

THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Lee's Summit (the City) is a general purpose unit of government and eligible for brownfields funding.

2. Previously Awarded Cleanup Grants

The Downtown Market Plaza Site (Site) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City is the sole owner of the proposed site. The Site consists of four contiguous parcels: 200 SE Johnson Street was purchased, fee simple, on December 19, 2019. The City purchased, fee simple, the three parcels at 208 SE Johnson Street, 201 SE Green Street and 205 SE Green Street on December 27, 2019.

5. Basic Site Information

- a. Name of the Site:** Downtown Market Plaza
- b. Address:** 200 SE Johnson Street, 208 SE Johnson Street, 201 SE Green Street and 205 SE Green Street (contiguous on same city block); total 2.27 acres.
- c. Current Owner:** City of Lee's Summit, Missouri 64063

6. Status and History of Contamination at the Site

- a. Nature of Contamination:** The Site is contaminated by hazardous and petroleum substances.
- b. Operational History and Current Uses of the Site:** According to historical resources, the Site was initially developed for residential usage, limited light industrial use and commercial use. Historic development has included auto repair, printing, furniture store, chemical company, ice house/company and retail. The land parcel with the address of 201 SE Green Street includes two buildings and the foundation of a third building that was most recently occupied by an automotive repair service (built in 1957). These structures also include a former Ice House Building is also located at this address (currently vacant, built in 1896). The land parcel addressed as 205 SE Green Street includes two buildings, most recently occupied by a retail store, warehouse and a church office (built in 1960). The land parcel addressed as 208 SE Johnson Street is currently an asphalt parking lot. The land parcel at 200 SE Johnson is an undeveloped grass covered lot; a small asphalt pad is located at the northwest corner of this parcel. The Site has been vacant since the City's acquisition of the property.
- c. Environmental Concerns:** Environmental concerns at the Site consist of asbestos containing building materials, heavy metals and total petroleum hydrocarbons.
- d. How the Site was Contaminated and Nature and Extent of Contamination:** Building structures at the Site became contaminated due to the prevalent use of asbestos-containing materials in construction projects at the time the structures were built. Asbestos-containing materials have been identified in the block filler (Building 205), floor tile and mastic (Building

203) and mastic (Building 201). The type of asbestos-containing materials found include Category I non-friable materials and Regulated Asbestos Containing Materials. In addition, lead-based paint has been identified on multiple doors and overhead doors. Underutilization and deferred maintenance have contributed to the overall decay of the Site structures. Elevated lead, total petroleum hydrocarbons and volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) have been found in surface soils, subsurface soils and groundwater. Lead contamination in soils is above residential risk levels at 200 SE Johnson and will require remediation. Additional assessment and soil management will determine the final areas for required soil and soil vapor mitigation.

7. Brownfields Site Definition

The City affirms that the Site is: a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to jurisdiction, custody or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Phase I Environmental Site Assessments (ESAs) were completed for the City in 2011 and in 2019, prior to acquisition. The Phase I ESAs were completed in compliance with both the All Appropriate Inquiries Final Rule and ASTM E1527. Phase II Environmental Site Assessments were completed for the City in 2012 and 2019. The Phase II investigations included: a) subsurface investigation of soils and groundwater; and b) inspection and sampling for asbestos-containing materials and other regulated materials.

9. Enforcement of Other Actions

There are no known ongoing or anticipated environmental enforcement actions or other actions related to the Site for which Brownfields Grant funding is sought.

10. Sites Requiring a Property-Specific Determination

No property-specific determination is necessary. The Site is not the subject of a CERCLA removal action or any administrative or legal process pursuant to other federal environmental laws and regulations.

11. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility- Hazardous Substance Sites

CERCLA §107 Liability: The City affirms that it is not potentially liable as a past or current owner or operator of the Site, or as a generator of hazardous substances related to the Site. Furthermore, the City affirms that it is not a potentially liable party because the City's acquisition of the Site meets the requirements of the bona fide prospective purchaser liability exemption (CERCLA §101 (40)).

