

Narrative Information Sheet

1) Applicant Identification

City of Springfield
840 Boonville Avenue
Springfield MO, 65802

2) Funding Requested

- a) Assessment Grant Type: Community-wide
- b) Federal Funds Requested: \$500,000

3) Location

- a) City of Springfield b) Greene County c) Missouri

4) Target Area and Priority Site Information

Target Area 1: Chase Street

- Census Tract 19 (29077001900) and Census Tract 55 (29077005500)
- Priority Sites:
 - **The Foundry** -202 W. Chase Street
 - **BNSF** -Railroad Right-of-way near Chase & Washington

Target Area 2: Grant Avenue Parkway

- Census Tract 1.01 (29077000101), Tract 5.02 (29077000502), and Census Tract 6 (29077000600), Census
- Priority Site:
 - 529 S. Grant – Old Kum N Go Gas Station

Target Area 3: Jordan Creek

- Census Tract 5.01 (29077000501) Census Tract 6 (29077000600)
- Priority Sites:
 - 1527 W. College flood plain only

5) Contacts:

a) Brownfield Project Director

Danny Perches, Assistant Director Economic Vitality Department
(417) 864-1028

Danny.perches@springfieldmo.gov

840 N. Boonville Avenue Springfield, MO 65802

b) Highest Ranking Elected Official

Ken McClure, Mayor

(417) 864-1651

Kmcclure@springfieldmo.gov

840 N. Boonville Avenue Springfield, MO 65802

6) Population

169,176 Source: 2020 Decennial Census

7) Other Factors

Information on the Other Factors	Page #
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% of the overall project budget will be spent on eligible reuse/area- wide planning activities, as described in Section I.B. , for priority site(s) within the target area(s).	10
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	n/a

8) Letter from the State of Missouri Department of Natural Resources

- See attached.

9) Releasing Copies of Applications

- Not applicable.



Michael L. Parson
Governor

Dru Buntin
Director

November 1, 2023

Danny Perches
City of Springfield: Economic Vitality Department
840 Boonville Ave.
Springfield, MO 65802

RE: Small Business Liability Relief and Brownfields Revitalization Act Environmental Protection Agency (EPA) Grants

Dear Danny Perches:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for Brownfield Community Wide Assessment Grant funding by the City of Springfield as authorized under the above-referenced Act. I further understand and acknowledge that, if you are successful in your grant application, the City of Springfield or any of its constituent agencies or agents intends to utilize such funds for eligible purposes pursuant to the above-referenced Act.

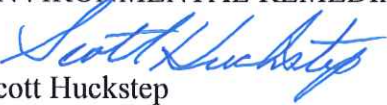
The City of Springfield Economic Vitality Department is applying for \$500,000 in Community Wide Assessment Grant funding to support the on-going redevelopment of vacant and underutilized properties. The City will use the grant funds to conduct Phase I & II Environmental Assessments, brownfields cleanup planning, and reuse planning in relation to targeted properties of suspected contamination issues.

This assessment grant would provide funding for the City of Springfield to continue to assess sites potentially contaminated with hazardous substances and/or petroleum and conduct cleanup planning to help facilitate remediation and redevelopment of these compromised properties. This grant would be available for use on eligible brownfields properties within the city limits. Priority is being given to underserved neighborhoods of the Chase Street, Grant Avenue Parkway and College and Kansas target areas. Funding will also be prioritized to properties available for City acquisition, and those in conformance with Forward SGF and any sub areas from that plan.

We expect the City of Springfield to enroll the cleanup site(s) in the Brownfields/Voluntary Cleanup Program (BVCP), and receive the benefits of our oversight program. Of course, we require that each site enroll separately in the BVCP. Nothing in this letter should be construed as automatic acceptance of the sites; standard enrollment procedures still apply.

