

Dear Brownfields Stakeholder,
Please join us for the next KCBI meeting . . .

KANSAS CITY BROWNFIELDS INITIATIVE

The Local Forum for Brownfields Redevelopment

**Friday, January 9, 2026
1:30 to 2:30 p.m.**

**at the
10th Floor Committee Meeting Room
City Hall, 414 E. 12th St.
Kansas City, MO**

IN-PERSON AND HYBRID VIRTUAL MEETING

**To get Zoom link and passcode, please contact:
Caty Patterson at (816) 513-2902, catherine.patterson@kcmo.org**

AGENDA

- 1. Welcome and Introductions**
- 2. FY2025 EPA Brownfields Cleanup Grant — Washington Wheatley Neighborhood**
 - a. In October 2025, EPA awarded Kansas City, Missouri (KCMO), a \$4 million Brownfields Cleanup grant to remediate up to 48 vacant lots in the Housing Accelerator program and the former Benson Mfg. site. Cleanup activities will include removing contaminated surface soil, excavating and managing demolition debris, and preparing the properties for reuse. The grant period runs through September 30, 2029.
 - b. Qualified Environmental Professional (QEP) procurement. KCMO issued a competitive solicitation for bids on December 3, 2025; proposals are due by January 7, 2026. A contractor serving as QEP may not bid on contracts for remediation.

3. **FY2025 EPA Brownfields Supplemental RLF Grant.** EPA awarded KCMO a \$2 million Brownfields Supplemental Revolving Loan Fund (RLF) grant to expand its existing loan and subgrant program for site cleanups. The funding supports continued remediation efforts, with the budget extending through September 30, 2030.
4. **FY2026 EPA Brownfield Assessment, Multipurpose, Assessment, and Cleanup Grants**
EPA's Office of Brownfields and Land Revitalization (OBLR) is soliciting applications from eligible entities for Brownfields Multipurpose, Assessment, and Cleanup Grant funding. These Brownfields Grants allow more vacant and abandoned properties to be turned into community assets that can attract jobs and promote economic revitalization in communities. FY2026 national Brownfield grant applications **deadline is January 28, 2026**. All applications must be submitted through [grants.gov](https://www.epa.gov/grants.gov). For more information, go to: <https://www.epa.gov/brownfields/marc-grant-application-resources>.
5. **PUBLIC NOTICE OF GRANT PROPOSAL:**
FY2026 EPA Brownfields Cleanup Grant – Washington Wheatley Additional Vacant Properties. KCMO is preparing an application to USEPA for another Brownfields Cleanup Grant of up to \$4 million to remediate additional vacant properties in the Washington Wheatley Neighborhood. Lead contamination in surface soils above the USEPA residential soil lead screening level has been identified on approximately 89 additional vacant lots owned by Land Bank of Kansas City, MO. Other types of contamination are confirmed or suspected for approximately 38 more Land Bank vacant properties. In 2012, the Centers for Disease Control and Prevention (CDC) concluded that there is “no safe level of lead in children’s blood.” Grant funds are needed to remediate and reuse these idle assets to revitalize Washington Wheatley neighborhood.

Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

Concerning the proposed EPA grant, all stakeholders are invited to provide comments and input on a draft Analysis of Brownfield Cleanup Alternatives (ABCA) concerning the cleanup of additional vacant properties in the Washington Wheatley neighborhood. The draft ABCA and related environmental reports and background materials are available at:

https://drive.google.com/drive/folders/1P0H2PIBnClfjJ048TDVTje_LxYBn7odI?usp=sharing, or by contacting Andrew Bracker at (816) 513-3002, andrew.bracker@kcmo.org. Comments will be accepted until January 28, 2026.

6. Brownfields Call for Projects.

Assessments are underway on multiple projects selected to receive assistance through the 2023 Brownfields Call for Projects. Work is also continuing with UNI on the Unity Campus Project and with LocalCode KC on the Ladd School project, both of whom submitted applications for RLF cleanup loans and subgrants. Specific progress is provided in the updates section of each grant program, as presented below.

Due to limited availability of funds for new environmental assessment projects in the City of Kansas City, Missouri, there will not be a Brownfields Call for Projects in 2026.

Projects located in Kansas City, Kansas and Jackson County will be considered on a rolling basis. Selected eligible projects may be submitted by KCMO to the EPA Region 7 Targeted Brownfields Assessment (TBA) program, and similar TBA programs with MDNR and KDHE.

