



# KANSAS CITY MISSOURI

# Kansas City Brownfields Program

## A General Overview

October 30, 2023

CCED Community Workshop



# Overview

- **Introduction**
- **Program Summary**
- **Case Studies**
- **Incentives**

# What Are Brownfields?

**“Brownfields” are any vacant or underused properties, mostly commercial or industrial, where reuse is complicated by real or perceived environmental contamination.**

*For instance: a former gas station, a building with asbestos and lead-paint, a closed industrial plant, or an old drycleaner.*

# What Are Brownfields?

**Brownfields cause blight, health risks, and economic and environmental burdens, especially in communities of color and urban areas.**

**Redevelopment of Brownfields can transform communities by replacing blight with **new investment, clean environment, and opportunities.****

# Kansas City Brownfields Program

**We help public and private redevelopment of brownfield sites with **environmental assessments** and **cleanup funding** using grants from EPA.**

# Environmental Assessment

- **Phase I (preliminary site and records review)**
- **Phase II (soil and groundwater tests)**
- **Hazardous materials surveys (asbestos and lead paint)**

# Environmental Assessment

- **Phase I assessment takes approximately 60-90 days from request to report.**
- **Phase II or hazardous materials survey can take 90-180 days, depending on site complexity.**



# Cleanup - Revolving Loan Fund (RLF)

- **Loans are available from the Revolving Loan Fund (RLF).**
- **Anyone with site access and who is not responsible for the contamination may apply for a loan.**
- **Subgrants are available to non-profits and governmental or quasi-governmental entities.**
- **Applications go to the Brownfields Commission and City Council for approval. Special eligibility rules apply for property owners and sites.**
- **Approval takes approximately 4 months.**

# Kansas City Brownfields Program

- **Federal EPA Brownfield Grants**
- **Other Federal Agency Incentives**
- **Missouri Remediation Tax Credits**
- **Missouri Voluntary Cleanup Program**
- **Project and Risk Management**
- **Sustainable Community Revitalization**

# Current EPA Brownfield Grants:

Kansas City, MO Brownfields Revolving Loan Fund (RLF)	\$11.6 million
Regional Coalition RLF	\$1.8 million
2022 Parade Park Homes Assessment	\$0.35 million
<u>2022 Community-Wide Assessment</u>	<u>\$0.50 million</u>
TOTAL	\$14.31 million

**NOTE: NEARLY ALL GRANT FUNDING HAS BEEN SPENT, COMMITTED OR RESERVED FOR PROJECTS, BUT WE ARE WORKING TO GET MORE!!**

# Projects

- Zhou B Art Center
- Historic Northeast Lofts
- Mattie Rhodes Cultural Center
- Paseo YMCA
- East Garfield Cottages
- Vacant Lots

# Zhou B Art Center, 1818 E. 19<sup>th</sup> St.

- Former Attucks Elementary School
- \$500,000 loan from Coalition RLF.
- Abatement of lead-based paint, asbestos.
- Renovation for art gallery, performance art, non-profits, and event space



# Historic Northeast Lofts, 5401 Independence Ave., 601 Hardesty Ave.

- Hardesty Federal Complex: 22 acres, 1.2 million square feet, vacant over 40 years.
- Developer proposes \$225 million mixed-use project: 500 affordable units, 55,000 SF retail, daycare center, and 2 MW solar.
- \$2.8 million in Brownfields have already removed asbestos, lead and PCBs from 481,000 SF.
- Developer has been partially approved for \$5.6M Brownfields loan for cleanup of remaining buildings, approx. 663,000 SF.





# Mattie Rhodes Cultural Arts Center, 1017-1023 W. 17<sup>th</sup> St.

- New Center expands space for public galleries and student art programs.
- Brownfield assessment funding identified lead and arsenic contamination in soil
- \$200,000 RLF subgrant funded part of the cleanup
- Cleanup completed in June 2021
- Opened April 2022



# “Buck” O’Neil Education and Research Center

## Former Paseo YMCA, 1824 Paseo Boulevard

- Center will teach the science and math of baseball and Negro Leagues history
- Expands facilities of Negro Leagues Baseball Museum (NLBM)
- 100-year-old building contained asbestos, lead paint, mold and pigeon waste
- Cleanup took 15 years and \$725,000 in EPA Brownfield grants and City funds
- NLBM expects to open the Center by the end of 2023





# East Garfield Senior Cottages

## 3800 block of Garfield Ave.

- Ivanhoe Neighborhood Council (INC) is building eight 2-bedroom units
- \$1.8M Project, with CCED and HUD HOME grants
- Brownfields Program found lead and arsenic contamination in soils
- Impacted soils were excavated in coordination with site grading
- Ready for occupancy by the end of 2023



# Urban Core Vacant Lots

## Example: 3817 Brooklyn Ave.

- 50% of vacant lots in Kansas City, MO contain lead above Missouri residential levels.
- Lead comes from old paint, old leaded gas, lead smelters and other industrial sources.
- Lead causes life-long, irreversible harm to brain and other organs in young children.
- Child lead poisoning in KC neighborhoods is up to nine times the national average.
- Demand for affordable housing is driving development on vacant lots.
- Kansas City is working with neighborhoods and EPA to test and cleanup vacant lots.