Sincerely,

ENVIRONMENTAL REMEDIATION PROGRAM


Scott Huckstep
Chief
Brownfields/Voluntary Cleanup Section

SH:jrc



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of Target Area

The City of Springfield, located in the Ozarks region of southwest Missouri, spans 83 sq mi and is the geographic boundary for eligible brownfield activities. Springfield has a population of 169,176, according to the 2020 Census, making it the third largest city in Missouri. The city is the regional hub for medical care, features four universities and five colleges within city limits, Springfield is a significant educational, cultural, and employment center anchoring the region. The city is also considered the “Birthplace of Route 66,” founded by the U.S. Highway 66 Association in the late 1930s. Its natural beauty, access to resources, and unique location sets the city as the basecamp of the Ozarks, providing numerous opportunities for outdoor recreation. Many waterways call Springfield home, but impaired waters keep residents from fully experiencing these resources and amenities. The city faces many challenges given its long history of industrial uses adjacent to historic residential neighborhoods and environmentally sensitive areas such as riparian zones and karst topography. These characteristics make it particularly vulnerable to contamination affecting the entire ecosystem, from sinking streams and sinkholes providing a rapid route for unfiltered contaminants from the surface to the underlying groundwater. Urban streams inside city limits are on *Missouri Department of Natural Resources’ (MDNR)* due to polycyclic aromatic hydrocarbons (PAHs) in stream sediment. Potential sources of PAHs in stormwater including asphalt sealant, automobile-related sources, and legacy contamination. Springfield’s early economy and development were dependent on proximity to the railroad and this development pattern was concentrated around the urban core of the city surrounded by residential development. The prevalence of industrial pollution affects residents and businesses adjacent to these railroad corridors with contamination from heavy industrial factories, foundries, lumber treatment yards, coal uses, chemical manufacturing, and other rail centric uses. The switch to utilizing diesel power for rail travel and the decline of Route 66 added another layer of contamination and disinvestment resulting in numerous abandoned buildings, underground petroleum storage tanks, and other vehicle-centric uses which in turn led investment away from these once vibrant areas. This community-wide assessment grant is essential for determining environmental conditions, creating an inventory of brownfield sites, developing cleanup plans, and creating area-wide redevelopment plans to revitalize our economically distressed community. The City of Springfield, in conjunction with *Forward SGF*, the recently adopted 20-year comprehensive plan, identified **Chase Street (CT19 & 55), Grant Avenue Parkway (GAP) (CT 5.02, 1.01 & 6), and College & Kansas (CT 5.01 & 6)** as three target areas for this application. ii. Description of the Priority Brownfield Sites: **The Chase Street target area** is abundant with vacant railroad properties, fuel stations, and heavy industrial uses, including the **Steel and Iron Foundry at 202 W. Chase** and the **Burlington Northern Santa Fe (BNSF) Railroad site** directly east of the **Foundry**. The **Foundry** is a .82-acre site consisting of three buildings totaling 24,000 sq ft. An iron and steel foundry were located on this parcel adjacent to the enormous 13 track railyard. The **Foundry** is centrally located in the target area surrounded by BNSF railroad property to the south, west, and the east with single-family homes to the north. The **Foundry** was constructed in 1932 by Standard Electric Steel Castings and is currently occupied by a recycling facility that recycles pallets. *MDNR “Former Underground Storage Tanks Facilitates database”* shows that there are possible underground fuel storage tanks in the middle foundry building but the facility closed before implementation of the *2004 tanks Risk-based Corrective Action process*. EPA’s PEER platform states this site has a risk rating of 4-minor to moderate. With assistance from the Woodland Heights Neighborhood Board, city staff secured an access agreement for the **Foundry** site. The second site is owned by the **Burlington Northern Santa Fe (BNSF) railroad**. This **BNSF** site is approximately 5.62 acres and is utilized as railroad right of way. According to historical aerials and 1930 Sanborn fire maps, there were multiple buildings located at the northeast corner of the site including a paint shop, lumber yard, and rail storage area with two dedicated rail spurs and. This infrastructure was removed between 1954-1960. Bound by Chase Street to the north, Washington Avenue to the east, the **Foundry Site** to the west, and the BNSF tracks to the south with the *Jefferson Footbridge* terminating on this site. In 2016, the Footbridge closed due to structural concerns. The closure of the

footbridge created a 13-track-wide physical barrier separating the neighborhood from Commercial Street to the south. Directly northeast of this site are single-family residential dwellings. Since its closure, residents have been forced to walk over a quarter mile east or west to the nearest crossings with poorly lit underpasses on narrow roadways. Census tracts located within **Chase Street** are disproportionately impacted by transportation costs and rely heavily on biking, walking, and public transit. Historic disinvestment within the **Chase Street** target area correlates to the decline of the railroad system creating socioeconomic inequities, such as poverty rates in 94th percentile and unemployment rates in the 93rd percentile, according to the CEJST. Both sites are prime for redevelopment and have a significant amount of public investment nearby. Reed Junior High School, 1,000 ft from the target sites, is being rebuilt at a cost of \$59.4M and the *Jefferson Footbridge* recently received \$8M in state funding for rehabilitation. This grant will mitigate environmental contamination from railroad uses to improve the quality of life for residents and allow the neighborhood to capitalize on redevelopment opportunities. **529 S. Grant** is within the **GAP** target area. The old “Kum N Go” gas station is a .64-acre site, operated as a fuel station and drycleaning facility since 1970 until its closure in 2020. Before 1970 the site had single family residential homes. The site has a 4,800sqft commercial building with a laundromat, while the gas station portion remains vacant. Given the age of the structure, asbestos and lead paint may be present. Located across from Campbell Early Childhood Center and in the middle of the neighborhood surrounded by residential uses and a church. In 2020, the fuel pumps and canopy were removed; however, two 12,000-gal UST fuel tanks are present on site. Contamination from the historic drycleaning use is a concern since presence of solvents can threaten human health by contaminating indoor air or drinking water. Built prior to current stormwater standards, runoff is diverted quickly via the street system causing groundwater contamination as pollutants enter nearby Jordan Creek. The site is a priority due to potential impacts to surrounding residents, groundwater, and proximity to the Campbell School. Grant funding will address potential impacts to the surrounding area and creek. Site redevelopment will create a neighborhood retail hub that supports residents and provides more appropriate uses near the school. **1527 W. College** is within **College & Kansas**. This site is .96 acres and houses two structures built in 1946, consisting of 4,479 sq ft of commercial space. The site is at the corner of Kansas Expressway and College Street, serving as the eastern gateway into the West Central Neighborhood, Route 66, and Downtown Springfield. Historic land uses and Sanborn maps show this site was used for auto repair and salvage. The current use is a marine sale, repair, and salvage shop of old boats and engines. The site is surrounded by several brownfield sites including bulk oil stations, auto salvage and recycling, auto repair, a *MDNR* hazardous waste site area, and railroads. The nearby Jordan Creek is on *MDNR*'s impaired waters list despite many years of brownfield remediation upstream. This site is a priority due to its anchor location at a major intersection, is within the **Jordan Creek FEMA Floodplain**, is 1,000 feet from a legacy brownfield site at 321 N. Fort and is a priority trail. Redevelopment could spur revitalization east towards downtown and spark reinvestment into this corridor bringing new housing, employment, and recreation opportunities to this disadvantaged neighborhood. iii. Identifying Additional Sites: *Forward SGF*, future neighborhood planning, and sites identified in the *Grant Avenue Parkway (GAP) Corridor Plan & Redevelopment Plan* will be prioritized to realize the vision of *Forward SGF* and begin to regenerate our disinvested neighborhoods. The plan for identification of additional sites is to utilize *Goal 3.3 of Forward SGF-Target Resources Where Most Needed*. This grant will assist with investing in areas most in need and utilizing local data such as vacant buildings, disadvantaged census tracts, low income, crime, blight, foreclosures, and code enforcement cases, among others. Disadvantaged census tracts and at-risk variables will have a higher weight of prioritization ensuring additional site selection prioritizes our underserved and disadvantaged neighborhoods with the highest needs. Integration and use of the *KSU TAB BiT Inventory Tool* with the city's existing brownfields GIS Database allows for a more comprehensive process of identifying and tracking additional sites overlaid with the data sets mentioned above.