7. Kansas City Community-Wide Assessment Grant

Recipient:	City of Kansas City, MO
Funding:	\$500,000 award; approx. \$382,736 for assessments
Term:	10/01/22 - 09/30/26

a. Project Updates:

- i. 18th & Agnes Project (the former Benson Mfg. and proposed Granville Woods Community Site), Wise Owl Ventures – 3005 E. 18th St., 1811 Agnes Avenue, KCMO – A Limited Phase II ESA in September 2024 identified polycyclic aromatic hydrocarbons (PAHs) in surface soil and groundwater; chlorinated solvents in subsurface soil; and subsurface debris with potential hazardous materials. This site is in the Washington Wheatley neighborhood and remediation will be funded through the FY2025 EPA Brownfields Cleanup Grant.
- ii. Emmanuel Youth Center, Emmanuel Family and Child Development Center (EFCDC) – 2402-2504 Dr. Martin Luther King, Jr. Blvd., KCMO – A Limited Phase II ESA and Hazardous Materials (HazMat) Survey for a planned after-school youth facility identified elevated lead in surface soils and asbestos-containing materials, along with other household hazardous wastes, in former buildings slated for demolition. EFCDC is seeking additional funding sources to assist with the development project.

- iii. Community LINC Housing (now known as The Way Home) - Six Pilot Land Bank Lots – 3947 Brooklyn Ave.; 4042 Brooklyn Ave.; 4104, 4106 & 4112 Garfield Ave.; 4540 Park Ave., KCMO – A Limited Phase II ESA identified lead in surface soils above the EPA screening level on four of six properties. Excavation is recommended with soil sampling if suspect asbestos-containing materials (ACM) are encountered. Enrollment in Missouri’s Brownfields Voluntary Cleanup Program is anticipated.
- iv. Community LINC Housing (now known as The Way Home) 12 Land Bank Lots – 3540 Wabash Ave.; 3621 Olive St.; 4033, 4112, 4133 Brooklyn Ave.; 4124, 4217, 4530 Park Ave.; 4245 Euclid Ave.; 4317, 4319, 4344 Garfield Ave., KCMO – The Quality Assurance Project Plan (QAPP)/Work Plan has been drafted to incorporate Incremental Sampling Methodology (ISM) to enhance accuracy in analyzing heterogeneous soil contaminants such as lead. Upon QAPP approval from the EPA, the Phase II ESA and surface soil investigation will begin.
- v. Unity Campus (former Wendell-Phillips Elementary School), UNI – 2433 & 2453 Vine St., 2430 Highland Ave., KCMO – A HazMat Survey of the former school buildings was completed in October 2025. Asbestos, LBP, mold, and PCB were reported in the former school building. Remediation costs were estimated to be \$1,028,433 (non-prevailing wage) to \$1,772,213 (Davis-Bacon wage). In February 2025, the Brownfields Commission adopted resolution 002-2025 recommending City Council authorize an RLF subgrant for Unity Campus of up to \$500,000.
- vi. Hero’s Home Gate Veteran Duplex, Footprints, Inc. – 3515 Euclid Ave., KCMO – At the request of Footprints, fieldwork has been postponed until the end of January, or early February, to accommodate the ongoing development activities on the adjacent site. If the Phase II ESA determines that remediation is necessary, Footprints intends to enroll the site in the BVCP for cleanup oversight.
- vii. 31st & Prospect, LocalCode KC – 30th to 31st, Olive Ave. to Prospect Ave., KCMO – A QAPP/Work Plan for further soil and groundwater assessments has been submitted to the BVCP, including ISM-based surface soil screening for lead and metals. Although EPA’s TBA found no remediation necessary per BVCP, additional soil data and risk analysis are required to close out chlorinated solvent concerns.

8. Kansas City Regional Brownfields Coalition Assessment

<u>Recipient:</u>	Mid-America Regional Council (MARC) (lead); Coalition members: Unified Government of Wyandotte County/Kansas City, KS (UG); City of Kansas City, MO (KCMO); and Jackson County, MO.
<u>Funding:</u>	\$600,000 award; approximately \$193,120 remaining for assessments
<u>Term:</u>	10/1/20 to 9/30/26

