



KANSAS CITY MISSOURI



Brownfields Funding in EPA Region 7

A Review of Local Government and State Resources

September 23, 2024

Midwest Environmental Compliance Conference

“Big Money and How to Access It”



Topics

- **State Brownfield Resources in Region 7**
- **Local Government Programs**
 - **Kansas City Regional Brownfields Program**
 - **St. Louis, MO - Brownfields Cleanup Fund**
 - **East Central Iowa Brownfields Program**

State Brownfield Resources

- **Missouri – Department of Natural Resources (MDNR)**
- **Kansas - Department of Health and Environment (KDHE)**
- **Iowa – Department of Natural Resources (IDNR)**
- **Nebraska – Department of Environment and Energy (NDEE)**

Missouri

Missouri Department of Natural Resources (MDNR)

- Brownfields Assessment Program
- Petroleum Storage Tank Insurance Fund (PSTIF)
 - Up to \$1M for covered and orphaned sites
 - \$10K deductible
 - Excludes removal/disposal costs for tank, dispensing systems, etc.
- Brownfields Voluntary Cleanup Program (BVCP)

Contact: missouribrownfields@dnr.mo.gov or 573-526-8913

Missouri

Missouri Department of Economic Development (MDED)

- [Brownfields Redevelopment Program: Remediation Tax Credits](#)
 - Driven by net state economic benefit of new/retained jobs
 - Minimum of 10 new jobs or 25 retained jobs
 - Up to 100% of cleanup costs
 - No set limit on amount of credits
 - Discretionary and limited to least amount necessary
 - Must enroll in Voluntary Cleanup Program

Contact: Jennifer Kingsbury at (573) 526-4633

Missouri

St. Louis Development Corporation

- **Brownfields Cleanup Fund**
 - August 2024: Received EPA \$2.5M Supplemental RLF Award
 - Low-interest loans for property cleanup costs
 - Flexible terms, extended amortization
 - Grants may be available to non-profit organizations
- **Who can apply?**
 - Property must be located in the City of St. Louis
 - Projects must be enrolled in the Missouri Brownfields/Voluntary Cleanup Program [www.dnr.mo.gov]
 - Borrower must contribute 20% of cleanup cost
 - Certain other restrictions apply

Contact: Henry Shannon at shannonh@stlouis-mo.gov or (314) 657-3697

Kansas

Kansas Department of Health and Environment (KDHE)

- [KS Brownfields Targeted Assessment Program](#)
- [KS Dry Cleaning Facility Release Trust Fund](#)
- [KS Storage Tank Reimbursement Funds](#)
- **KS State Water Plan Contamination Remediation Program**
- [KS Voluntary Cleanup and Property Redevelopment Program \(VCPRP\)](#)

Contact: Seth Mettling at seth.mettling@ks.gov or 785-296-5519

Iowa

Iowa – Department of Natural Resources (IDNR)

- [IA Brownfields Redevelopment Program](#)
 - 100% grants for assessments (up to \$25K per site)
 - 75% cost share grants for cleanup (up to \$25K per site)
- [IA Land Recycling Program](#)

Iowa Department of Economic Development (IDED)

- [IA Redevelopment Tax Credits](#)
 - Up to 24% of cleanup costs (\$1.5M maximum)
- [IA Nuisance Property & Abandoned Building Remediation Loan Program](#)
 - 0% to 2% interest rate; 12 to 60 month terms
 - Iowa Economic Development Authority scores and approves applications

Contact: Mel Pins at mel.pins@dnr.iowa.gov or 515-729-4616

Iowa

East Central Intergovernmental Association

- Cedar, Clinton, Delaware, Dubuque, Jackson & Jones County
- Brownfields Assessment Grant
- Brownfields RLF
 - Low interest loans & “Gap” financing for cleanup/development projects
 - Flexible terms including deferred payment options

Contact: Dawn Danielson at ddanielson@ecia.org or 563-690-5772

Nebraska

Nebraska – Department of Environment and Energy (NDEE)

- [NE Section 128\(a\) Assessment Program](#)
 - Free assessments for local governments and non-profit groups
- [NE Voluntary Cleanup Program \(VCP\)](#)

Contact Brownfields and VCP Coordinator at 402-471-6411

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 Regional Brownfields Coalition

EPA Brownfields Coalition Assessment Grant (\$600,000)

- **Mid-America Regional Council (MARC) administrator**
- **Unified Government of Wyandotte County/Kansas City, KS**
- **Jackson County, MO**
- **Kansas City, MO**

**Limited funds available for new projects in Unified Government
and
Jackson County, MO (outside of Kansas City, MO)**

Kansas City Regional Brownfields Coalition

EPA Brownfields Coalition RLF Grant (\$2,800,000)

- **Kansas City, MO administrator**
- **Unified Government of Wyandotte County/Kansas City, KS**
- **Jackson County, MO**

Funds available for new projects in Unified Government and Jackson County, MO (outside of Kansas City, MO)