b.Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: Within the context of *Forward SGF*, Quality of Place is defined by the built environment and the community's

ability to provide amenity-rich neighborhoods and commercial districts. This includes supporting the development of complete neighborhoods, fostering stewardship, and creating a vital economy. Based on community engagement, the three target areas and priority sites specifically, will adhere to the overall vision, goals, and recommendations of *Forward SGF*. Quality of Place begins with healthy neighborhoods that host a range of diverse housing types, are connected by multi-modal facilities along with access to everyday goods and services. Target areas are located within Springfield’s most disadvantaged neighborhoods which represent a legacy of disinvestment contributing to a low quality of life. The concentration of low-income populations surrounding unknown environmental conditions disproportionately exposes these already disadvantaged neighborhoods who lack the means to address these hazards. The benefits of the assessment grant and potential redevelopment within these neighborhoods can help raise them out of poverty by creating jobs, quality affordable housing, and mitigating decades of environmental injustice. The **Foundry & BNSF priority sites** within **Chase Street’s** reuse strategy will have overarching goals from *Forward SGF* and the Mixed Use placetype which functions as an activity center providing a mix of residential, retail, maker & art spaces, office, urban agriculture, and entertainment. This high-level guidance provides a framework for **Chase Street** area planning through this grant that will shape redevelopment. The *Grant Avenue Parkway (GAP) Corridor Plan* was completed in conjunction with *Forward SGF* and adopted in November of 2022. **529 S. Grant** is in the **GAP** and all re-use strategies will adhere to the *GAP Plan and Regulations*. This site is planned as a local mixed-use neighborhood center and connection to the new 10-foot pedestrian trail, safely connecting the neighborhood to downtown, parks, and economic opportunities. Transformation of this priority site for mixed-use development will have immense health impacts to the Campbell School and nearby disadvantaged residents. **1527 W College** is part of the *College Street Corridor Plan*, the *West Central Neighborhood plan*, and is directly west of 25 years of past EPA brownfield assessment, cleanup, and public investment. This site is a City Corridor placetype which provides a wide range of shopping, service, entertainment, and employment destinations for residents. Redevelopment of this underutilized property could be multifamily or mixed-use which would increase activity and provide affordable housing options. City Corridors prioritize multi-modal connectivity, allowing low-income residents the ability access these services. Residents expressed the strong desire to increase neighborhood connections to the regional trail system during *Forward SGF* and the *West Central* planning process. Redevelopment should connect to existing trails, parks, and services to better serve disadvantaged residents. The area needs a strategic redevelopment plan to fully realize past planning efforts. Completing environmental assessments and area wide planning of these areas will increase the overall redevelopment potential and realize the goals of *Forward SGF* and the community.

ii. Outcomes and Benefits of Reuse Strategy: Target areas are within our most distressed urban neighborhoods plagued by intergenerational poverty and disinvestment. All target areas are served by existing utilities, vehicle & rail access, schools, and economic development incentives. Completing environmental assessments on these properties is the first step to increasing redevelopment and resilience potential for these catalyst sites. This will implement goals of *Forward SGF* and the *Justice40 Initiative* to provide sustainable housing, remediation of legacy pollution, and the development green infrastructure for climate adaptation. The cleanup and redevelopment of the **Foundry & BNSF** sites will provide new investment for diverse mixed-use development to occur on the north side of the revitalized *Jefferson Footbridge*. Remediation and redevelopment of the **BNSF** site into a vibrant greenspace plaza, urban farm hub with **Foundry** structures, and natural park with trails would create a quality public space on an underutilized site. Green infrastructure will be utilized to offer low-impact development solutions including permeable pavers and bioretention basins reducing flooding, stormwater runoff but also spurring economic development. Local food systems ensure underserved families have access to fresh, affordable, healthy food and provide opportunities through urban agriculture enterprises. As part of the area-wide planning process, renewable energy strategies involving wind and solar will be encouraged. These strategies have not been an active part of developments within our city and the **Chase Street** area is an opportunity to “pilot” such a program. Reuse strategies for **529 S. Grant** and **1527 W. College** will spur economic development with

the addition of affordable housing, urban green space/farms, and businesses that will regenerate these historic urban neighborhoods. Site redevelopment will prioritize the pedestrian and promote the integration of public spaces into private development. Redevelopment of **1527 W. College** will assist in closing a major gap in the greenway network connecting the West Central Neighborhood across a major roadway and to Grant Avenue Parkway. This will allow residents to safely traverse their neighborhood and provide access to everyday goods and services, while increasing access to nature. No displacement of businesses or property owners is expected as part of the assessment grant however in the event issues arise, policies are in place to follow Uniform Relocation Assistance and Real Property Acquisition Act (URA) to provide uniform, fair and equitable treatment of persons whose real property is acquired or who are displaced in connection with this federally funded project.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The city is eligible to pursue private, state, and federal grant options to further redevelopment efforts within our target areas and sites. This community-wide assessment grant will be a catalyst to begin seeking additional funding sources to address climate resiliency, private-public partnerships with local foundations and businesses, state resources, and additional EPA funds such as cleanup grants, targeted site assessments and supplemental RLF funds to further the work to be done in our disadvantaged neighborhoods. The city receives yearly allocations from the Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) that can be used for public services, economic development, and homeownership activities. The city has a CDBG funded revolving loan fund offering below market interest rates that can be used in combination with this grant for property acquisition resulting in job creation or removal of blight. Ten census tracts in Springfield, including **1527 W. College** and the northern portion of **GAP**, are designated as Opportunity Zones by Missouri Department of Economic Development (DED) and encourages long-term investment and job creation within economically distressed areas. All target areas and sites are located within the Enhanced Enterprise Zone (EEZ) and where Chapter 99 and 353 is available to encourage business development and job creation through property tax abatement. These zones were established in conjunction with DED and are based on areas of low-income and high unemployment. These designations will enhance the ability to redevelop the target areas and sites for reuse when combined with the assessment grant. The Brownfields Team will ensure incentives are marketed to all developers and investors to further cleanup and redevelopment.