a. Priority Site Updates

- i. **KCK Priority Site:** Northeast Grocers Co-Op, Groundwork NRG – 1726 Quindaro Blvd., KCK – On 2/23/24, the Brownfields Commission recommended a subgrant of \$494,277 for repairs and cleanup of the future grocery store building. MARC received an updated Phase I ESA to support property transfer to NRG and make them eligible to receive the subgrant. The property transfer was completed in December 2025 and arrangements for the subgrant and bidding of remediation work will proceed in the first quarter of 2026.
- ii. **KCMO Priority Site:** Former Chouteau Courts Site, KCMO and Housing Authority of Kansas City – 1200 Independence Ave.; Belvidere Park Site, 1408 Independence Ave.; 533 Tracy Ave., KCMO – These sites are under consideration for cleanup and redevelopment by the State of Missouri for a \$300 million psychiatric hospital project. The sites were enrolled in the BVCP in 2022 after Phase I and II ESAs were completed. The BVCP determined that no further assessment is needed due to urban fill contamination and approved Risk Management Plans (RMPs) for both sites.
- iii. **Jackson County Priority Site:** Rock City, City of Grandview – 509 Blue Ridge Blvd., Grandview, MO – A Phase II ESA and Hazardous Materials Survey completed in August 2025 reported VOCs and SVOCs (naphthalene and chloroform) in soil. The report recommends implementing a Soil Management Plan (SMP) for any excavation near Building 2 and soil-gas sampling beyond six feet below ground surface. Also, hazardous materials were reported in various containers on-site, requiring proper disposal and/or recycling of the containers based on their contents. As requested by the City of Grandview, procurement for an ABCA and RAP is in progress.

b. Additional Project Updates:

- i. 18th & West Pennway, Westside Housing Organization (WHO) – 1746 Belleview, 1004 W. 18th St., KCMO – No additional Brownfields assistance was requested, as WHO plans to complete site cleanup independently due to its accelerated development timeline, making an RLF subgrant infeasible.
- ii. WHO – 900 W. 20th St., KCMO – WHO plans to develop a 24-unit, mixed-income, sustainably designed building, supporting broader infrastructure upgrades and long-term affordable housing goals along West Pennway. A 2023 Phase I ESA identified RECs from past site uses and nearby businesses. Procurement for the recommended Phase II ESA is in progress.
- iii. Westside Housing Organization – W. 31st & Jarboe, KCMO – WHO is leading a 5.5-acre redevelopment project bounded by W. 30th–31st Streets and Jarboe–Holly Streets. WHO seeks to develop single and multi-family housing, including select affordable units. Site eligibility determinations for the 35 properties that comprise the Site are in progress. MARC has begun procurement to complete a Phase I ESA.
- iv. Northeast Community Land Trust, Jerusalem Farms, vacant lots, KCMO – Jerusalem Farm requested environmental assessments for 15 high-priority vacant lots across three KCMO neighborhoods to support infill housing development. Phase I ESAs identified RECs associated with former dry cleaners, auto shops, fuel stations, and potential lead-based paint (LBP). Also, vapor encroachment conditions (VECs) were identified and associated with 27 nearby legacy operations. Based on these findings, a Phase II ESA was recommended to further evaluate soil, groundwater, and soil gas contamination. While procurement for the Phase II ESA was in progress, Jerusalem Farm withdrew their request for assessment services due to a recent award of HUD Tier I/II funding.
- v. The Ladd School Project, LocalCode KC (LCKC) – 3640 Benton Blvd., KCMO – A Hazardous Materials Survey completed in July 2025 identified ACM, LBP, mold, universal hazardous waste, and other hazardous substances in the former building. On 12/5/25, the Brownfields Commission adopted resolution 003-2025 conditionally recommending that the City Council approve an RLF loan to LCKC for up to \$1.5 million.

The property will be enrolled in the BVCP, and a Remedial Action Plan (RAP) will be developed.

- vi. Lots for Parking, Hope Center KC – 3116, 3120, 3122 & 3124 Chestnut Ave., KCMO – The Hope Center seeks to develop the properties for additional parking. In January 2025, a Phase I ESA identified RECs and business environmental risks (BERs) related to historical site activities, and recommended a Phase II ESA to evaluate potential soil and groundwater contamination. Tetra Tech developed a QAPP/Work Plan that is currently in review by the QEP, prior to EPA submittal.
- vii. Red Brick House, NorthWest Communities Development Corporation (NWCDC) – 10118 E Lexington Ave., Independence, MO – The draft Phase I ESA identified potential environmental concerns from pre-1960 residential structures, including likely LBP and ACM, with LBP residues in soil considered a REC and their former presence a BER. Based on these findings, a draft QAPP/Work Plan was recently prepared and submitted for EPA approval. Recently, NWCDC sold the building to another entity and staff is waiting for further information to determine the next steps.
- viii. Turner House Resilience Hub – 2052 N 3rd St., KCK – The Northeast Economic Development Corporation plans to redevelop a long-vacant building into a Resilience Hub for community use. A HazMat Survey and Phase I and II ESAs are needed, followed by a remediation plan. In August 2025, KCBI approved up to \$35,000 for a Phase II ESA and a scope of work is under development. Site eligibility determinations have been completed and were submitted to the EPA for their review.
- ix. Former Indian Springs Mall – 4601 State Ave., 849 N. 47th St., 4600 Orville Ave., KCK – The Unified Government of Wyandotte County–Kansas City, KS (UG), in collaboration with Eastside Innovation, is spearheading a sustainable 53-acre redevelopment project that will include over 1,600 residential units and a 168-room hotel, built over a 10-year phased timeline. A Phase I ESA through the EPA TBA program identified RECs and VECs, including leaking underground storage tanks (LUST), and a used oil UST. A 2024–25 Phase II ESA found no exceedances of KDHE Tier 2 RSKs for residential soil or groundwater, except for dissolved manganese, prompting a recommendation for institutional controls (ICs). VOCs were detected in soil-gas above EPA screening levels, though their source remains unknown. Additional soil-gas and groundwater data are needed

