

KANSAS CITY BROWNFIELDS INITIATIVE

The Local Forum for Brownfields Redevelopment

August 8, 2025

1:30 to 3:00 p.m.

IN-PERSON AND HYBRID VIRTUAL MEETING

To get Zoom link and passcode, please contact:

Andy Cefalu, (816) 513-2902, andy.cefalu@kcmo.org

or

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 a \$4 million 'Brownfields Cleanup' grant to Kansas City, Missouri (KCMO), to remediate lead and other hazardous substances for up to 47 vacant lots enrolled in the Kansas City Housing Accelerator program and the former industrial site (Benson Mfg.) in the Washington Wheatley neighborhood.
- b. **FY2025 EPA Brownfields Supplemental RLF Grant.** EPA awarded a \$2 million 'Brownfields Supplemental Revolving Loan Fund (RLF)' grant to KCMO. This funding adds to the existing Kansas City Brownfields RLF for loans and subgrants to clean up Brownfield sites in KCMO.
- c. **FY2023 EPA Environmental Justice Government to Government Grant.** EPA awarded a \$1 million grant to KCMO, in partnership with the Ivanhoe Neighborhood Council, for the assessment and cleanup of lead contamination on vacant lots and for a Community Builder position. The grant is administered by KCMO Department of Neighborhood Services.

3. Proposed Projects. Recent requests for Brownfield assessment assistance include the following projects:

Turner House Resilience Hub – 2052 N 3rd St., KCK – This project is a collaborative effort between Northeast Economic Development Corporation and Wyandotte Innovations Initiative, Inc. Together, they aim to transform a long-vacant structure into a state-of-the-art Resilience Hub designed to serve the surrounding community during normal times, emergencies, and recovery efforts. The building at 2052 N 3rd Street has been vacant for nearly 20 years and is currently not accessible due to safety concerns. Past break-ins and subsequent exposure to the elements have likely caused hazardous conditions including potential black mold. To assess environmental risks, A) a Phase I Environmental Site Assessment (ESA), Phase II ESA, and a Hazardous Materials Survey are necessary. Once these assessments are completed, B) a remediation plan will be developed, costs will be estimated, and funding sources will be identified. The project may also C) pursue a community site redevelopment plan through the Regional Brownfields Coalition RLF.

4. 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 secure additional funds for additional Brownfields assessment projects later this year. If successful, a second Call for Projects may be held in 2026. Please watch and monitor notices of the next Call for Projects.

5. 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 - 09/30/25

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 completed in September 2024 identified polycyclic aromatic hydrocarbons (PAHs) in surface soils at levels above Missouri Risk-Based Corrective Action (MRBCA) Risk-Based Target Levels (RBTLS) for residential and non-residential use across a large area of the approximately 2.7-acre site. Benson Mfg. and Tamm Lumber Co. are among the former users. Chlorinated solvents were also detected in one location in subsurface soils above the RBTLS for residential and non-residential use. This Site will be remediated with funding provided under 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 Survey have been completed for an after school multipurpose youth facility. Elevated lead concentrations have been identified in surface soils and asbestos-containing materials (ACM) and other “household” hazardous wastes have been identified in former office and school buildings that will be demolished for the new facility.

The project is currently under review by U.S. Department of Housing and Urban Development (HUD). When HUD has completed its review, EFCDC will then decide whether to submit an RLF subgrant application for consideration by the Brownfields Commission

- 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 concentrations exceeding the EPA Residential Screening Level (RSL) of 200 mg/kg. Excavation is recommended for impacted surface soils across the affected parcels; including asbestos-in-soil

sampling if suspect ACMs are encountered during excavation; and site enrollment in the Missouri Brownfields Voluntary Cleanup Program (BVCP).