ii. Use of Existing Infrastructure Plans for redevelopment within target areas and on priority sites will build upon existing infrastructure including roads, water, sewer, gas, electric and high-speed internet. Existing infrastructure at priority sites is a major selling point for prospective developers and end users. In 2019, Springfield received a \$21M Federal Dept. of Transportation BUILD grant for the **GAP** to fund improvements to the existing street network, create a pedestrian-friendly multi-modal streetscape, and be a catalyst for redevelopment of the area. Redevelopment planning for **Chase Street** will build upon the \$8M received from the state for rehabilitation of the *Jefferson* Footbridge. Additional infrastructure improvements will be made through the 20-year 1/4 cent Capital Improvement Tax passed in 2019, expected to generate \$26.8M in funding over a 5-year term to fund major infrastructure improvements, neighborhood initiatives and school sidewalks. Also in 2019, voters passed a 1/8-cent Transportation Sales Tax that is expected to generate \$102M to fund transportation system improvements, such as street resurfacing and rehabilitation, traffic calming, traffic safety, and pedestrian infrastructure projects.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: The brownfields program will be the city's only funding source for environmental assessments. The city relies heavily on sales tax revenues to fund the General Fund budget and sales tax can be unstable in this economy. This EPA grant is needed to fill the funding gap to continue performing assessments, to identify suspected brownfield sites and develop reuse/revitalization planning that will improve the quality of life for our underserved communities. Past assessment grants from EPA have allowed the city to begin the inventory process for brownfields sites and this grant will allow that process to continue. Many owners of potential brownfields sites within the

target areas lack financial resources needed to conduct Phase I, Phase II, and planning activities. Residents of the **West Central Neighborhood** in the **GAP (CT 5.01, 5.02, & 6)** are among the poorest in our community where 90-95% have an income at or below 100% of the Federal poverty level while the **Woodland Heights Neighborhood** ranks in the 94th percentile within **Chase Street (CT 19 & 55)**.¹ According to the 2017-2021 American Community Survey, 40% of households within **CT 5.02** receive federal food stamps, 49% of households have a disability, and have a median household income of \$19,309, the lowest in Springfield. The city is also experiencing a growing population of homeless individuals. According to The Connecting Grounds, a local non-profit, 1,302 people were considered homeless during their last point in time count on June 30, 2023. This population often looks for abandoned or underutilized properties to shelter for the night and vacant former industrial sites and railways within our target areas are often where they seek refuge. This situation poses a threat to the structures and neighborhoods surrounding them for fire, unsanitary conditions, and further damage to already deteriorated buildings. **529 S. Grant** has an operational laundry mat and former gas station site, convenience store and drycleaner. This property is directly across from Campbell Early Childhood Center which houses the Wonder Years Program, a free preschool program that serves 200 pre-kindergarten students. Program eligibility is determined by qualification for free/reduced lunch or academic need based on developmental screening. The priority site has been a continual issue for the neighborhood with over 53 police cases reported from 2015-2020 for drug activities alone². The **College & Kansas** target area minority population is 26% and ranks in the 98th percentile for low life expectancy.¹ This grant will allow the city to fund the assessment of potential toxic sites that contribute to socioeconomic and health challenges and develop community driven cleanup and reuse plans for the areas struggling with immense poverty who do not have the financial means to do so themselves. ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: All target areas, **Chase Street**, **GAP**, and **College & Kansas** have experienced historic underinvestment and are located within disadvantaged census tracts. Families living in these areas average in the 87th percentile as low-income.¹ Census tracts within the target areas have more than 25% of households below poverty level while **CT's 5.02 & 6** have more than 40% of households below the poverty level compared to the State of Missouri level of 12%.³ Residents near **1527 W. College** rank in the 94th and 97th percentile for lack of plumbing.¹ **Bookmark not defined.**¹ According to the 2023 Springfield Housing Study, 66% of the West Central Neighborhood is renter occupied, with 25% of the homes owned by investment firms. The **Chase Street** area has blighted and abandoned structures and historic contaminating uses that have contributed to the decline in the wellbeing of our most disadvantaged communities. Over 13.5% of the target census tracts do not have access to a vehicle compared to 4% for Springfield.³ The city is dominated by vehicle use and lack of access to a private vehicle in Springfield leaves our residents even more isolated from services, employment, and a higher quality of life compared to the rest of the community. The use of this grant for assessments, area cleanup/reuse planning, and community outreach is vital to addressing inequities that disadvantaged communities have faced and create areas that are vibrant for our sensitive populations. Neighborhood amenities such as parks, recreation centers, open-air markets, walking trails and new commercial and residential developments have all been expressed by residents as necessities for the neighborhoods to thrive, while creating jobs in the areas they live. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations located within selected target areas suffer from greater than normal health conditions and risk to disease due to their proximity to blighting conditions and suspected contamination. Those located within the three selected target areas rank in the 94-98th percentile for low life expectancy according to the CEJST. The Missouri Department of Health and Senior Services Bureau of Health Care Analysis 2011-2020 report 122 incidents of birth defects diagnosed in the first year of life in children residing in **CT 5.02** within the **GAP** exceeding the state rates of 115.7.

