



1. Applicant Identification

Bethlehem Lutheran Church
2153 Salisbury Street
St. Louis, Missouri 63107

R07-26-A-006

2. Website URL: <https://www.bethlehemstlouis.org>

3. Funding Requested

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

4. Location

a) City of St. Louis, b) St. Louis County, c) Missouri

5. Target Area and Priority Site Information

- Target Area Information: Hyde Park – census tracts: 29510120200, 29510126700, 29510126600, 29510109700
- Priority Site Information:
 - Site 1: Farrar Street Site – 2135 Farrar Street, St. Louis, MO 63107
 - Site 2: Palm Street Site – 2333 Palm Street, St. Louis, MO 63107
 - Site 3: Salisbury Street Site – 2518 Salisbury Street, St. Louis, MO 63107

6. Contacts

a. Project Director

Dr. Gerald Bolling, Lead Pastor of Bethlehem Lutheran Church
314-231-4702
pastor.bolling@bethlehemstlouis.org
2153 Salisbury Street
St. Louis, Missouri 63107

b. Chief Executive/Highest Ranking Elected Official

Dan Schmidtke, Board President
314-231-4702
[REDACTED]
2153 Salisbury Street
St. Louis, Missouri 63107

7. Population

City of St. Louis, Missouri: 293,109 (US Census 2019–2023 American Community Survey)

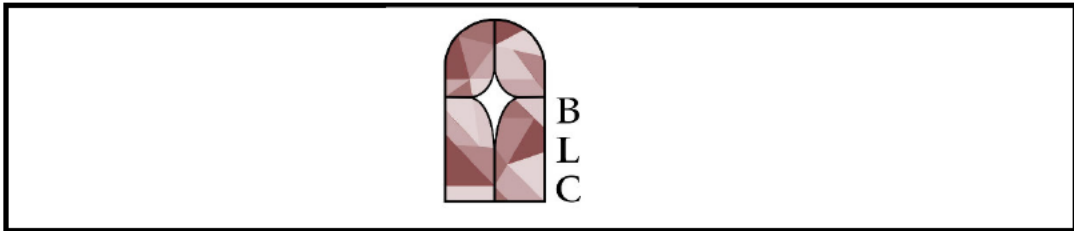
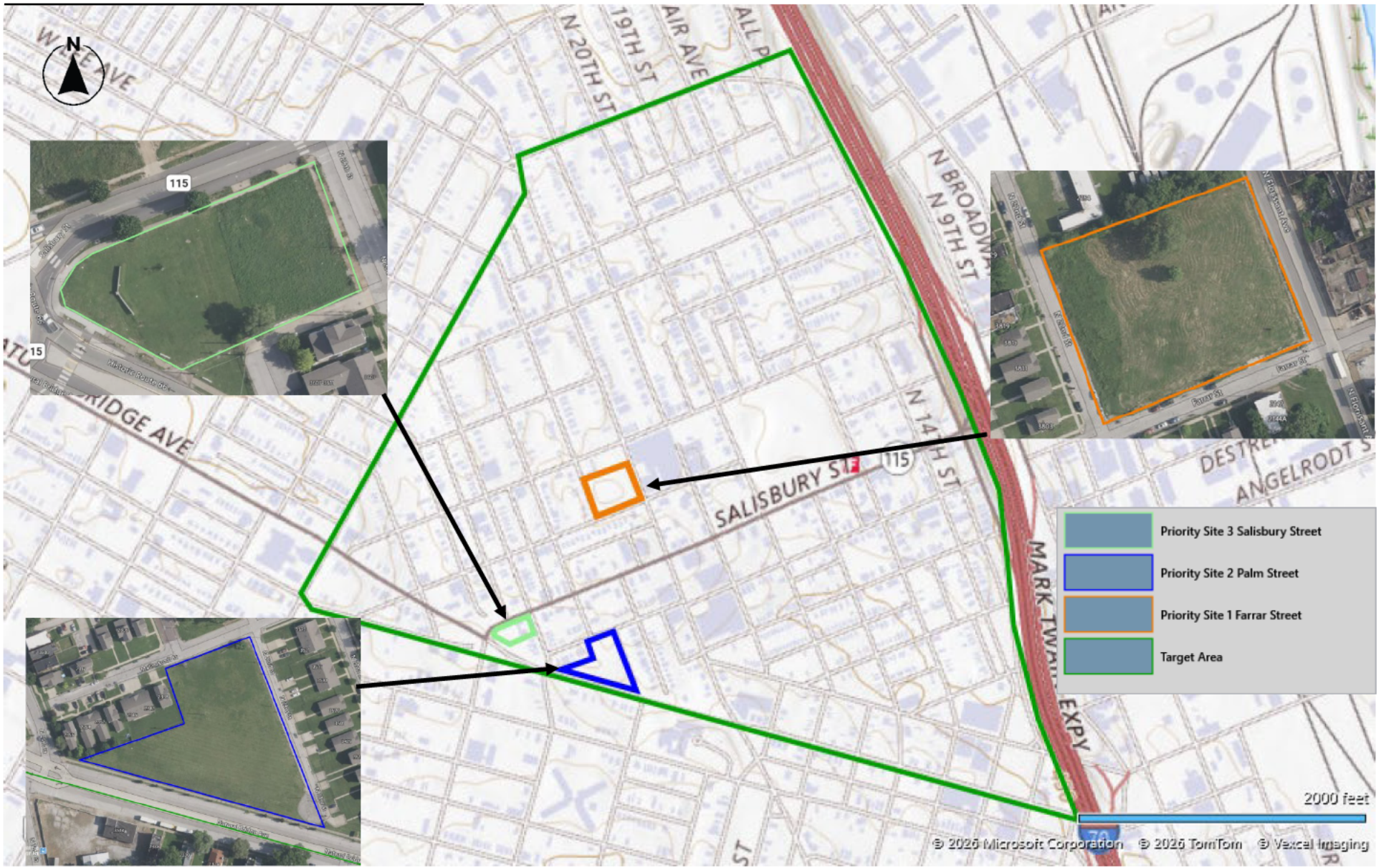


