

Dear Brownfields Stakeholder,

Please join us for the next KCBI meeting . . .

KANSAS CITY BROWNFIELDS INITIATIVE
The Local Forum for Brownfields Redevelopment

October 17, 2025
1:00 to 2:00 p.m.

IN-PERSON AND HYBRID VIRTUAL MEETING

To get Zoom link and passcode, please contact:
Scott Levin at (816) 513-3012, scott.levin@kcmo.org

AGENDA

1. **Welcome and Introductions**
2. **Grants**
 - a. **FY2025 EPA Brownfields Cleanup Grant.** EPA awarded Kansas City 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. **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.
3. **FY2024 EPA Environmental Justice Government to Government Grant.** On 8/28/25, EPA terminated the \$1 million grant awarded to KCMO (Neighborhood Services Dept.) in 2024 to assess and clean up lead contamination on vacant lots and support a Community Builder position. The termination memo stated that “the award no longer effectuates the program goals or agency priorities.”
4. **FY2026 EPA Brownfield Assessment, Multipurpose, RLF and Cleanup Grants**
Until this year, EPA had typically released guidance for the national Brownfield grant

competition in early to mid-September with applications due 60 days thereafter. No grant guidance or solicitation was issued by EPA prior to the shutdown on 10/1/25. Therefore, the timing and status of FY2026 national Brownfield grants is presently uncertain.

5. **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 Unity Campus and UNI and others who are invited to submit full 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 2025. Projects located in Kansas City, Kansas and Jackson County will be considered on a rolling basis. Efforts will be made to present some eligible projects to the EPA Region 7 Targeted Brownfields Assessment (TBA) program, and similar TBA programs with MDNR and KDHE. Efforts also may be taken to secure additional funds for additional Brownfields assessment projects if and when EPA releases a Notice of Funding Opportunity for the next round of Brownfield grants. If successful, a second Call for Projects may be held in 2026 or 2027. Please watch and monitor notices of the next Call for Projects.

6. **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 no-cost extension to extend the project/budget period to complete workplan activities through 9/30/26 was approved by the EPA.

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. 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.
- 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 is being revised to incorporate Incremental Sampling Methodology (ISM) to enhance accuracy in analyzing heterogeneous soil contaminants such as lead.
- 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 10/9/25. A Phase I ESA, dated 10/15/24, identified additional RECS in the buildings for PAHs, heavy metals, polychlorinated biphenyls (PCBs), and an incinerator. A work plan and QAPP addendum to investigate these RECs, and surface soils for metals, is being finalized and work will begin soon after BVCP approval.
- 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 October 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.

7. **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 no-cost extension to extend the project/budget period to complete workplan activities through 9/30/26 was approved by the EPA.

- a. Administration. Contracts and tasks necessary to implement the grant have been completed.
- b. **Proposed Projects.** Recent requests for Brownfield assessment assistance include the following project:

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. Environmental assessments have identified Recognized Environmental Conditions (RECs) and Vapor Encroachment Conditions (VECs), such as leaking underground storage tanks (LUST), a used oil UST, and elevated VOCs in soil gas.

The 2024–2025 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 due to the absence of VOCs in soil and groundwater. To support safe redevelopment and potentially avoid ICs, additional soil-gas and groundwater testing is needed to complete the proposed site-wide risk assessment.

- c. **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 owner and NRG have finalized legal agreements, and the property transfer is anticipated in the near future.

- d. **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 – The sites are under consideration for cleanup and redevelopment by the State of Missouri for a 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.
- e. **Jackson County Priority Site:** Rock City, City of Grandview – 509 Blue Ridge Blvd., Grandview, MO – On 8/5/25 a Phase II ESA report concluded at Building 2, located along the western-central boundary, numerous labeled and unlabeled containers of unknown contents were observed. Soil sampling in this area detected VOCs and semi-VOCs (SVOCs), including naphthalene and chloroform, above laboratory detection limits, suggesting a possible link to the nearby containers. The report recommends implementing a Soil Management Plan (SMP) for any excavation near Building 2, conducting deeper soil-gas sampling beyond six feet below ground surface, and properly disposing of or recycling the containers based on their contents.
- f. **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 – A 2023 Phase I ESA identified RECs from past site uses and nearby businesses. Assistance of up to \$25,000 was approved at a Kansas City Brownfields Initiative (KCBI) meeting on 8/8/25 for Phase II ESA. 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.
 - 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. At the KCBI meeting on 8/8/25, \$50,000 was approved for Phase I and Limited Phase II ESAs to evaluate environmental impacts.

