

Midwest Environmental Compliance Conference Big Money and How to Access It Panel Presentation

EPA's Investment in Revitalizing Communities



EPA Resources

Bipartisan Infrastructure Law

\$45.1 Billion

Water and Sewer
Infrastructure - \$38.4 B

Superfund - \$3.5 B

Brownfields – \$1.5 B

Regional Environmental
Programs - \$1.7 B

Environmental and Climate
Justice - \$100 M

Inflation Reduction Act

\$34.8 Billion

Greenhouse Gas Reduction
Fund - \$27 B

Climate Pollution Reduction
Grants - \$5 B

EJ Capacity Building and
Community Change Grants -
\$2.8 B



A **Brownfield** is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or ***potential*** presence of a hazardous substance, pollutant, or contaminant.



Brownfields are often “location-efficient” due to their central location and connections to existing infrastructure.

Typically, brownfields are centrally located in areas with good connections to local infrastructure, including roadways and utilities.

Being able to reuse existing infrastructure is an important advantage to brownfields redevelopment. This saves on infrastructure expense and prevents additional environmental degradation from building on greenfields.





“Typical” Brownfield Redevelopment Process



Federal and State Assistance: EPA Region 7 Brownfields program/State environmental agency.

Local Government: As a temporary property owner can remove barriers to redevelopment and make site improvements to attract private investment.

Private Sector: Long-term property owner makes additional improvements/investments and operates site.

The Bipartisan Infrastructure Law (BIL)

- Provides \$1.5 billion in additional Brownfield program funding
- The largest single investment ever in US Brownfields infrastructure
- Objective of creating **154,000 jobs** and stimulating **\$30 billion** in public/private funding



ASSESSMENT GRANTS

- Develop inventory, site characterization, assessment, cleanup and area wide planning, community engagement.
 - Community-Wide
 - Funding: up to \$500,000
 - Project Period: up to 4 years
 - Coalition (Led by State, county, tribe, regional council)
 - Funding: up to \$1,200,000
 - Project period: up to 4 years



CLEANUP GRANTS

- Funding to carry out cleanup activities at one or more brownfield sites.
- **Must own** the site(s) at the time of application.
- While funded under Bipartisan Infrastructure Law, a cost share is not required. (Usually 20%)
- Funding: An applicant may request
 - up to \$500,000, or
 - up to \$2 million, or
 - up to \$4 million.
- Project Period: up to 4 years



REVOVING LOAN FUND GRANTS

- Revolving Loan Fund (RLF) grants provide funding for capitalizing an RLF program.
 - Provides loans and subgrants to eligible entities to carryout cleanups.
 - A successful program “revolves” by generating program income which is then used to make additional loans and subgrants.



- Funding: An eligible entity or coalition may apply for up to \$1 million
- Project Period: Initially 5 years.

2024 Grant Announcement and FY25 Solicitation

In May 2024, 180 communities were selected nationwide to receive 183 grant awards for a total of \$233 million in funding for Brownfields Multipurpose, Assessment, and Cleanup (MAC) Grant programs.

FY25 Brownfields Assessment, Revolving Loan (RLF), and Cleanup grant applications due November 14, 2024.



TARGETED BROWNFIELD ASSESSMENTS (TBAs)

EPA provides environmental assessments and cleanup planning free of charge to communities and non-profits

- Services include Phase I/Phase II site assessment and cleanup planning
- Applications accepted year-round. Contact R7_Brownfields@epa.gov
- Significant increased TBA funding available
- An easy way for communities to get involved in brownfield redevelopment.



DIRECT TECHNICAL ASSISTANCE

- Assistance from EPA consultants for existing brownfield projects
- Assistance includes community visioning and engagement, site design, market studies, and project financial planning
- Project proposals accepted in six-month increments.
- Significant increased funding through BIL for direct technical assistance



Kansas State University Technical Assistance for Brownfields

- Help identifying and **inventorying** brownfields
- Strategic **planning** and redevelopment **visioning**
- Economic feasibility **analysis**
- Educational **workshops** and **webinars**
- Community **outreach**
- Help identify **funding** sources
- **Review** of grant applications
- Help finding and evaluating **environmental consultants**
- **Review** of plans and technical reports
- Fact sheets and **information**
- Other assistance, as needed and agreed upon



Heartland Environmental Justice Center

A Thriving Communities Technical Assistance Center

The Heartland Environmental Justice Center supports individuals and organizations who serve in communities that are experiencing environmental injustice across Iowa, Kansas, Missouri, Nebraska, and adjoining Indigenous Nations.