- 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 – Tetra Tech is revising the Quality Assurance Project Plan (QAPP)/Work Plan to improve data quality and consistency, drawing on lessons learned from the pilot vacant lot assessments. As part of this effort, Tetra Tech shared the 2020 technical guidance from the Interstate Technology & Regulatory Council (ITRC) on Incremental Sampling Methodology (ISM). ISM was developed to improve the accuracy of soil contaminant analysis, particularly for heterogeneous substances like lead. Traditional sampling and laboratory methods often yield inconsistent results due to small sample sizes and handling errors, which can either overestimate or underestimate actual contaminant levels. Moving forward, the KC Brownfields program plans to adopt ISM for all surface soil assessments. An Analysis of Brownfields Cleanup Alternatives (ABCA) is needed to compare site cleanup options based on site-specific conditions, effectiveness, feasibility, and cost.
- v. Unity Campus (former Wendell-Phillips Elementary School), UNI – 2433 & 2453 Vine St., 2430 Highland Ave., KCMO – Occu-Tec is revising the project QAPP/Work Plan, to include potential polychlorinated biphenyls (PCBs) in HVAC systems; hydraulic fluid from elevator systems; a former incinerator; and heavy metals and PAHs in surface soil potentially migrating from adjacent properties. The site has been enrolled in the BVCP, which will review the revised project plans to ensure appropriate assessment and cleanup strategies are in place.
- vi. Hero's Home Gate Veteran Duplex, Footprints, Inc. – 3515 Euclid Ave., KCMO – As reported in the Phase I ESA, RECs were identified due to the potential presence of asbestos and lead-based paint (LBP) from a former residential building. Additionally, soil on the adjacent Brownfield property to the north was found to be contaminated with lead and arsenic. In response, Tetra Tech prepared a QAPP/Work Plan for Phase II ESA, which received approval from EPA in March. However, at the request of Footprints, fieldwork has been postponed until September to accommodate the ongoing development activities on the adjacent Brownfield 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 – Tetra Tech is currently developing the QAPP/Work Plan to guide further soil and groundwater assessments. This includes screening surface soils for lead and other metals using the ISM approach. The EPA completed its Targeted Brownfields Assessment (TBA) of soil and groundwater impacted by drycleaning solvents and

benzene. MDNR determined that no remediation is necessary. To finalize the closure process for the chlorinated solvents detected, additional physical testing will be conducted.

6. 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 9/30/24, extension request pending.

- a. Administration. Contracts and tasks necessary to implement the grant have been completed.
- b. **KCK Priority Site:** Northeast Grocers Co-Op, Groundwork NRG – 1726 Quindaro Blvd., KCK – MARC has received an Analysis of Brownfields Cleanup Alternatives (ABCA), an updated Phase I ESA, Limited Phase II ESA, and a Property Conditions Assessment. An additional updated Phase I environmental site assessment (ESA) has been completed to facilitate an anticipated transfer of the subject properties. The property owner and Groundwork NRG have negotiated transfer and lease agreements. The agreements will soon be finalized and executed.
- c. **KCMO Priority Site:** Former Chouteau Courts Housing / Belvidere Park Site, KCMO and Housing Authority of Kansas City Missouri – 1200, 1408 Independence Ave.; 533 Tracy Ave., KCMO – The project is currently under consideration for proposed site development. The site was entered into the BVCP in 2022, following the completion of the Phase I and II ESAs. BVCP issued a letter stating no further delineation of the contamination is necessary as the contaminants were related to extensive urban fill materials encountered during assessment and recommended developing a Risk Management Plan (RMP) to manage and prevent further transport of the contaminants. RMPs for both properties have been prepared and approved by the BVCP.
- d. **Jackson County Priority Site:** Rock City, City of Grandview – 509 Blue Ridge Blvd., Grandview, MO – A Phase II ESA was recently completed to investigate potential contamination identified in the 2024 Phase I ESA.
- e. At Building 2, located along the western-central boundary, numerous labeled and unlabeled drums, buckets, and containers of unknown contents. VOCs or SVOCs, naphthalene and chloroform levels were above laboratory detection thresholds. These findings suggest that the nearby containers may have contributed to the elevated VOC and SVOC concentrations.