12. Cleanup Authority and Oversight Structure

a. Cleanup Oversight: The Missouri Department of Natural Resources (MDNR) has regulatory oversight of environmental cleanup, including asbestos and lead abatement projects in the state of Missouri. The MDNR will certify all environmental cleanup and abatement at the Site has been completed in accordance with applicable regulations. The City will, consistent with the

competitive procurement provisions of 40 CFR Part 30, contract with a qualified environmental consultant to conduct the environmental cleanup and abatement and assist with cleanup oversight.

b. Adjacent Property Access: The Site is surrounded by public right-of-way access (streets and sidewalks). The City believes it will have sufficient access to complete all cleanup activities. Nonetheless, the City shall obtain access to any adjacent properties, as necessary, in order to complete remediation activities.

13. Community Notification

In order to gain the widest possible community notification, the City requested public discussion and notification from the City of Lee's Summit City Council. The November 16, 2021 City Council meeting served as the public meeting for discussion of this grant proposal. Notice of the City's intent to apply for cleanup grant assistance for the Downtown Market Plaza Site was included in the November 16, 2021 City Council Agenda. A draft copy of this cleanup grant proposal was provided to the City Clerk's office, prior to the public meeting, for public review. An ad was placed in the Lee's Summit Tribune newspaper on November 6, 2021. Attached to this proposal are a) a copy of the ad and City Council agenda demonstrating public notification and solicitation of comments on the proposal b) summary of the comments received (no comments were received), c) the City's response to comments (no comments were received) and d) meeting notes and sign-in sheet.

14. Statutory Cost Share

The City's 20 percent match requirement will be met through cash funds held by the City and in-kind services from professional staff. This match contribution will be used for eligible and allowable activities, as approved by the USEPA. In-kind services from the City's urban redeveloper, bookkeeper, attorney, facilities manager and other professional staff will also be contributed as a match for a total of approximately \$40,000.

15. Waiver of the \$500,000 Limit

Not Applicable

16. Named Contractors and Subrecipients

Not applicable

IV.D. Narrative Information Sheet

1. Applicant Identification

City of Lee's Summit
220 Southeast Green Street
Lee's Summit, Missouri 64063

2. Funding Requested

a. Grant Type

Single Site Cleanup

b. Federal Funds Requested

- i. \$200,000
- ii. No request for waiver of cost share.
- iii. No request for waiver of grant limit.

3. Location

Lee's Summit
Jackson County
Missouri

4. Property Information

The Site consists of multiple contiguous parcels: 200 SE Johnson Street, 208 SE Johnson Street, 201 SE Green Street and 205 SE Green Street in Lee's Summit, Missouri, 64063.

5. Contacts

a. Project Director

Dawn Bell
Project Manager, Development Center
220 SE Green Street, Lee's Summit, MO 64063
Phone: 816.969.1242
Dawn.Bell@cityofls.net

b. Chief Executive/Highest Ranking Elected Official

Mayor William A. Baird
220 SE Green St., Lee's Summit, MO 64063
Phone: 816.969.1010
wbaird@cityofls.net

6. Population: 101,108

7. Other Factors

Applicable other factors include: secured firm leveraging commitment ties directly to the project and will facilitate reuse. The Site has secured public funding available for redevelopment

Letter from State or Tribal Environmental Authority

A current letter from the MDNR, the state environmental authority in Missouri is attached to this application.

8. Releasing Copies of Applications

Not applicable.

