Legislation Details (With Text)

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On agenda:	11/16/2021	**Final action:**	
Title:	Public Hearing: EPA Brownfields Grant Application for the Downtown Market Plaza Project		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. EPA Grant Application - Draft for Public Comments, 2. Environmental Remediation Budget Estimate		

Date	Ver.	Action By	Action	Result

Public Hearing: EPA Brownfields Grant Application for the Downtown Market Plaza Project

Issue/Request:
Public hearing to receive public input regarding the Brownfields Grant Application that the City is making to the Environmental Protection Agency for environmental remediation on the property included in the Downtown Market Plaza project.

Key Issues:
Meeting administrative requirements of the grant program by holding a meeting allowing public input. This public hearing will serve as the public meeting.

Background:
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 properties included in this development are 201 and 203 SW Green Street, and 200 and 208 SE Johnson Street.

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 building materials prior to building demolition, and removal of lead and petroleum impacted soil on the property. The City has identified the EPA Brownfields Grant as an opportunity to fund the remedial efforts required for this project and is requesting funding in the amount of $200,000.

Impact/Analysis:
The City will be required to provide a 20% match for grant funding, which will be met with the use of in-kind services to administer and manage the remedial efforts.

Timeline:
Grant applications are due December 1, 2021. Funding, if received, would likely become available in Quarter 2, 2022. Remedial efforts for the Downtown Market Plaza site are expected to occur in the second or third quarter of 2022, assuming that we are able to adhere to the schedule that was presented to the Council at the October 19, 2021 Council meeting. The grant funds remain available for a period of three years.

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