- 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. Draft Phase I ESAs, divided into three reports, identified RECs such as former dry cleaners, auto shops, fuel stations, and potential lead from legacy LBP, along with 27 nearby VECs. Based on these findings, Phase II ESA was recommended to further evaluate soil, groundwater, and soil gas contamination.
- v. The Ladd School Project, LocalCode KC (LCKC) – 3640 Benton Blvd., KCMO – The HazMat Survey recently completed identified ACM, LBP, mold, universal hazardous waste, and other hazardous substances in the former building. An ABCA has been drafted for BVCP approval. If LCKC seeks an RLF Loan, the property will be enrolled in the BVCP, and a Remedial Action Plan (RAP) will be developed to support site cleanup.
- vi. Lots for Parking, Hope Center KC – 3116, 3120, 3122 & 3124 Chestnut Ave., KCMO – The scope of work and cost estimate for a Limited Phase II ESA was accepted by MARC, with procurement expected to be finalized. Site access has been secured through a license agreement. The January 2025 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.
- vii. Red Brick House, NorthWest Communities Development Corporation – 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.
- viii. NE Plaza I, Northeast Development, LLC – 1300-1600 Stewart Ave., KCK – This Brownfields project is currently on hold as the development team negotiates with potential partners. In October 2024, KDHE completed a Targeted Brownfields Assessment (TBA), identifying VOCs,

TPH, arsenic, lead, and PAHs in soil—some exceeding regulatory limits—while groundwater showed elevated metals but no VOCs, TPH, or PAHs above detection or regulatory thresholds. These findings will inform future remediation and development planning.

- ix. 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 during normal operations and emergencies. Based on the current building conditions, a HazMat Survey and Phase I and II ESAs are needed, followed by a remediation plan and funding strategy. In August 2025, KCBI approved up to \$35,000 for the recommended Phase II ESA, and the project may also pursue RLF support for redevelopment.

8. **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 no-cost extension to extend the project/budget period to complete workplan activities through 9/30/26 was approved by the EPA.

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 historical structures or USTs but revealed multiple unidentified subsurface features, including utility lines and possible steel pipes that could act as contaminant pathways. Elevated electromagnetic responses suggested buried debris and remnants of 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 work in accordance with the approved RAP.

9. **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, 2, & 9, Arnold Development Group (ADG) – 607 Hardesty Ave., KCMO – Staff continued coordination with

ADG and their general contractor to support planning for ACM and LBP abatement, and to finalize bid specifications for the remediation of Buildings 1 and 2—comprising Phase 1 of the redevelopment. ADG also completed public notification of the ABCA and is finalizing the Community Involvement Plan along with other pre-loan requirements.

In December 2025, the City Council adopted Ord. 241051 conditionally approving ADG’s \$7.575 million RLF loan application, primarily designated for abatement activities. ADG intends to redevelop the entire 22-acre Hardesty Complex, 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 – On 02/28/25, the Brownfields Commission adopted resolution No. 002-2025 conditionally recommending a subgrant of \$500,000 for abatement of the school buildings. The City is working with UNI to complete assessment (see above) of ACM, LBP, mold, and impacted soils 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 – On 8/21/25, the City Council conditionally approved an RLF loan to the Port Authority of Kansas City, MO (PortKC) in the amount of \$2,541,318.00. In July 2025 Tetra Tech completed updated assessments, including a hazardous materials survey of 45 residential buildings slated for demolition, identifying ACM in flooring, mastic, and wall/ceiling textures. PortKC will acquire the properties and take out the loan, thereby becoming eligible for \$500,000 in loan forgiveness, while FC-PP will conduct the remediation and development under separate agreements. The 26-acre redevelopment includes senior, affordable, and market-rate housing in Phase 1.

10. 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, with \$500,000 in Brownfields Loan funds disbursed and remediation confirmed per RAP standards. A Certificate of Completion is expected next reporting period, after BVCP accepts the revised LBP O&M Plan, enabling Zhou B Art Center LLC to begin loan repayment.

11. Other Business

12. Adjourn