The Phase II ESA report recommended implementing a soil management plan for any excavation near Building 2 to address surface contamination, conducting deeper soil-gas sampling beyond 6-feet below ground surface, , and properly disposing of or recycling the observed containers based on their characteristics.

f. Additional Project Updates:

- i. 18th & West Pennway, Westside Housing Organization (WHO) – 1746 Belleview, 1004 W. 18th St., 900 W. 20th St., KCMO – The BVCP funded the recently completed ABCA for the 18th & West Pennway property to support planned site cleanup and redevelopment. Based on the site's relatively small size and the ease of implementation, soil excavation was recommended. This approach also offers the highest level of protection for future occupants by removing PAHs and metal contaminants from the surficial soil. The ABCA was developed in response to the results reported during Phase II ESA completed in 2024.

For the 900 W. 20th Street property, a limited Phase II ESA is recommended. Funding may be available to complete the Phase II ESA from the EPA, or Missouri, Targeted Brownfields Assessment (TBA) programs.

- ii. Northeast Community Land Trust, Jerusalem Farms – 72 vacant properties in the Independence Plaza, Indian Mound, and Scarritt Renaissance neighborhoods of KCMO – Jerusalem Farm has requested environmental assessment to prepare 15 “first priority” vacant lots for infill development of residential units grouped in multiplexes, townhomes, and as scattered single-family homes. Based on distances between the 15 vacant lots, the properties were divided into three groups/reports. The draft Phase I ESA reports were recently delivered for Qualified Environmental Professional (QEP) and MARC reviews.

The assessments identified several RECs, including the historical presence of dry cleaners, auto service stations, and fuel stations near the subject parcels. Potential lead contamination from legacy LBP on nearby residential structures was also considered a REC. In addition, 27 nearby facilities were identified as VECs. Based on these findings, Tetra Tech recommended a Phase II ESA to further evaluate potential contaminants in soil, groundwater, and soil gas.

- iii. The Ladd School Project, LocalCode KC – 3640 Benton Blvd., KCMO – Tetra Tech completed a Hazardous Materials Survey and delivered a final report. The assessment identified the presence of ACM, LBP, mold, universal hazardous waste, and other hazardous substances within the former building. As a result, the subject property will be enrolled in the BVCP to support the remediation process. Following enrollment, Tetra Tech has drafted an ABCA and is working on a Remedial Action Plan (RAP) for the cleanup of identified hazardous materials. These documents will be submitted to BVCP for review and approval.

- iv. Lots for Parking, Hope Center KC – 3116, 3120, 3122 & 3124 Chestnut Ave., KCMO – A scope of work and cost estimate was received to perform a limited Phase II ESA and was accepted by MARC. Completion of procurement is expected soon and site access for fieldwork has been secured with a license agreement. The Phase I ESA completed in January 2025 identified RECs and business environmental risks (BERs), associated with historical site activities. Based on these findings, Tetra Tech recommended a Phase II ESA to evaluate the potential presence of contamination in soil and groundwater.
- v. Red Brick House, NorthWest Communities Development Corporation – 10118 E Lexington Ave., Independence, MO – The draft Phase I ESA report was submitted for review, identifying potential environmental concerns due to the former pre-1960 residential structures, which likely contained LBP and ACM. Although the buildings have been demolished, LBP residues may remain in the soil, constituting a REC, while the potential presence of LBP and ACM represents a BER. A small shed on-site was inaccessible during the site visit, creating a significant data gap (SDG). Based on the identified RECs, BER, and SDG, MARC initiated procurement for the recommended Phase II ESA and a draft QAPP for this work has been submitted by Tetra Tech for review.
- vi. NE Plaza I, Northeast Development, LLC – 1300-1600 Stewart Ave., KCK – This Brownfields project is on hold while the development team negotiates with potential partners.