¹ Climate and Economic Justice Screening Tool (CEJST)

² Springfield Police Incidents 2015-2020

³ US Census- American Community Survey 2017-2021 (ACS 5-Yr)

Populations within **CT 19 & 5.02** are reported by CEJST as ranking in the 93rd percentile for asthma related conditions while those that neighbor **1527 W. College** rank 91st. Springfield residents are behind in obtaining health care insurance compared to the state and the national average. In Springfield, 13.2% of its population lacks health insurance compared to the state average of 8.6% and national average of 8.4%.⁴ Residents of the **Chase Street** area are listed by the Centers for Disease Control and Prevention in the 92nd percentile for environmental burden and 94th for social vulnerability, while **College & Kansas** ranks 76th and 93rd respectively.⁵ Without EPA grant funding through the grant to facilitate Springfield's assessment and cleanup of suspected contaminant exposures, these sensitive communities will continue to endure devastating health outcomes affecting their quality of life for generations to come. Addressing environmental and socioeconomic justice issues is a vital priority for our community. (3) Environmental Justice (a) Identification of Environmental Justice Issues: All target sites are located within a disadvantaged census tract and were selected for proximity to communities experiencing negative environmental consequences caused by abandonment and underutilization. Woodland Heights residents in **CT 19**, have a 93% unemployment rate and 78% of housing is pre-1980 which has been identified as one of the leading predictors of blood-lead levels in children who are highly susceptible to neurological and developmental issues associated from lead exposure.⁵ The same residents living in **CT 55** have a social vulnerability rank of 94% making them especially vulnerable during public health emergencies due to factors such as socioeconomic status or housing type.⁶ Vacant land and buildings surrounding the rail property in this area could be repurposed for commercial and recreational activities to provide employment and reduce the adverse impacts that have long disrupted their livelihood. All target areas are in proximity to a facility with a Risk Management Plan (RMP) according to the CEJST. **College & Kansas** and **GAP** in **CT 5.01 & 5.02** are impacted by wastewater discharge indicators ranging in the 80-90th percentile, and **CT 6** within the **GAP** ranks in the 90-95th percentile for housing units built pre-1960, increasing the likelihood of exposure to lead paint.⁶ Redevelopment of priority sites will directly contribute to the overall health of our disadvantaged communities by addressing health threats from suspected contamination of rail and waterway areas and bring economic prosperity back to our underserved communities. (b) Advancing Environmental Justice: Because of the heavy presence of the rail industry within the **Chase Street** target area, assessments and cleanup/reuse planning is needed before redevelopment can occur. Mixed-use development on the **BNSF** site would capitalize on the \$8M investment to rehabilitate the *Jefferson Footbridge*. The bridge, when repaired, will reconnect the neighborhood to a vibrant historic district where many unique and diverse restaurants and retail services are located to begin to address historic inequities. A greenspace plaza on the **BNSF** site that features amenities such as dining, community gardens and outdoor play areas that pay tribute to the rail industry can create employment opportunities, healthy food, and outdoor recreation to reverse the adverse impacts on public health and environmental disparities. Significant investment through other federal grants have stimulated redevelopment opportunities and revisioning of **GAP**, but further investment is needed to address the socioeconomic disparities that still exist. This grant would allow more granular planning for the **College & Kansas** with input from the neighborhood for site specific planning at **529 S. Grant**. This grant will be used to further address contamination sources and disinvestment in older commercial structures and properties in the **GAP**, address food deserts and provide neighborhood job opportunities. Redevelopment of target sites will directly contribute to the overall health of our community by reducing potential threats from asbestos, lead-based paint, volatile organic compounds, and metals, while boosting the economy and bringing abandoned commercial and industrial properties back to productive use. No displacement is anticipated, but if incidents arise, residents and businesses will be protected by existing URA policies.

b. Community Engagement i. Project Involvement & ii. Project Roles

⁴ Centers for Disease Control and Prevention May 16, 2023

⁵ CDC/ATSDR Environmental Justice Index

⁶ EPA EJ Screen Tool

Name	Point of Contact	Project Involvement
Downtown Springfield Association	Rusty Worley, Executive Director rusty@itsalldowntown.com	Assist with engagement of businesses, property owners and residents within GAP and College & Kansas to assist with planning and decision making.
Ozark Greenways	Mary Kromrey, Executive Director mary@ozarkgreenways.org	Review cleanup and reuse plans, assist with outreach, leverage funds for trails in target areas, organize volunteers.
West Central Neighborhood Alliance	Duane Keys, President [REDACTED]	Represent residents in College & Kansas and GAP , assist with outreach/input for cleanup and redevelopment planning, liaison for citizen concerns.
Commercial Club of Springfield	Mary Collette, President Historicfirehouse@gmail.com	Liaison for businesses, building owners and residents adjacent to the Chase Street target area, assist with outreach, input, and citizen concerns.
Woodland Heights Neighborhood Association	Becky Volz, President woodlandhna@gmail.com	Represent residents living in the Chase Street target area, assist with outreach/ input for redevelopment and cleanup planning, liaison for citizen concerns.
Springfield-Greene County Health Department	Katie Towns, Director of Public Health & Welfare ktowns@springfieldmo.gov	Assist with health monitoring, concerns of area/site residents for any hazardous substance found at brownfield site or any other health concern associated with dermal, inhalation or ingestion from hazardous exposure. Provide input on cleanup/reuse plans for community health.
Workforce Development Department	Ericka Schmeckle, Interim Director Ericka.schmeckle@springfieldmo.gov	Advance employment opportunities brought about from grant activities. Attend NAC meetings.
Springfield Community Gardens	Maile Auterson maile.auterson@springfieldcommunitygardens.com	Assist team with cleanup/reuse planning with a focus on urban and regenerative agriculture within target areas/sites.
Neighborhood Advisory Council (NAC)	Alana Owen, Principal Planner aowen@springfieldmo.gov	Host community engagement sessions, facilitate communication between neighborhood associations, key stakeholders, and Brownfields Team.
Multicultural Business Association	Darline Mabins, Executive Director mbasgf@gmail.com	Provided local MBE/WBE Certification, liaison with city Purchasing Department for procurement, assist with engagement of minority community.
Jordan Valley Community Health Center	Dr. Matthew Stinson, Executive Vice President Matthew.Stinson@jordanvalley.org	Assist with health monitoring, concerns of area/site residents for any hazardous substance found at brownfield site or any other health concern associated with dermal, inhalation or ingestion from hazardous exposure Provide input on cleanup/reuse plans for community health.
Watershed Committee of the Ozarks	Mike Kromrey, Executive Director Mike@watershedcommittee.org	Provide technical assistance and recommendations on water quality improvements for target areas/ sites.

