup> Success stories thus far under this grant include a Phase I ESA at 1400 Manhattan Ave., a city condemned apartment building across from the KSU campus. With the use of these grant funds the property is providing needed infill housing and renovated townhomes. As well as the redevelopment of the Parkside Station in Manhattan, a former mid-century gas station redeveloped into a destination restaurant and three commercial properties in Ogden and Junction City assessed under the grant have been transferred/refurbished and are now active thriving businesses showcasing the full capabilities these grant funds can provide.

<sup>58</sup> <https://flinthillsregion.org/>, accessed 11/08/23.

<sup>59</sup> <https://www.ksutab.org/login?ref=BIT>, 11/08/23.

<sup>60</sup> <https://flinthillsregion.org/>, accessed 11/08/23.

<sup>61</sup> <https://www.ksutab.org/login?ref=BIT>, 11/08/23.

<sup>62</sup> <https://www.facebook.com/p/parksidestation-100084819221797/>, accessed on 11/10/23.

# **THRESHOLD CRITERIA**



## Threshold Criteria

### 1. APPLICANT ELIGIBILITY:

The Flint Hills Regional Council Inc. (FHRC) is a group of “general purpose units of local government” as that term is defined in 2 CFR 200.64 and a nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code and is therefore eligible to receive EPA funds for assessment of brownfields. A copy of FHRC’s current bylaws and articles of incorporation are provided in Attachment A, which documents the legal structure and rules of governance for the organization.

### 2. NUMBER AND ELIGIBILITY OF NON-LEAD COALITION MEMBERS:

#### Non-Lead Coalition Members:

- City of Herington (Herington), Kansas
- Junction City Main Street Inc. (JC Main Street), Junction City, Kansas
- City of Manhattan (Manhattan), Kansas

#### Eligibility of Non-Lead Coalition Members:

- Herington, Kansas is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.
- JC Main Street, Junction City, Kansas is a nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.
- Manhattan, Kansas is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.

A copy of eligibility documentation for JC Main Street is provided in Attachment B, which documents the legal structure and rules of governance for the organizations.

### 3. LEAD AND NON-LEAD COALITION MEMBER TARGET AREAS:

- Emporia Census Tracts (CT) 20111000100, 20111000300 & 20111000500 (FHRC)
- Herington CT 20041084600 (Herington)
- Junction City CT 20061000100 (JC Main Street)
- Manhattan CT 20161000801 & 20161000802 (Manhattan)

### 4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

Herington, JC Main Street, and/or Manhattan, have not been recipients of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2015 or later.

### 5. COALITION AGREEMENT:

Signed letters of agreement from each non-lead coalition member: Herington, JC Main Street, and Manhattan to FHRC are provided in Attachment C.

## 6. COMMUNITY INVOLVEMENT:

Since the beginning of the FY18 Grant and continuing through the FY22 Grant, FHRC has proactively involved communities including disproportionately affected residents, particularly as part of the many open house and steering committee meetings conducted as part of brownfield area-wide planning process. In addition, the FHRC formed the EAC to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning, and site assessments as the project progresses. The EAC will continue to serve as the primary body through which community outreach and engagement efforts are conducted. Quarterly meetings are held in Americans with Disabilities Act accessible community facilities and are widely promoted to encourage attendance and promote awareness throughout the FHRC Jurisdiction to promote strong community connections. These meetings will continue to be well-advertised; provide background information on the program as well as the Target Areas; and solicit input from the public. Although in-person EAC meetings will be held, the FHRC has and will continue to provide virtual participation options for EAC and other meetings to make meetings convenient to those who may not be able to physically attend.

Along with quarterly EAC meetings, the FHRC will hold public meetings annually, inviting residents and other stakeholders to participate in the cleanup decisions, and reuse planning. The public meetings will include grant program updates and progress reports, education on the program, grant activity and the status of funding as the program progresses, and opportunity to incorporate neighborhood feedback in the cleanup and redevelopment planning and decision-making processes. Following the meeting, additional methods used to communicate progress and solicit input will include additional public meetings, updates on the FHRC website, Coalition member and EAC websites, fact sheets, social media, and mailers as appropriate. As activities occur related to reuse planning or site assessment, the EAC will conduct neighborhood-level outreach to affected populations, underrepresented populations, and relevant partner organizations. The methods for communicating project progress to the community will be adjusted in response to feedback from the community, but is likely to include providing flyers in Spanish, where appropriate.