Custom Support for;

- Grant Development
- Education and Outreach
- Community Assistance
- Technical Expertise
- Networking & Coalition Building











Greenhouse Gas Reduction Fund \$27 Billion

National Clean Investment Fund - \$14 Billion

The three grant recipients are establishing national clean financing institutions that deliver accessible, affordable financing for clean technology projects nationwide. Partnering with private-sector investors, developers, community organizations, and others to deploy projects and mobilize private capital at scale.

- Climate United Fund
- Coalition for Green Capital
- Power Forward Communities



Greenhouse Gas Reduction Fund \$27 Billion

Clean Communities Investment Accelerator - \$6 Billion

5 recipients selected to establish hubs that provide funding and technical assistance to community lenders working in disadvantaged communities.

Focus on **distributed energy generation and storage, net zero emission buildings, and zero emission transportation.**



Greenhouse Gas Reduction Fund \$27 Billion

Solar For All - \$7 Billion

Grant recipients create new or expanded low-income solar programs.

Missouri, Environmental Improvement and Energy Resource Authority (EI ERA) - \$159,120,00.

Kansas, Growth Opportunity Partners. Multi-State - \$156,120,000.

Nebraska, Center for Rural Affairs - \$62,450,000.



Community Change Grants

\$2.8 Billion

2 Tracts:

1. Community Driven Investment for Change Objectives, and
 2. Meaningful Engagement for Equitable Governance
- Community Based Organizations CBO(s) plus partners, such as local government and educational institutions.
 - Deadline – 11/21/24
 - \$10-\$20 million per project
 - 150 projects total
 - 21 projects announced 7/25/24



Community Change Grants

Themes from Recently Awarded Grants;

New on-site wastewater system in disadvantaged community; expansion of free micro-transit shuttle service; electrification of buses; home weatherization; community solar; addition of solar panels to homes; workforce development involving green energy; expansion of tree canopy; green infrastructure; establishment of community cooling center; 300 e-bikes; EV chargers; reduction of indoor air pollution; new trail system.





Environmental Justice Thriving Communities Grantmaking Program

\$600 Million

11 Grant Makers were selected in December 2023.

Will serve as pass-through entities nationwide for assessment, planning, and project development activities.

Region 7 grant maker is [Research Triangle Institute](#).

Subgrants are expected to become available by Fall 2024.



Environmental Justice Thriving Communities Grantmaking Program

Community-based nonprofit organizations, local governments, institutions of higher education, and other eligible organizations will be able to apply for subgrants through three concurrent tiers.

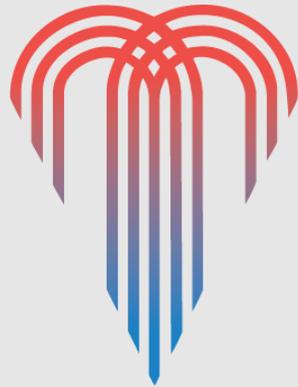
- Tier One will consist of subgrants for \$150,000 for assessment,
- Tier Two will consist of subgrants for \$250,000 for planning, and;
- Tier Three will consist of subgrants for \$350,000 for project development.



Environmental Justice Thriving Communities Grantmaking Program

- Environmental Issues Subgrantees Can Address;
 - Air quality & asthma.
 - Fence line air quality monitoring.
 - Monitoring of effluent discharges from industrial facilities.
 - Water quality & sampling.
 - **Small cleanup projects.**
 - Improving food access to reduce vehicle miles traveled.
 - Stormwater issues and green infrastructure.
 - **Lead and asbestos contamination.**
 - Pesticides and other toxic substances.
 - Healthy homes that are energy/water use efficient and not subject to indoor air pollution.
 - **Illegal dumping activities**, such as education, outreach, and small-scale clean-ups.
 - Emergency preparedness and disaster resiliency.
 - Environmental job training for occupations that reduce greenhouse gases and other air pollutants.
 - Environmental justice training for youth.