iii. **Incorporating Community Input:** A Community Involvement Plan (CIP) will be completed to formalize the process of community engagement, criteria for decision-making, site selection and sharing information to ensure underserved communities are benefitting from this grant. The CIP will be distributed at visioning sessions, posted on the Brownfields website, and shared on social media. *Forward SGF*, is a community driven plan with community health and wellbeing as an overarching theme. That theme will carry over to this grant with intent to focus on underserved communities to address inequities. The Brownfields Team will utilize robust communication strategies to ensure equal access to information, such as Map.Social, online surveys, interactive mapping, and social media platforms to solicit input from the community and ensure representation from the most impacted populations. The team will provide accommodations for disabilities and those with limited English proficiency with access to services for oral interpretation and written translation of all documents. Listening, visioning, and feedback sessions will be held at Neighborhood Advisory Council (NAC) meetings in quarters 2, 4, 7, 9, 12, 14 and

16 to engage the community and groups whose members have been disproportionately affected by the disinvestment in their neighborhoods. Meeting minutes, questionnaires, and comment cards from community meetings will be retained to ensure input and suggestions will be available to the planning team for incorporation into area plans and shared on the website. Any additional sites identified through meetings or input will be evaluated by the tools identified in the CIP. The Brownfields website and social media platforms will be updated regularly to provide progress updates and continue solicitation of resident comments and questions. If community health issues arise, the city will practice social distancing or hold meetings virtually or outdoors to ensure residents are kept up to date. The Brownfields website and promotional material will include team contact information and questions will be addressed on the Brownfields website under FAQ's.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Springfield is requesting \$500,000 in EPA grant funding to conduct the following tasks to further the mission of alleviating brownfields that contribute to the overall negative impact on our disadvantaged community.

Task/Activity 1: Community Engagement
i. Project Implementation: Engagement coordination and NAC meeting attendance; Community Involvement Plan (CIP); brochure and handout prep; website, social media platforms updates; planning sessions for site cleanup and reuse; additional engagement meeting attendance as needed. Supplies are budgeted for printed and light food and beverages.
ii. Anticipated Project Schedule: 1 st quarter grant announcement; website and social media platforms set up, informational material preparation, brochure printing; engagement, listening, and feedback sessions at NAC meetings during quarters 2, 4, 7, 9, 12, 14 and 16 with additional meetings scheduled as needed to facilitate open dialogue on the cleanup and reuse strategy and alternative site discussions. Updates posted at least quarterly on website and social media platforms; "Save the Date" postcards to be distributed for each target area prior to community engagement sessions.
iii. Task/Activity Lead(s): Ben Tegeler Senior Planner- Engagement Manager, Public Information Office, neighborhood organization leads, Springfield-Greene County Health Department and Jordan Valley Health Center for health monitoring.
iv. Output(s): CIP, Brownfield website and social media platforms; 7-10 community meetings; brochures/handouts, summary of community meetings in EPA required quarterly reports. Citizen and key stakeholder driven involvement in the vision of the target areas and sites. Springfield-Greene County Health Department and Jordan Valley Health Center involvement for health monitoring and resident concerns; City of Springfield Workforce Development involvement for employment opportunities brought about from grant.
Task/Activity 2: Site Inventory
i. Project Implementation: Through initial NAC meetings, the team will create a site inventory list for assessment. Sites identified, including alternative sites, by sensitive populations impacted, project partners and City staff will be ranked based on the criteria established in the CIP. The team will utilize the Brownfields Inventory Tool (BiT) developed by the TAB program at Kansas State University for a comprehensive inventory and brownfields program management.
ii. Anticipated Project Schedule: Beginning quarter 2 and continuing through the grant period. Site inventory/alternative site list completed in quarters 4-7.
iii. Task/Activity Lead(s): Ben Tegeler-Engagement Manager
iv. Output(s): Site inventory list including alternative priority sites tracked and managed through BiT.
Task/Activity 3: Assessment
i. Project Implementation: Procurement of Qualified Environmental Professionals (QEP); obtain site eligibility; access agreements (access agreement obtained for 202 W. Chase); property eligibility approval prior to conducting Environmental Site Assessment (ESA) activities. ASTM-AAI compliant Phase I's; Generic Quality Assurance Project Plan (QAPP); Phase II's which will include the SS-QAPP and Health and Safety Plans.
ii. Anticipated Project Schedule: Procure QEP in 1 st quarter; assessment activities to begin in the 2 nd quarter and continue through the grant period or until all funding is expended.
iii. Task/Activity Lead(s): Ben Tegeler-Engagement Manager, Cheri Hagler Loan Officer-Program Manager, QEP
iv. Output(s): QEP; 20 Phase I ESAs; 12 Phase II ESAs; 3 Phase II ESAs with ACM/LBP; 1 general QAPP
Task/Activity 4: Cleanup/Reuse Planning