DRAFT

IV. E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Once known as the small, 11-block Town of Strother in the 1800's, Lee's Summit, Missouri has expanded into a thriving community covering over 65 square miles in the Kansas City metropolitan area. The history of Lee's Summit is filled with the tragedies and triumphs of courageous people who have never faltered in their dream of creating a city that will continually progress and prosper. The City and downtown business district have burned to the ground twice, once during the Civil War and again in 1885. By the 1900's, the City was growing and shifting development practices to accommodate automobiles. Former President Harry Truman spent time in Lee's Summit and was responsible for paving key roads in the area, including Lee's Summit Road in the 1920s. Like most suburban communities, Lee's Summit's population exploded during the post-World War II economic expansion. Between 1950 and 1960, the population nearly tripled and now stands at over 100,000 people. Lee's Summit's small town atmosphere and proximity to Kansas City has made it an increasingly appealing place to live and work. Commerce and light industry at the heart of our downtown has fluctuated from integral downtown industry to less beneficial and less compatible uses (automotive repair and vacant properties). With an emphasis on history and community, the City has worked with stakeholders to create a redevelopment plan for the Downtown Market Plaza Site and surrounding area that will provide a permanent home for the Lee's Summit Farmer's Market, an arts and cultural space, enhance walkability and greenspace and revitalize a blighted and underutilized city block. The Downtown Market Plaza redevelopment project will serve the sensitive populations in close proximity to downtown and the entire Lee's Summit community.

ii. Description of Proposed Brownfield Site

The Downtown Market Plaza site consists of 2.27 acres on one city block. According to historical resources, the Site was initially developed for residential usage, limited light industrial use and commercial use. Historic development has included auto repair, printing, furniture store, chemical company, ice house/company and retail. The land parcel with the address of 201 SE Green Street includes two buildings most recently occupied by an automotive repair service (built in 1957). These structures also include a former Ice House Building is also located at this address (currently vacant, built in 1896). The land parcel addressed as 205 SE Green Street includes two buildings, most recently occupied by a retail store, warehouse and a church office (built in 1960). The land parcel addressed as 208 SE Johnson Street is currently an asphalt parking lot. The land parcel at 200 SE Johnson is an undeveloped grass covered lot; a small asphalt pad is located at the northwest corner of this parcel. The Site has been vacant since the City's acquisition of the property.

Building structures at the Site became contaminated due to the prevalent use of asbestos-containing materials in construction projects at the time the structures were built. Asbestos-containing materials have been identified in the block filler (Building 205), floor tile and mastic (Building 203) and mastic (Building 201). In addition, lead-based paint has been identified on multiple doors and overhead doors. Underutilization and deferred maintenance have contributed to the overall decay of the Site structures. Elevated lead, total petroleum hydrocarbons and volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) have been found in surface

soils, subsurface soils and groundwater. Lead contamination in soils is above residential risk levels at 200 SE Johnson and will require remediation. Additional assessment and soil management will determine the final areas for required soil and soil vapor mitigation.

a. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

In April 2013, Lee's Summit voters approved a \$2,898,000 general obligation bond for constructing and rehabilitating public facilities for cultural arts, including improvements to the Legacy Park Amphitheater, rehabilitating the former city hall building, and the creation of a downtown performance and festival space.

The proposed improvements were based on the 2007 Cultural Arts Plan and 2012 Cultural Facilities Master Plan. These projects were also supported by goals in the Quality of Life Key Performance Area of the strategic visioning document LS360: Charting Tomorrow, and the Mayor's Cultural Facilities Task Force.

The initial proposed location of the downtown performance and festival space was limiting and there was a desire by the downtown merchants to combine this amenity with a permanent farmer's market pavilion (also recommended in the 2004 Downtown Master Plan). An alternate site near Southeast Green Street and Southeast Third Street was selected and the City began the process of assembling property that will allow a combination of private investments and public facilities/space that could meet several goals of the 2004 Downtown Master Plan.

The City conducted environmental assessments on the properties prior to their purchase in December 2019. The environmental assessments identified the presence of impacts that require remediation prior to development of the project. The remedial efforts include the removal of asbestos containing material prior to building demolition, and removal of impacted soil on the property.

ii. Outcomes and Benefits of Reuse Strategy

The overall redevelopment plan will benefit the community in the following ways:

- **Removal of Health Risks-** Abatement and remediation will remove contaminants from the Site that poses health risks to future occupants, nearby sensitive populations, homeless persons and potential trespassers.
- **Blight Removal-** The cleanup project will make possible the demolition and removal of several site structures, thereby mitigating a significant source of visual and social blight for nearby residents and businesses.
- **Promotion of a Vibrant Community-** Through the cleanup of this integral site, the City, and local stakeholders will encourage a vibrant civic space and mixed-use community consistent with Smart Growth principles, economic diversity and a pedestrian friendly environment. The community will also gain access to healthy foods with the permanent location of the farmer's market at the Site.