The programmatic quarterly reports, site technical reports, area-wide plans, quarterly fact sheets, and success stories will be posted on the comprehensive, interactive, and engaging FHRC website to communicate progress to all stakeholders and will summarize completed or scheduled activities, funding sources secured or identified, and outreach activities performed.<sup>1</sup> A key objective for the project beyond the Target Areas is to serve rural communities of the FHRC jurisdiction, that have fewer resources for effectively addressing brownfields. FHRC with assistance from a QEP and others (KSU TAB, KDHE, EPA, etc.) will be made available to meet with local representatives (and if appropriate, host public meetings) for any of these rural municipalities that express a need and interest in participating in the project.

## 7. EXPENDITURE OF EXISTING GRANT FUNDS:

FHRC is in the process of completing activities for our Fiscal Year 2022 Assessment Grant. As of October 1, 2023, 71% of grant funds were drawn down. All remaining funds are allocated and work is in progress. Approximately 51% of the funds are being spent on Phase I and Phase II ESA/site investigations/asbestos, lead-based paint, and restricted waste surveys. Approximately 40% is being utilized for area-wide site reuse planning. The remainder is for site inventory, community outreach and programmatic costs.<sup>2</sup> Documentation is provided in Attachment D.

## 8. CONTRACTORS AND NAMED SUBRECIPIENTS:

FHRC has selected a firm under a “dual procurement process” for both grant writing and grant implementation services. FHRC’s procurement method used was a Request for Proposal (RFP). Details regarding FHRC’s RFP process are described in detail below.

- The FHRC Executive Committee authorized staff to continue pursuing EPA Brownfield grant funding and to procure a Qualified Environmental Professional (QEP) firm for grant writing and implementation; and to continue the submittal of Brownfield Assessment grant applications to the EPA for **FY2021/2022**.

<sup>1</sup> <http://www.flinthillsregion.org> accessed 11/08/23.

<sup>2</sup> <https://www.facebook.com/p/parksidestation-100084819221797/>, accessed on 11/10/23.

- The RFP and related documents were issued and posted on the FHRC website on August 31, 2021 (<https://flinthillsregion.org/rfps/>); solicited in the Manhattan Mercury newspaper (September 4, 11<sup>th</sup>, and 18<sup>th</sup>); a bid invitation was sent to nine firms, including qualified minority and woman owned businesses; and also posted on the American Planning Association website.
- A Pre-Proposal Conference was held via ZOOM on September 10, 2021 at 10:00am CST.
- The proposal submission deadline was September 30, 2021.
- One proposal was received in response to the RFP released on August 31, 2021.
- The chosen QEP firm, Stantec Consulting Services Inc. (Stantec) was announced on October 7, 2021.

Below is the timeline of the RFP process as seen in the RFP released on August 31, 2022.

EPA Brownfield Assessment Grant Writing & Implementation Services

US EPA Brownfield Grant RFP #21-04

Issued: August 31, 2021

PROPOSAL SUBMISSION DEADLINE: Dated/Postmarked by Thursday, September 30, 2021 or by e-mail to [Jwilliams@flinthillsregion.org](mailto:Jwilliams@flinthillsregion.org) by 5pm CST September 30, 2021

NO LATE PROPOSALS WILL BE ACCEPTED

Selection committee consisted of the Riley County Planner, Pottawatomie County Economic Development Director, and City of Manhattan Community Development Director.

Scoring matrix was based on:

- Qualifications and relevant experience, 35 points
- Services offered meet or exceed the required scope 20 points
- Time required to complete scope of work, 10 points
- Best value/cost and quality 25 points
- Certified small/disadvantaged, minority or women owned business. 10 points

A copy of RFP #21-04 and communication between FHRC and EPA Region 7 can be found in [Attachment E](#).

#### **ATTACHMENTS TO THRESHOLD CRITERIA RESPONSE**

A – Documentation of Applicant Eligibility

B – Documentation of Non-Lead Coalition Member Eligibility

C – Documentation of Coalition Agreement

D – Documentation of Expended Funds

E – Documentation of Request for Proposals