In October 2024, Kansas Department of Health and Environment (KDHE) completed a Brownfields Targeted Assessment (BTA) to investigate the extent of metals, VOCs, PAHs, and TPH contaminations in soil and groundwater along the former railroad and residential properties. VOCs such as benzene and carbon disulfide were detected in soil samples, but below their respective action levels. TPH in the medium-range hydrocarbons (MRH) fraction exceeded KDHE Tier 2 screening levels in two borings. Arsenic levels in select soil samples exceeded the action value of 18.9 mg/kg, and lead exceeded both KDHE and EPA limits. PAHs, including benzo(a)pyrene and others, were found above KDHE limits in one soil sample. No asbestos was detected in any soil samples. VOCs and TPH were not detected above laboratory detection limits in groundwater. However, metals such as barium, beryllium, cadmium, chromium, cobalt, lead, and manganese exceeded soil-to-groundwater action levels in select borings. PAHs were not detected in groundwater samples above regulatory limits.

7. 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 - 09/30/25

a. Project Update.

In April 2025, the BVCP approved the site-wide RAP, and the ABCA public notice period concluded in June. A geophysical survey was conducted to assist in identifying potential USTs and subsurface obstacles for a site reuse plan. While it did not confirm the presence of historical structures or USTs, it detected multiple unidentified underground features, including utility lines and possible steel pipes, which could serve as migration pathways. Elevated EM responses were also found, likely linked to buried debris, reinforced concrete, and remnants of former site structures.

Based on the survey results, Tetra Tech recommended direct investigation of subsurface features. City staff and QEP met with the contractor and developer (FC Parade Park, LLC; FC-PP) to review survey results and agreed to investigate select anomalies near RECs. City staff began drafting a scope of work, but at the developer's request, it was not finalized. Instead, FC-PP chose to address any contamination during future work per the RAP approved under the BVCP.

8. Kansas City Brownfields RLF

Recipient:	City of Kansas City, MO
Funding:	\$10,400,000 awarded + \$3,500,000 FY2024 Supplemental Grant pending
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 to meet with ADG and their General Contractor (Crossland) to assist with ACM and LBP abatement planning to confirm bid specifications for the remediation of Buildings 1 & 2, considered development Phase 1. Also, ADG completed the public notification of the ABCA and are finalizing the Community Involvement Plan and other pre-loan remediation requirements are proceeding.

In March 2024, the Brownfields Commission adopted Resolution No. 002-2024 recommending approval to the City Council of an application for \$7,575,000 submitted by ADG, subject to a list of preconditions. Most of the funding is intended for the abatement of ACM and LBP in Buildings 1 & 2. ADG intends to develop the entire 22-acre former Hardesty Complex site. Development Phase 1 consists of 389 units of mixed affordable and market rate housing and other sustainable mixed-uses.

- ii. Unity Campus (former Wendell-Phillips Elementary School), UNI – 2433 & 2453 Vine St., 2430 Highland Ave., KCMO – The City is working with UNI to complete assessment (see above) and complete a full RLF application for a subgrant to abate ACM, LBP, mold, and impacted soils in the former school campus for 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 – Tetra Tech completed assessments (see above), including performing a hazardous materials survey of 45 residential buildings slated for demolition. ACM were found in flooring, mastic, and wall/ceiling textures, while lead-based paint (LBP) levels were below EPA action limits. ACM abatement is estimated at \$2,328,500. Staff are assisting FC-PP with a Revolving Loan Fund (RLF) application, including \$500,000 in loan forgiveness, in response to the project's public health and environmental benefits.

In January 2025, the Brownfields Commission recommended City Council approval of FC-PP's \$2,260,000 request, subject to preconditions. Most funds will support ACM removal. FC-PP plans to redevelop the 26-acre site. Phase 1 development includes senior, affordable, and market-rate housing.

9. 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:	\$1,800,000 awarded + \$1,000,000 FY2024 Supplemental Grant pending; 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 – In January 2023, abatement of the former school building was completed, and the \$500,000 in Brownfields Loan funds were disbursed. BVCP had no comments on the revised Closeout Report, which addressed a previously unencapsulated lead-painted component. Remediation was completed, per the RAP, and final dust wipe results met clearance levels. A Certificate of Completion is expected next reporting period, pending BVCP acceptance of the revised ACM and LBP Operations & Maintenance (O&M) Plans, fee payment, and MDNR documentation. Loan repayment by Zhou B Art Center LLC is anticipated to begin the month after the certificate is issued.

10. Other Business

11. Adjourn