Eligibility for RLF

1. Must Identify an Eligible Site
2. Must have legal access to the Cleanup Site
3. Must Not Be Legally Responsible For Cleanup

**IN MOST CASES: A PHASE I ENVIRONMENTAL REPORT IS REQUIRED
WITHIN SIX MONTHS PRIOR TO ACQUISITION**

Current EPA Brownfield Grants:

Kansas City, MO Brownfields RLF	\$10.40 million
Regional Coalition RLF	\$2.80 million
2022 Parade Park Homes Assessment	\$0.35 million
<u>2022 Community-Wide Assessment</u>	<u>\$0.50 million</u>
TOTAL	\$14.05 million

Projects

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

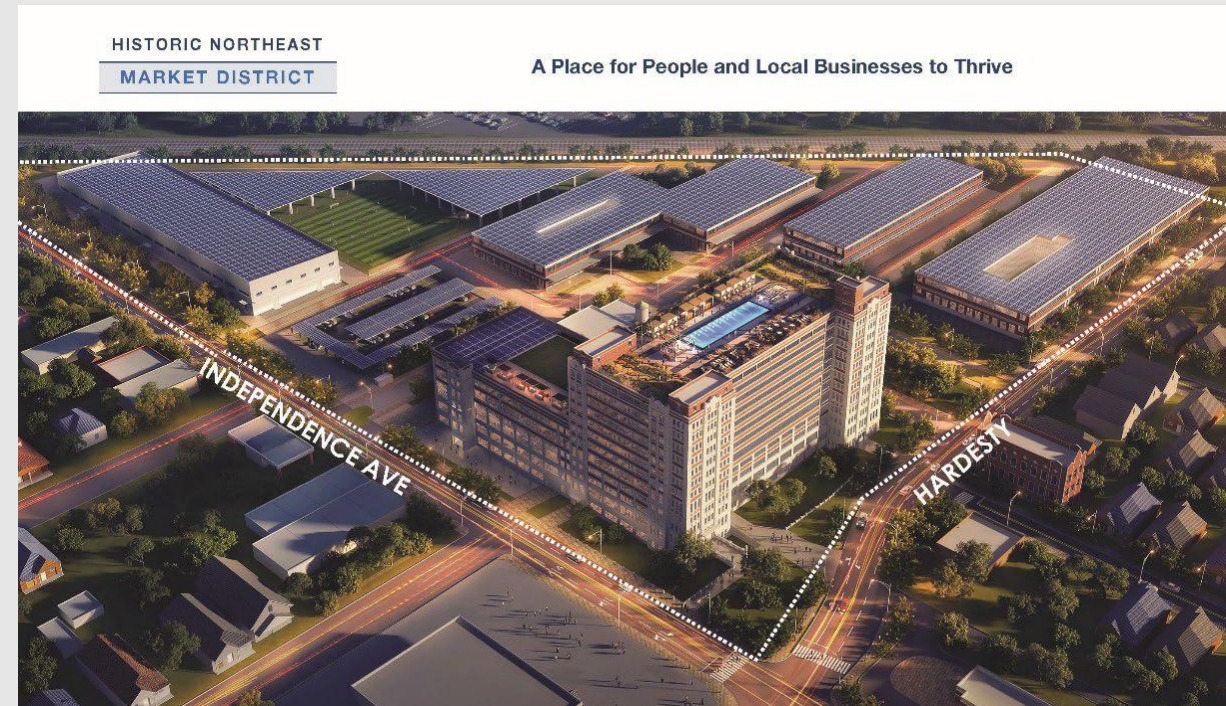
Zhou B Art Center, 1818 E. 19th St.

- 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. 17th 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



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.




Brownfields + Planning

- EPA Allows Assessment Grants for Planning Activities
 - Site Reuse Plan
 - Market Studies
 - Resource Roadmap
 - Infrastructure Analysis