to prepare a site-specific risk assessment. The scope of work is under development. Site eligibility determinations have been initiated.

9. Kansas City Site-Specific Assessment Grant (Parade Park Homes)

Recipient:	City of Kansas City, MO
Funding:	\$350,000 award; approx. \$221,472 for assessments
Term:	10/01/22 - 09/30/26

a. Project Update.

In April 2025, BVCP approved the site-wide RAP, and the ABCA public notice period concluded in June. A geophysical survey, conducted to support site reuse planning, did not confirm buried structures or USTs but revealed widespread unidentified features, including public infrastructure that could act as preferential pathways for contaminants. Elevated electromagnetic responses suggested buried rebar or other metal debris that may be associated with former structures. Based on these findings, the report recommended direct investigation of select anomalies near RECs. The developer, FC Parade Park, LLC (FC-PP), opted to address contamination during future demolition work in accordance with the RAP.

10. Kansas City Brownfields RLF

Recipient:	City of Kansas City, MO
Funding:	\$12,400,000 awarded
Term:	10/1/22 – 9/30/30

a. Loans Report

- i. Hardesty Federal Complex, Buildings 1 and 2, Arnold Development Group (ADG) – 607 Hardesty Ave., KCMO – Staff continued coordination with ADG and their general contractor to support the start of ACM and LBP abatement on Buildings 1 and 2—comprising Phase 1 of the redevelopment. Bids for remediation were due 12/9/25 and the City is awaiting the general contractor’s selection. Also in December 2025, the City closed a \$7.575 million RLF loan to Historic Northeast Lofts, LLC. A groundbreaking ceremony was held on 12/3/25 and Mayor Lucas, City Councilman Rea and federal officials delivered comments in support of the project. ADG is commencing a \$416 million redevelopment of the 22-

acre Hardesty Complex, starting with Phase 1 including 389 mixed-income housing units and other sustainable, mixed-use components.

- ii. Unity Campus (former Wendell-Phillips Elementary School), UNI – 2433 & 2453 Vine St., 2430 Highland Ave., KCMO – In February 2025, the Brownfields Commission adopted resolution No. 002-2025 conditionally recommending a subgrant of up to \$500,000 for abatement of the school buildings. The City is working with UNI to complete the subgrant agreement for the remediation of ACM, LBP, mold, and PCBs (see above) in the former school campus for renovation as a community and youth education and community services hub.
- iii. Parade Park Homes, FC Parade Park, LLC (FC-PP) – 1501, 1534, 1600 and 1726 Euclid Ave.; 1510, 1519 Garfield Ave.; 1601 Woodland Ave.; and 1700 Michigan Ave., KCMO – In October 2025, FC Parade Park LLC (FC-PP) completed bidding of abatement and demolition of 45 residential buildings containing ACM in flooring, mastic, and wall/ceiling textures. The 26-acre redevelopment includes senior, affordable, and market-rate housing in Phase 1. In December 2025, the City closed a \$2.541 million loan to the Port Authority of Kansas City, MO (PortKC) to finance the remediation work. PortKC acquired the properties and is eligible for \$500,000 in loan forgiveness, while FC-PP will conduct the remediation and development under separate agreements.

11. Kansas City Regional Coalition Brownfields RLF

Recipient:	City of Kansas City, MO (lead); Coalition members: Unified Government of Wyandotte County/Kansas City, KS and Jackson County, MO.
Funding:	\$2,800,000 awarded approx. \$1,251,200 balance; \$7,500 program income
Term:	09/01/20 - 09/30/27

a. Loans Report

- i. Zhou B Art Center Kansas City (Former Attucks Elementary School), Zhou B Art Center, LLC – 1818 E. 19th Street, KCMO – Abatement of the former school building was completed in January 2023, utilizing \$500,000 in Brownfields Loan funds. Remediation was confirmed in accordance with RAP standards. A Certificate of Completion is anticipated following

settlement of overdue BVCP invoices, enabling Zhou B Art Center LLC to initiate loan repayment.

12. Other Business

13. Adjourn