The redevelopment of the Site is expected to be a catalyst to other commercial and residential developments in the larger downtown area. As this and other projects come on line, local businesses, workers and residents will benefit from significant new economic opportunity.

- **Increased Tax Base and Property Values-** The project is expected to improve property values, expand the local tax base and enable the City and local businesses to provide better services.
- **Live/Work Opportunities-** Revitalization of the larger downtown area will include important opportunities for live/work scenarios. The vision of the Lee's Summit Downtown Master Plan includes residential areas and community amenities that will support affordable housing and job opportunities in the target community. Supporting greater residential development will bring back families to the area.
- **Job Creation-** Overall implementation of the Downtown Market Plaza project will increase the commercial and retail business related employers in the project area. This increase in business will create jobs.

The Lee's Summit Comprehensive Plan and Downtown Master Plan stresses the importance of pedestrian connections and public spaces. The Site will contribute to these connections and provide for:

- **Reduced Resource Consumption-** Redevelopment of the Site will indirectly reduce the consumption of 'greenfields' by reusing existing urban property. The additional density and infill sparked by this project will also reduce the need for new public infrastructure. High density development and civic space extends the opportunity and feasibility of alternative and reduced energy methods of transportation (i.e. pedestrian and public transit).
- **Construction Debris Reuse-** The City has recently received grant funding for a private sector partner to create construction and demolition debris recycling on City property. Reuse of building materials will reduce disposal into a landfill and support lower building material costs for other projects.

b. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

ii. Use of Existing Infrastructure

Sufficient infrastructure exists, including transportation, utilities, and community services that can be repurposed to support the desired infill development and adaptive reuse opportunities at the Site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

This cleanup grant will abate and help remove the public health hazards associated with the Site and site structures. Removal of the blighted structures and remediation of contaminated soil is instrumental to the success of the larger Downtown Market Plaza development strategy which promotes and plans for a catalyst reinvestment in downtown Lee's Summit. The City took on this project in order to set a standard for the appropriate environmental due diligence, effective cleanup and beneficial reuse.

i. Community's Need for Funding

Even in less challenging times, the City has very little funding available for cleanup of brownfield sites. Without additional supports and revenues (grants, etc.), funding uncertainties could create delays or cancellations of various redevelopment initiatives at the Site and surrounding downtown districts. The community surrounding the Site represent some of the

poorest and most underserved populations in our community; resulting in long-term disinvestment. According to the US Census, 36% of the community live below the poverty threshold in this portion of our community. The concentration of distressed or underutilized properties in the Lee's Summit downtown district creates hurdles for traditional investment as public and private sector development try to overcome environmental issues. In addition, non-profit partners working on, food security challenges and the development of greenspace, simply do not have the extra funding to overcome the environmental challenges at the Site or surrounding area. Without EPA funding to fill the gaps, these properties will remain underutilized and blighted.

ii. Threats to Sensitive Populations

1) Health and Welfare of Sensitive Populations

The neighborhoods surrounding the Site experience higher levels of low income populations, minority populations and young and old populations compared to the rest of the City and when compared to the EPA Region. According to the EJ Screen Census Data, the ½ mile radius around the Site is 19% minority and 44% low income; putting the area in the 66th and 75th percentile for these populations when compared to the EPA Region. More than 60% of the immediate area surrounding the site is renter occupied (US Census). Some of our community's most vulnerable populations are routinely impacted by a lack of services and employment opportunities, infrastructure, blight and regional environmental issues. Brownfields funding at the Site will be a catalyst for investing back into the community through civic projects, the creation of greenspace, the creation of a local farmers market and private sector development. Once redeveloped, the Downtown Market Plaza will also support employment opportunities for these sensitive populations.