# Kansas City Brownfields Call For Projects

- First Call For Projects: July 3, 2023 to August 31, 2023.
  - Environmental Assessment Services
  - Cleanup Loans and Subgrants
- Community Outreach:
  - Advertising, public meetings, webinars, local government meetings, on-line, social media

## **KANSAS CITY BROWNFIELDS REDEVELOPMENT**

**CALL FOR PROJECTS** July – August 2023

### Why?

- \$1.5 Billion Brownfields Funding in Bi-Partisan Infrastructure Law
- Increased Local Project Demand
- First-Come First Served No Longer Appropriate
- Identify Strongest Projects That Benefit Impacted Communities

## Funding Was Available from Four Grants

Kansas City, MO	Available
Coalition Assessment Grant	\$210,366
Coalition Revolving Loan Fund (RLF) Grant	\$483,000
Regional Coalition (Jackson County, MO; KCMO; Wyandotte County/KCK)	
Kansas City, MO Community-Wide Assessment Grant	\$146,306
Kansas City, MO Revolving Loan Fund (RLF) Grant	\$761,000

**We Anticipate that Applications for More Assessment and RLF Cleanup Funds will be Accepted in 2024 or 2025**

# How Did It Go?

## 21 Total Submissions

- 16 Assessment Requests → 13 Eligible (Total \$440,200)
- 14 RLF Requests → 8 Eligible (Total \$5,310,000)
- 7 Eligible for Both



# Eligibility for Assessment

1. Must Identify Eligible Site(s)
2. Must Not Have Caused or Contributed to Contamination
3. Must Have Site Ownership or Legal Access

# Eligibility for RLF

1. Must Identify Eligible Site(s)
2. Must Own the Cleanup Site(s)
3. Must Not Be Legally Responsible For Cleanup

**MUST HAVE A PHASE I ENVIRONMENTAL SITE ASSESSMENT 6 MONTHS BEFORE SITE ACQUISITION**



# Scoring The Eligible Projects

- Assessment and RLF Requests Scored Independently
- All Reviewers Scored Averaged
- Bonus Added for Assessment Applications That Responded to Optional RLF Sections (1/6 of points)

# Recommendations to the Commission

## Factors Considered

- Scoring
- Shovel Readiness
- Estimated Cost v. Available Funding
- Project Location (Coalition Members)
- Potential Cost Sharing

# Results

- **11 assessment projects approved**
- **4 projects invited to submit full applications for RLF loans and subgrants**

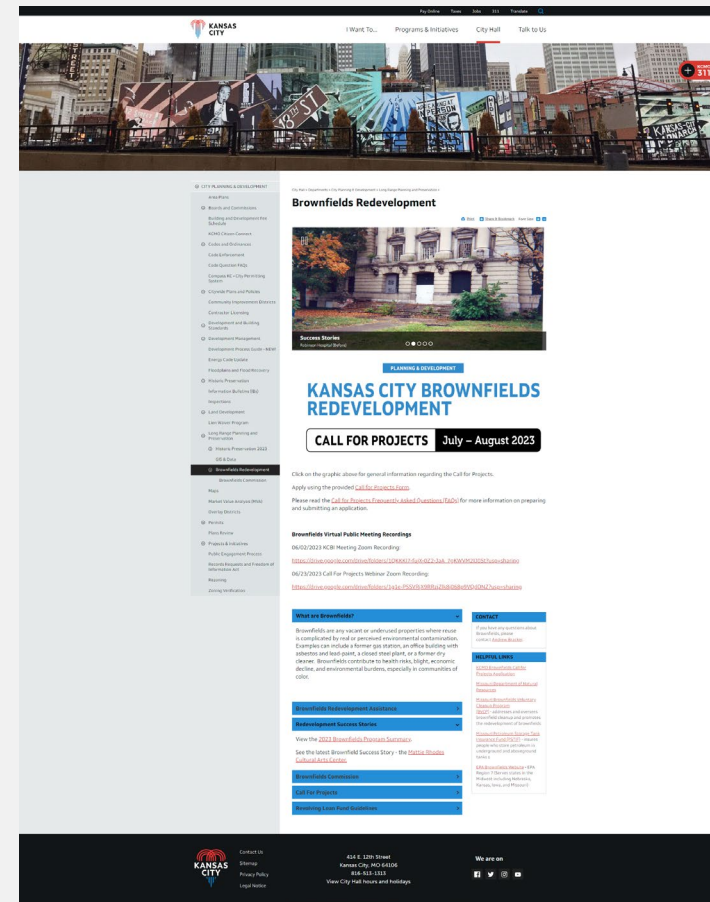
*Approved at Brownfields Commission Meeting 10/27/23*

# Other Brownfield Funding

- **EPA Brownfield National Grant Competition**
  - **Assessment, Cleanup and Multipurpose Grants.**  
**Applications due 11/13/23**
- **EPA Targeted Brownfield Assessment (TBA)**
- **Missouri Department of Natural Resources TBA**
- **Missouri Brownfield Remediation Tax Credits**

# KCMO [www.kcmo.gov/brownfields](http://www.kcmo.gov/brownfields)

- Brownfield news, events, information
- Contact info for program staff
- Links to EPA and other helpful resources



# For more information



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[KCMO.gov](http://KCMO.gov) | [www.kcmo.gov/brownfields](http://www.kcmo.gov/brownfields) | [Call For Projects](#)

# For more information



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