Municipal Farm



Prepared for:
City of Kansas City, Missouri
Kansas City, MO

AREA-WIDE BROWNFIELDS PLAN

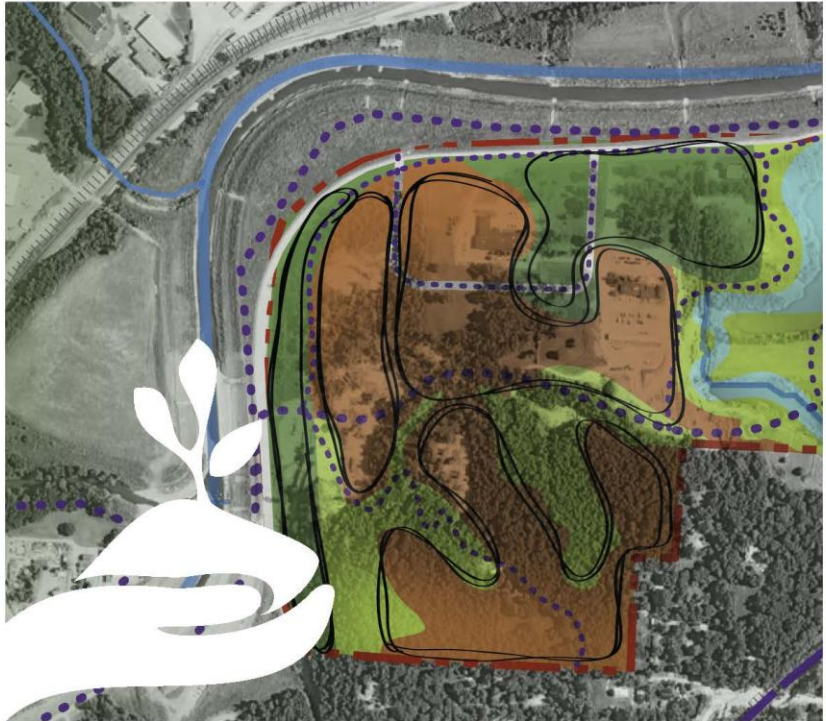
**Municipal Farms Brownfields
Kansas City, Missouri**

EAE Project No. BNI11072

October 2012

EAE Environmental Advisors and Engineers, Inc.
19211 West 64th Terrace • Shawnee, Kansas 66218
Phone (913) 599-4326 • Fax (913) 631-6011

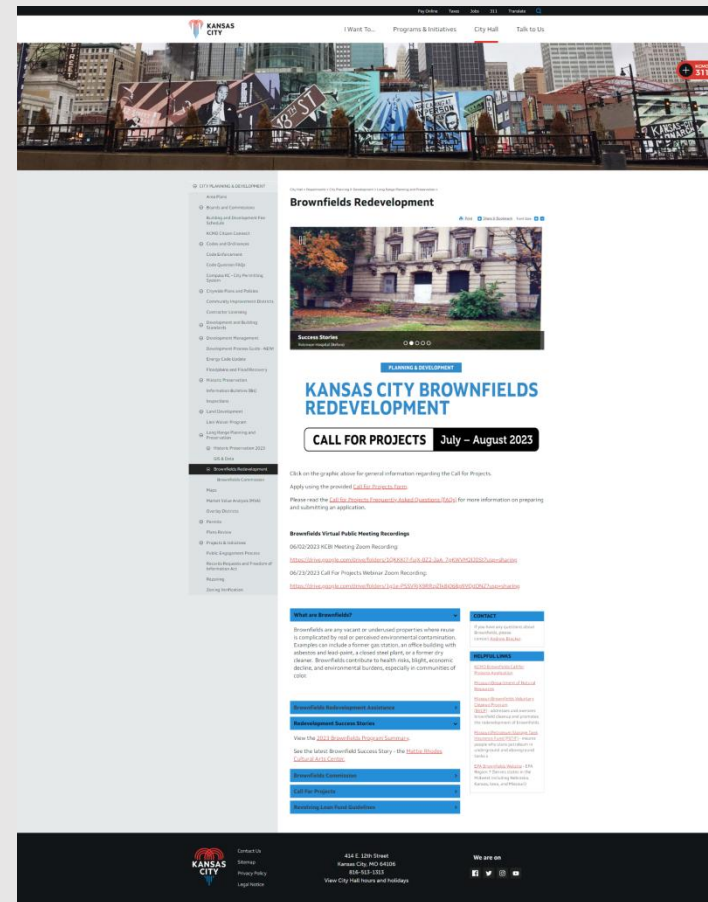
THE MUNICIPAL FARM
SUSTAINABLE REUSE PLAN





KCMO www.kcmo.gov/brownfields

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



The screenshot shows the KCMO website's 'Brownfields Redevelopment' page. At the top, there is a navigation bar with 'KANSAS CITY' logo and links for 'I Want To...', 'Programs & Initiatives', 'City Hall', and 'Talk to Us'. Below the navigation is a large banner image of a city street with colorful murals. A sidebar on the left lists various city departments and programs. The main content area features a 'Brownfields Redevelopment' section with a sub-section for 'PLANNING & DEVELOPMENT'. A prominent blue button reads 'CALL FOR PROJECTS July - August 2023'. Below this, there is a 'Brownfields Virtual Public Hearing Recordings' section with dates and links. At the bottom, there are sections for 'What are Brownfields?', 'REDEVELOPMENT CUSTOM SERVICES', and 'CONTACT'. The footer contains contact information for the City Planning and Development Department, including the address '434 E. 12th Street, Kansas City, MO 64105' and social media icons.

For more information



Andrew Bracker

Brownfields Manager

City Planning and Development Department

Long-Range Planning and Preservation Division
City of Kansas City, Mo.

Phone: (816) 513-3002

Email: andrew.bracker@kcmo.org

City Hall, 16th Floor, Suite 1603
414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov | www.kcmo.gov/brownfields