2) Greater than Normal Incidence of Disease or Adverse Health Conditions

The Food Access Research Atlas, Economic Research Service, United States Department of Agriculture, shows that 82.2% of Lee's Summit residents lack access to healthy food or live more than ½ mile from the nearest supermarket, supercenter, or large grocery store. According to the City Health Data dashboard, the City has a walking score of 19.6 compared to 41.3 for other reported communities. Lack of physical exercise and healthy food can create poor health outcomes. According to the PLACES Project, Centers for Disease Control and Prevention, 26.5% of Lee's Summit adults report high blood pressure, 30.2% of adults are obese and 10.4% of adults reported frequent physical distress (physical health not good for greater than 14 days of 30 days). Adding civic amenities, like those proposed in the Downtown Market Plaza project, will increase the walkability score and provide health benefits to the community.

3) Promoting Environmental Justice

EJ Index Categories	TAs vs.
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	EPA Region 7 (percentile)
PM 2.5	68
Ozone	67
Superfund Proximity	58
Risk Management Plan Proximity	74
NATA Respiratory Hazard Index	64
NATA Air Toxic Cancer Risk	65

The community within the ½ mile radius surrounding the Downtown Market Plaza Site has a disparate amount of environmental challenges measured against indicators throughout the State of Missouri and EPA Region 7. The impacts focus largely on traffic proximity and air pollution. The EPA Environmental Justice (EJ) screening tool combines environmental and demographic indicators to create EJ index categories. The tool then compares these categories across geographic regions (**higher percentile indicates a greater EJ impact for sensitive populations**). The

population surrounding the Site are **among the vulnerable in the region** for exposure to environmental risk indicators affecting EJ populations (above 60th-70th Percentile, across nearly all categories). As is indicated by the EJ Screen, many residents live close to current or former industrial operations and with poor air quality. The disadvantaged community closest to the Site rank amongst the high in comparison to the wider EPA Region 7 for proximity to traffic and air pollution, directly linking their risk to environmental factors to the industrial legacy of the region and air emissions. Cleanup and redevelopment of the Site will support the wider mitigation of these environmental risks by providing healthy foods and community space/programming in a walkable and accessible form.

b. Community Engagement

i. Project Involvement

The City currently partners with various public, private and non-profit agencies to foster redevelopment planning and programming, solve environmental challenges and strengthen urban neighborhoods. The City prides itself on the transformative community groups that collaborate to improve the health and vitality of residents and the environment. These representative partners have a vested interest in the Site’s renewal and sustainable growth.

ii. Project Roles

Partner Name	Point of Contact	Specific Involvement/Assistance

iii. Incorporating Community Input

The City recognizes the importance of engaging the community to facilitate decision-making and project success. The City, representatives from the above-mentioned community partners, residents and businesses will meet in initial kick-off meetings and then at least quarterly thereafter. These meetings will focus on receiving input from the community, sharing information and explaining the brownfields process and next steps.

Online tools will also be used to send and receive information. Websites and social media will describe cleanup efforts, promote engagement opportunities and showcase opportunities for community input. The City will also communicate with the community through gatherings and meetings, non-profit groups, newsletter mailings, websites, social media, and other

communication tools. All written outreach materials will be made available in English and Spanish. The proposed outreach tools are appropriate for the community, as Lee’s Summit has used these communications methods with previous success to engage with stakeholders.