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

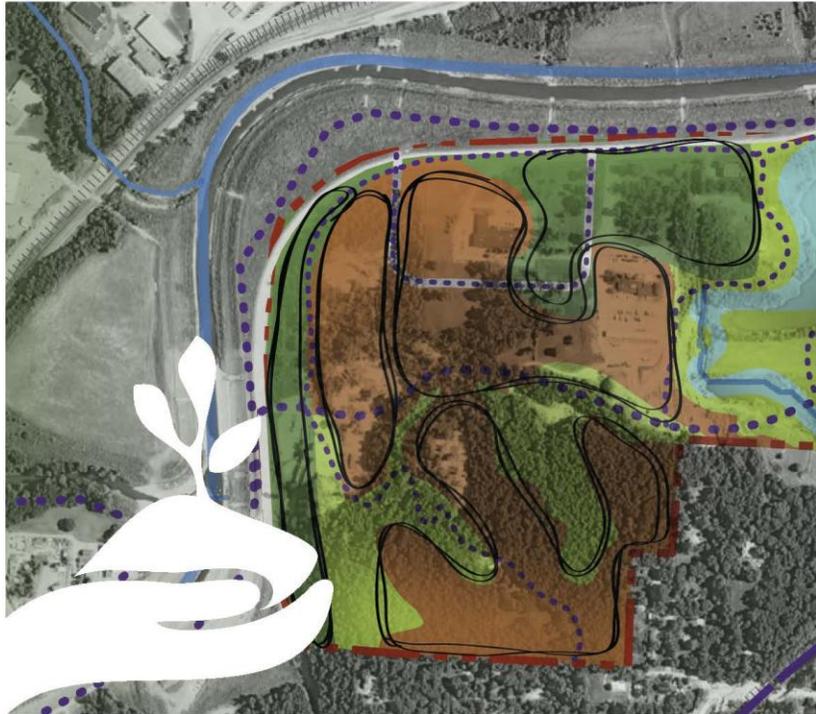
**Municipal Farms Brownfields
Kansas City, Missouri**

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

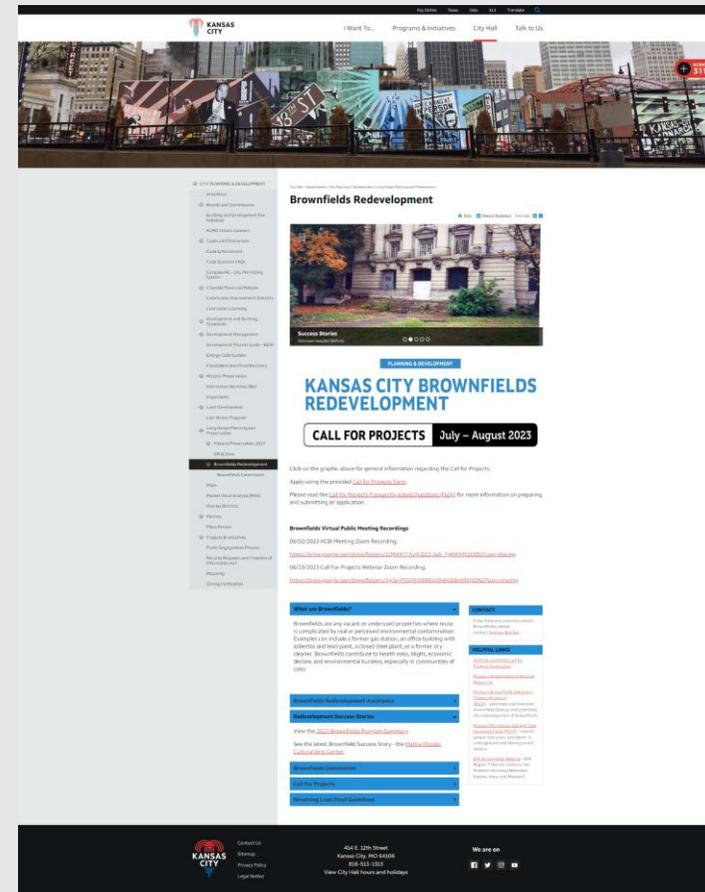
THE MUNICIPAL FARM
SUSTAINABLE REUSE PLAN