<p>i. Project Implementation: Procure planning consultants in quarter 3-4 for target areas and sites identified for cleanup/re-use; QEP preparation of Analysis for Brownfields Cleanup Alternatives (ABCA) and cleanup/reuse plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health and environmental risks. The planning consultant will assist the team with visioning sessions for activities at target areas and sites.</p>
<p>ii. Anticipated Project Schedule: Site reuse assessments and cleanup planning to begin in the 3rd quarter and continue through the grant period. Visioning sessions to begin in the 4th quarter and will continue as part of the revitalization planning activity.</p>
<p>iii. Task/Activity Lead(s): QEP will implement the technical aspects of the project with oversight by The Brownfields Team; Amanda Ohlensehlen, Director of Economic Vitality-Brownfield Administrator, Danny Perches, Assistant Director – Brownfield Director, Ben Tegeler, Engagement Manager, Cheri Hagler, Program Manager.</p>
<p>iv. Output(s): 8 ABCAs, 7-10 Visioning/Planning Sessions, 3 Site Reuse Plans, 3 Cleanup Area Reuse Plans.</p>
<p>Task/Activity 5: Project Management</p>
<p>i. Project Implementation: The team will work with the City Purchasing Department to procure QEP to assist with the Brownfields Assessment Grant. The Brownfields Director will oversee everyday grant implementation/administration for compliance with the Cooperative Agreement Work Plan, schedule, and terms and conditions. The Program Manager will complete ACRES Database reporting, yearly financial reporting, quarterly reporting, MBE/WBE forms and any other needed management support for the four-year term of the grant. The travel budget allows for 2 team members to attend 3 National Brownfield Conferences.</p>
<p>ii. Anticipated Project Schedule: ACRES and quarterly reporting begins in the 1st quarter and continues throughout the 4-year term of the grant. Annual reporting performed in the 5th, 9th, 13th quarter and grant closeout.</p>
<p>iii. Task/Activity Lead(s): Brownfield Director, Program Manager, Finance Team- Monica Meador & Glenda Troop.</p>
<p>iv. Output(s): ACRES reporting; 16 quarterly reports; 4 annual financial reports; 4 MBE/WBE forms; 1 close-out report, 2 staff members to attend 3 National Brownfields conferences; staff attendance at community engagement meetings; project management support throughout the four-year grant period.</p>

b. Cost Estimates: Below are anticipated cost estimates based on past brownfield projects and costs for *Forward SGF*. The budget includes personnel, travel, supplies and contractual direct costs only. Ninety-two percent (92%) of the budget will be spent on target area and site-specific work through the Assessment and Cleanup/Reuse Tasks and five percent (5%) on personnel. The majority of project management and community engagement costs for personnel will be covered through the city’s general fund.

Task 1: Community Engagement: Personnel \$8,000 (CIP; outreach brochures/handouts preparation; website; social media; 7 community engagement meetings; 3 supplemental neighborhood meetings [\$40 x 200 hrs.]). Supplies \$2,000 (light refreshments \$750 [7 NAC meetings + 3 supplemental meetings x \$75]; printed brochures \$220 [500 x \$.44]; printed handouts \$250 [100 x \$.25 X 10 meetings]; foam boards \$250 [50 x \$5]; “Save the Date” postcards \$98 [750 x \$.13]; notebooks, paper, pens, other miscellaneous office supplies \$432). **Task 2: Site Inventory:** Personnel \$3,200 (support of grant activities [\$40 x 80 hrs.]). **Task 3: Assessment:** Personnel \$2,880 (report review [\$40 x 72 hrs.]). Contractual \$232,000 (20 Phase I ESAs \$60,000 [\$3,000 x 20]; 12 Phase II ESAs \$132,000 [\$11,000 x 12]; 3 Phase II ESAs with ACM/LBP \$39,000 [\$13,000 x 3]; 1 general QAPP \$1,000). **Task 4: Cleanup/Reuse Planning** Personnel: \$2,240 (report review \$1,280 [\$40 x 32 hrs.] planning document review \$960 [\$40 x 24]). Contractual: \$226,600 (8 ABCAs \$40,600 [8 x \$5,075]; 3 priority site reuse plans \$66,000 [3 x \$22,000]; 3 target area reuse plans \$120,000 [3 x \$40,000]). **Task 5: Project Management:** Personnel: \$8,680 (ACRES, quarterly/yearly reporting, MBE/WBE forms [\$40 x 217 hrs.]). Travel: \$14,400 (2 staff to attend 3 training conferences: registration \$350; airfare \$850; 5-night hotel \$600; parking/transportation \$250 [\$50 p/day x 5 days]; meals \$350 [\$70 p/day x 5 days] total \$2,400 x 2 people x 3 conferences).

Category	Tasks					Totals
	<i>Community Engagement</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Cleanup/Reuse Planning</i>	<i>Project Management</i>	
Personnel	\$8,000	\$3,200	\$2,880	\$2,240	\$8,680	\$25,000
Travel	-	-	-	-	\$14,400	\$14,400
Supplies	\$2,000	-	-	-	-	\$ 2,000

Contractual	-	-	\$232,000	\$226,600	-	\$458,600
Total Direct Budget	\$10,000	\$3,200	\$234,880	\$228,840	\$23,080	\$500,000