Through the COVID-19 pandemic, the City has regularly provided for virtual meetings or socially distanced meeting spaces. We are committed to fully engaging our on-line platforms and community spaces to provide for meeting alternatives in the event of social distancing or other restrictions as a result of COVID-19.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Previous environmental assessment at the Site indicates that the following clean-up activities will be needed prior to redevelopment:

- Elevated lead and petroleum in the subsurface, requiring removal and disposal of soil and a soil management plan.
- Abatement of asbestos and lead-based paint during demolition of existing buildings,
- Vapor mitigation in basement of Ice House Building (if the building is retained for future use).

b. Description of Tasks/Activities and Outputs

Task 1: Grant Management
<p>i. Project Implementation: Management, execution and administration of the grant and cooperative agreement and reporting. This task will also include the procurement of a qualified environmental professional (QEP). Travel for two staff (food, lodging, transportation) to the National Brownfields Conference.</p> <p><u>Cost Allocations:</u> <i>Cost Share</i>-City will contribute in-kind staff time over the grant period (\$5,000). <i>Contractual</i>-Approximately 60 hours of QEP support at \$165/hour, \$10,000. <i>Travel</i>-\$3,000 estimated for food, lodging and transportation for two staff to attend the National Brownfields Conference and other training opportunities.</p>
ii. Anticipated Project Schedule: Ongoing. Grant Reporting to take place quarterly.
iii. Task Lead: City with QEP support.
iv. Outputs: Up to 12 EPA quarterly reports, MBE/WBE forms, ACRES database entries, and other support necessary to maintain compliance with EPA cooperative agreement terms and conditions. Qualifications based selection of QEP. Travel to the National Conference and/or other training.
Task 2: Community Involvement
<p>i. Project Implementation: City staff, community partners and the QEP will create a community involvement plan to plan for and document public participation activities around the Site cleanup and redevelopment. The City will communicate through quarterly meetings, websites, social media and newsletters.</p> <p><u>Cost Allocations:</u> <i>Cost Share</i>-City will contribute in kind staff time over the grant period. (\$5,000). <i>Supplies</i>- \$1,000 for print materials and meeting space <i>Contractual</i>-Approximately 60 hours of QEP support at \$165/hour, \$10,000</p>
ii. Anticipated Project Schedule: Beginning 2 nd Quarter, quarterly for grant period
iii. Task Lead: City, with support from QEP and community partners

<p>iv. Outputs: A Community Involvement Plan. Up to 12 quarterly outreach meetings, newsletter/marketing materials and or individual stakeholder meetings. Participation of stakeholders will be tracked. Virtual or alternative community outreach if needed.</p>
<p>Task 3: Cleanup Planning and Additional Assessments</p>
<p>i. Project Implementation: The QEP will submit a Programmatic Quality Assurance Project Plan (QAPP) and site-specific Field Sampling Plan (FSPs) to EPA prior to conducting any environmental sampling under this task. Additional Phase II ESAs and or hazardous building materials surveys will be completed as part of this task. This task will apply both to identified priority sites and newly identified priority sites.</p> <p>Cost Allocations: <i>Cost Share</i>-City will contribute in kind staff time over the grant period. (\$5,000) <i>Contractual</i>- Soil management plans, environmental oversight, analysis of brownfields cleanup alternatives. Assessment of latent conditions (\$45,000)</p>
<p>ii. Anticipated Project Schedule: Beginning 2nd Quarter of Year 1</p>
<p>iii. Task Lead: City, project partners, QEP support</p>
<p>iv. Outputs: Soil Management Plan, ABCA, additional Phase II ESA (as needed). Assessment will be tracked and reported in ACRES and reports.</p>
<p>Task 4: Cleanup Oversight</p>
<p>i. Project Implementation: Cleanup oversight will be completed by qualified experts.</p> <p>Cost Allocations: <i>Cost Share</i>-City will contribute in kind staff time over the grant period. (\$5,000) <i>Supplies</i>- \$1,000 for print materials, public notifications and advertising <i>Contractual</i>-Cleanup oversight and documentation (\$15,000)</p>
<p>i. Anticipated Project Schedule: Beginning 4th Quarter of Year 1</p>
<p>iii. Task Lead: QEP, City and community partners</p>
<p>iv. Outputs: Oversight documentation</p>
<p>Task 5: Remediation</p>
<p>i. Project Implementation: Cleanup will be conducted across the Site. Costs include excavation/disposal/transportation of contaminated soils and replacement with clean fill topsoil and mulch (as appropriate for the site reuse) and abatement of ACM and LBP in structures. These activities will be conducted by QEPs. Key tasks include cleanup planning documents (health and safety plan, QAPP, ABCA, remediation activities, soil excavation and disposal, backfill, stormwater controls and temporary site fencing.</p> <p>Cost Allocations: <i>Cost Share</i>-City will contribute in kind staff time over the grant period. (\$5,000.) In addition, the City will contribute set aside funding toward remediation (\$15,000) <i>Contractual</i>-\$130,000 based on initial estimates from environmental contractors</p>
<p>ii. Anticipated Project Schedule: Beginning 3rd Quarter of Year 1</p>
<p>iii. Task Lead: QEP, City, regulatory agencies</p>
<p>iv. Outputs: Cleanup completion and closure reports.</p>