KCMO www.kcmo.gov/brownfields

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



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



- **INTRODUCTION**
- **TO STEADFAST CITY**

•HOW WE CAN HELP

•SITE SELECTION & ECONOMIC INCENTIVES SERVICES



•Site Selection

- Identify optimal communities through educated, in-depth analysis of location-based factors
- Market assessments:
 - Current & Future Labor Supply
 - Labor Cost / Wage Rates
 - Tax / Economic Incentives Analysis Real Estate Market Analysis Transportation & Infrastructure Evaluation
 - Overall Business Climate



•Business Incentives

- Maximize incentive value for companies to support / offset cost of:
 - Facility Expansion and/or Renovations
 - Facility Relocation
 - Workforce Growth
 - Other Capital Investments/Projects
- Identify, negotiate, and secure best possible federal, state, local, and utilities incentives package



•Real Estate Incentives

- Serve small regional development teams up to large national firms
- Guide clients through processes to engage cities, public, and other constituents, including:
 - Entitlements & Public Approvals
 - Stakeholder Outreach & Community Engagement
 - Development Agreements
 - Labor Market Studies and Analytics Feasibility
 - Studies / Market Needs Assessment
 - Administration / Compliance

•HOW WE CAN HELP

•ECONOMIC INCENTIVES TO KNOW (MISSOURI)

•Chapter 100

•Authorizes cities and counties to issue industrial development bonds to finance commercial facilities and equipment, and to offer real and/or personal property tax abatement, sales tax exemption on construction materials, and sales tax exemption on personal property.

•Eversgy EDR (KC Region)

•The Eversgy Economic Development Rider (EDR) offers a discount on a company's electric rate over 5 years:

- Year 1 - 25%
- Year 2 - 20%
- Year 3 - 15%
- Year 4 - 10%
- Year 5 - 5%

•Missouri Works

•Offered through Missouri DED, this program allows for the retention of Missouri state withholding taxes of new, full-time jobs added (in Missouri) as part of the project. Company must meet a minimum new job threshold, average county wage and insurance requirements.

•Ameren EDI

•(St. Louis Region)

•The Ameren Economic Development Incentive (EDI) offers up to a 35% rate reduction for five (5) years on a company's newly added load. Requirements include a 300+ on-peak kW load and 45% annual load factor. Companies must also qualify for at least one other state or local incentive in order to be eligible.

•Missouri One Start

•Missouri's training incentive, it provides companies with customized recruitment assistance, and resources/funding to train and upskill new and existing employees.

•Other Incentives:

- Tax Increment Financing (TIF)
- Community Improvement District (CID)
- Transportation Development District (TDD)
- Historic Tax Credits (HTC)
- Development Tax Credits:
 - New Markets Tax Credits
 - Missouri Development Finance Board
- Business Energy Efficiency Programs
- Chapter 353 (Blight)
- Opportunity Zone

•HOW WE CAN HELP

•ECONOMIC INCENTIVES: THE PROCESS

•1. Position



- Engage with client & collect data related to project:
 - •Capital investment
 - •Job creation
 - •Training costs
 - •Utility estimates
- Create a “pitch deck” about the project detailing investment and framing up benefits for the City/State
- Meet with City, State, and government officials, and utility companies to gauge support for the project and use of incentive programs
- Completion of incentive applications
- Production of feasibility assessment/model for client

2. Negotiate



- Follow up discussions with local government officials regarding job creation, timeline, capital investment, etc. to negotiate incentives
- Additional preparation of models, applications, etc.
- Represent client in testimony at public hearings to secure incentives needing legislative approval
- Finalization of incentive package acceptable to the Client
- Successful government legislative approval and/or legal contractual approval of incentive package

3. Approve / Comply

- Work with client to complete additional documentation and assist with reporting obligations of incentive programs to maintain the monetary benefit
- Reporting may include:
 - •Filing requisitions Job tracking
 - •Community benefits reporting

•HOW WE CAN HELP

•KEY NOTES

- •Earlier engagement is better
- •Multiple sites creates leverage
- •Capital investment & job creation = incentives
- **NO PUBLIC ANNOUNCEMENTS**