c. Plan to Measure and Evaluate Environmental Progress and Results

The Brownfields Team will monitor the status and date of completion of all outputs identified in 3.a. through spreadsheets to indicate progress made on the scope of work, goals, and objectives. Tracking information will be transferred into quarterly, annual and closeout reports to ensure projects are on schedule. Quarterly reporting will include a list of grant accomplishments and a schedule of upcoming tasks for the next quarter. Project expenditures and activities will be compared to project schedules to ensure completion within the four-year grant. Site specific information will be entered and tracked in the ACRES database. Outputs to be tracked include community participation, environmental assessments, ABCA’s, planning activities, redevelopment plans, leveraged dollars and jobs created. In the event any part of the project is not being achieved in a timely manner, the team will address the problem with their EPA Project Officer and, if needed, create a Corrective Action Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity/ii. Organizational Structure/iii. Description of Key Staff: The Brownfields Team will carry out and manage the programmatic, administrative, and financial requirements of the grant with support from City Leadership and City Council. The team’s expertise and experience will allow for a well-executed and timely grant. The team includes Director of Economic Vitality, Amanda Ohlensehlen, **Brownfields Administrator**, who holds a BS in Business Administration and a Master of Science in Sustainable Tourism, experience in administering federal programs, workforce development, resiliency planning, and a commitment to fostering sustainable and equitable economic development; Assistant Director, Danny Perches, **Brownfield Director**, has an extensive background in project management, permitting, and development; Loan Officer, Cheri Hagler, **Program Manager**, has experience in project financing, management and monitoring for federal grants; Senior Planner, Ben Tegeler, **Engagement Manager**, has an ecological background, 10 years planning experience and built community relationships working on Forward SGF. Also serving, is the **Finance Team**, Financial Analyst, Monica Meador and Accounting Technician, Glenda Troop who have experience in federal grant management and compliance. iv. Acquiring Additional Resources: The City’s Purchasing Department will procure QEPs and planning consultants. Procurement procedures will follow both the local contracting and procurement process, and EPA requirements for “Professional Service” including 2 CFR 200 and 1500. The City of Springfield Workforce Development has an EPA funded grant program “Green for Greene” providing training in 13 areas of certification for environmentally focused careers. The program is free to residents classified as unemployed or underemployed within a seven-county area including the City of Springfield. The Team will work closely with Workforce Development for placement of graduates and any other community members seeking employment opportunities in activities related to the grant.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: Since 1999, Springfield has received EPA grants for assessment, cleanup, revolving loan fund (RLF), supplemental RLF, and job training. Over 350 assessments have been performed on brownfields sites in our community, resulting in nearly 100 cleanups and redevelopments. The most recent Assessment Grant completed 37 Phase I’s, 20 Phase II’s, 4 ABCA’s, and 1 cleanup. ACRES data reporting is current and will be updated as remaining redevelopment of the final site in the RLF program is completed to capture leveraging, job creation and community benefit results. The City of Springfield affirms it does not have a current open assessment grant. (2) Compliance with Grant Requirements: For all EPA grants, quarterly and financial reports have been submitted and met all grant requirements. The most recent assessment grant awarded in 2018 has been closed. The current RLF grant is open, and the city intends to apply for supplemental funding. Demand for assessments and redevelopment surrounding our sensitive populations remains and the desire to address inequities continues to be a focus for our city at-large, especially for communities historically denied economic opportunities.



III.B. Threshold Criteria for Assessment Grants

Narrative Attachment

1. Applicant Eligibility

The City of Springfield is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as General-Purpose Unit of Local Government, a municipality of the State of Missouri.

UEI: VMKPNYHAL941

2. Community Involvement:

Springfield has a highly successful tradition of meaningful community engagement and instilling trust and inclusion in the brownfields process resulting in overwhelming public support to continue this program. The Brownfields Program is housed in the Economic Vitality Department which coordinates with the City's Public Information Office and Planning Department. Brownfield assessments and cleanups support community priorities such as the *Forward SGF Comprehensive Plan* adopted November 14, 2022, which was developed with bottom-up community-wide engagement. Engagement was conducted through a wide range of methods, both online and in person. This included engaging nearly 1,500 participants in face-to-face workshops, and over 7,000 participants through online surveys and Map.social, an online mapping tool. Community engagement and the feedback received was a crucial component of developing Forward SGF. The engagement process gave community members a chance to be heard and take part in determining the City's future. Representation at the workshops included individuals who brought diverse backgrounds and interests to the process, including residents, religious organizations, neighborhood associations, non-profits, environmental organizations, and business stakeholders. The *ForwardSGF Comprehensive Plan* was awarded the American Planning Association Award for Outstanding Community Engagement at the State APA Conference in October 2022.

A Community Involvement Plan (CIP) will be completed to formalize the process of community engagement, criteria for decision-making, site selection and sharing information to ensure underserved communities are benefitting from this grant. The CIP will be distributed at visioning sessions, posted on the Brownfields website, and shared on social media. The Brownfields Team will utilize robust communication strategies to ensure equal access to information, such as Map.Social, online surveys, interactive mapping, and social media platforms to solicit input from the community and ensure representation from the most impacted populations. The team will provide accommodations for disabilities and those with limited English proficiency with access to services for oral interpretation and written translation of all documents. All meetings are ADA accessible with virtual options such as live streaming through Facebook or zoom. Listening, visioning, and feedback sessions will be held at Neighborhood Advisory Council (NAC) meetings to engage the community and groups whose members have been disproportionately affected by the disinvestment in their neighborhoods. The purpose of the NAC is to provide an opportunity for organized neighborhood groups to have face to face discussions with City Council Zone Representatives to share information and receive feedback on programs and

related business that impact the quality of life in their neighborhoods. The NAC serves the City and City Council as a review body for programs and policy changes that impact neighborhoods. Meeting minutes, questionnaires, and comment cards from community meetings will be retained to ensure input and suggestions will be available to the planning team for incorporation into area plans and shared on the website. Any additional sites identified through meetings or input will be evaluated by the tools identified in the CIP. The Brownfields website, online brownfields GIS map, and social media platforms will be updated regularly to provide progress updates and continue solicitation of resident comments and questions. If community health issues arise, the city will practice social distancing or hold meetings virtually or outdoors to ensure residents are kept up to date. The Brownfields website and promotional material will include team contact information and questions will be addressed on the Brownfields website under FAQ's.

Community engagement will encourage our most disadvantaged populations to identify potential brownfield sites in the target area. The Brownfield teams has started this process with multiple engagement sessions with neighborhoods within the target areas to identify sites that most affect their quality or life and where they would like to see redevelopment. Priority sites were selected based on this input and further site selection and area planning will continue with the process of neighborhood engagement. Community involvement in the Brownfields Program and target areas is imperative to the success of our disinvested neighborhoods and ensuring redevelopment of brownfields sites incorporates the residents as primary stakeholders in the process.

3. Named Contractors and Subrecipients: No contractor or subrecipients have been named in this proposal. The city will competitively procure one or more qualified consultant(s) through an open Request for Proposal (RFP) process lead by the City Purchasing Department and Brownfields Team and will follow 2 CFR Part 200 and 2 CFR Part 1500.
4. Expenditure of Existing Grant Funds: **The City affirms it does not have any current EPA brownfields assessment grants or multipurpose grants. All Assessment Funds have been closed out.** ACRES data reporting is current and will be updated as remaining redevelopment of the final site in the **RLF program** is completed to capture leveraging, job creation and community benefit results.