c. Cost Estimates

Cost estimates including the City’s cost share are included in the budget table below. *Please note that cost allocations or unit costs for each task are included in the task table in the previous section.*

City of Lee’s Summit, Missouri
Downtown Market Plaza USEPA FY 22 Brownfields Cleanup Grant Proposal

Budget Categories		Project Tasks (\$)					Total
		Grant Management	Community Involvement	Cleanup Planning and Additional Assessment	Cleanup Oversight	Remediation	
Direct Costs	Personnel	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$30,000
	Fringe Benefits	-	-	-	-	-	-
	Travel	\$3,000	-	-	-	-	\$3,000
	Equipment	-	-	-	-	-	-
	Supplies	-	\$1,000	\$1,000	-	-	\$2,000
	Contractual	\$10,000	\$10,000	\$45,000	\$15,000	\$130,000	\$205,000
	Other	-	-	-	-	-	-
Total Direct Costs		\$18,000	\$16,000	\$51,000	\$20,000	\$135,000	\$240,000
Total Indirect Costs		-	-	-	-	-	-
Total Federal Funding		\$13,000	\$11,000	\$46,000	\$15,000	\$115,000	\$200,000
Cost Share		\$5,000	\$5,000	\$5,000	\$5,000	\$20,000	\$40,000
Total Budget (Direct + Indirect+ Cost Share)		\$18,000	\$16,000	\$51,000	\$20,000	\$135,000	\$240,000

d. Measuring Environmental Results

An established work plan, to be approved by EPA, will guide project results. The City will evaluate progress based on milestones identified in the work plan in order to keep tasks on track for completion. The City will document, through our internal GIS programs, the cleanup plans, remediation and the parcels that are successfully redeveloped. Each of these outcomes will also be tracked in EPA’s ACRES system and quarterly reporting to EPA. The City will also document community engagement, jobs created, greenspace created and the reuse of sites and structures. At the conclusion of the three-year grant period, a report summarizing the projects will be prepared and transmitted to EPA.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

ii. Description of Key Staff

iii. Acquiring Additional Resources

In addition to our in-house staff, the City will utilize highly qualified and experienced environmental consulting and environmental remediation firms to provide management assistance and to perform technical work components. This will be contracted to firms that have been procured under the standard procurement practices within the City and consistent with federal procurement requirements. The City has a current on-call environmental contract, effective through June 30, 2022 and available for a one-year renewal through June 30, 2023. This contract allows the City access to a variety of support opportunities, including impact delineation, cleanup planning, and cleanup oversight as needed.

b. Past Performance and Accomplishments

Have Not Received an EPA Brownfields Grant but have Received Other Federal or Non-Federal Assistance Agreements

1) Purpose and Accomplishments

2) Compliance and Grant Requirements

Throughout each federal grant awarded to the City of Lee's Summit, the City has complied with the Code of Federal Regulations (CFR), grant specific requirements, and the City's procurement policy in the purchase of goods and services. The City follows the Generally Accepted Accounting Principles (GAAP) for its internal processes. Financial reporting, and grant deliverables were completed and submitted on time and with the appropriate documentation of progress and completion.

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