8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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.	N/A
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 resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

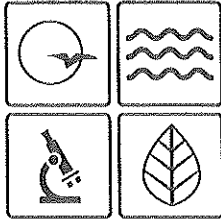
9. Letter from the State or Tribal Environmental Authority
 See attached.

10. Releasing Copies of Applications
 Not Applicable.



Bethlehem Lutheran Church CWA Boundary

Bethlehem Lutheran Church
Community-Wide Assessment Boundary
St. Louis, Missouri



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Milke Kehoe
Governor

Kurt U. Schaefer
Director

December 1, 2025

Gerard Bolling, Pastor
Bethlehem Lutheran Church
2153 Salisbury Street
St. Louis, MO 63107

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

Dear Pastor Bolling:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for funding by Bethlehem Lutheran Church as authorized under the above-referenced Acts. I understand and acknowledge that Bethlehem Lutheran Church or any of its constituent agencies or agents intend to utilize such funds for eligible purposes pursuant to the above-referenced Acts if its grant application succeeds.

Bethlehem Lutheran Church is applying for a FY2026 US EPA Brownfields Community-wide Assessment Grant and requests \$500,000.

We expect Bethlehem Lutheran Church to enroll the cleanup site(s) in the Brownfields Voluntary Cleanup Program (BVCP) and receive the program's benefits. 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
Section Chief
Brownfields/Voluntary Cleanup Program

SH:SNc





1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields a. Overview of Brownfield Challenges and Description of Target Area: The **geographic boundary and target area** of this Assessment Grant is **the Hyde Park Target Area (HPTA)**, located on the northeast end of St. Louis (City), Missouri. HPTA is composed of distressed communities located in census tracts 29510120200, 29510126700, 29510126600 and 29510109700. **The 0.5-square-mile HPTA has a median household income of \$38,062, 85% of the population is Black, and 32% of all people live below the poverty line.**¹ Bethlehem Lutheran Church (BLC), founded in 1849, is a cornerstone of community empowerment in Hyde Park, driving meaningful changes through educational programs, school meal programs, and community engagement. For decades, BLC has provided essential safety nets for HPTA residents to address the effects of disinvestment, such as establishing a disaster relief hub that delivered much needed supplies, food, volunteers, and financial assistance to residents after the deadly tornado that claimed five lives in May 2025.

The City was incorporated in 1823, and Hyde Park, established in 1854, was annexed into the City in 1856. In the early 20th century, the City was a hub for manufacturing, brewing, steel, and the chemical industry. The HPTA was once home to industries such as meat packing and stone quarries, major employers of the local population. Deindustrialization, systemic disinvestment in minority neighborhoods and population loss due to suburban sprawl have contributed to **brownfield challenges** in the HPTA. The 2020 Census reported the total population of the City as 301,578, continuing a seventy-year trend of significant population decline that has resulted in a 64% loss of residents since 1950,² a trend mirrored in the HPTA. Nearly 300 properties in the HPTA are occupied by vacant buildings, and about 18% of the land area in the HPTA are vacant lots.³ Nearly half (48%) of the existing structures in the HPTA were built prior to 1900. **Brownfield challenges** in the form of vacant, contaminated lots are prevalent, but as BLC works to take ownership of these lots, they collaborate with community members to shape the area's future. This EPA Grant will create opportunities for improved health outcomes for these sensitive populations who rely on nonprofit organizations like BLC for daily support.

b. Description of the Priority Brownfield Site(s): In preparation for this grant application, BLC worked with the Missouri Department of Natural Resources (MDNR) on a Technical Assistance to Brownfields (TAB) funded inventory of the **HPTA, 50 potential brownfield sites** were identified that could harm human health and the environment. Historical uses of these sites include dry cleaning, engine repair, meat packing, fueling stations, and various commercial and residential sites. BLC selected three priority sites within the HPTA due to their proximity to community gathering spaces and high traffic areas, their environmental hazards, and compatibility with post-remediation development plans. A Phase I Environmental Site Assessment (ESA) for each site was completed in August 2024 using the state's Targeted Brownfield Assessment (TBA) funds, but further investigations are necessary for redevelopment.

The first priority site is the Farrar Street (St.) site. The 2-acre site, comprising five contiguous parcels and now owned by BLC, was once home to a coal yard and Krey Packing Company (1950–1968), a parking lot (1971–1980), and a junk yard (1989–2007). The site has been vacant since 2007. Based on historical land use, potential contamination concerns include asbestos-containing material (ACM), lead-based paint (LBP), benzene, toluene, ethylbenzene, and xylenes (BTEX), chlorinated volatile organic compounds (CVOCs), heavy metals, and polychlorinated biphenyl (PCB). Currently, the site has no structures, is covered in overgrown grass, and is not secured by

¹ US Census 2019–2023 American Community Survey

² Missouri Census Data Center

³ <https://www.projectconnectstl.com/the-draft-plans>



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a fence, which invites dumping and increases the risk of exposing neighboring residents and children to contaminants. The site was selected because it is adjacent to Salisbury Park, a collection of 56 affordable, multifamily homes developed by Better Living Communities, a nonprofit subsidiary of BLC with a mission to acquire and develop real estate and low-income housing. Additionally, the site is located two blocks from Hyde Park, an 11-acre city park with a gazebo, fountain, lake, and playgrounds, and Salisbury Street, a thoroughfare with sidewalks that run east and west across the entirety of the HPTA. The site is a prime location for **urban agriculture** reuse due to its size and proximity to residential neighborhoods, community gathering spaces, and bus stops.

The second priority site is the **Palm St. site**. This 1.5-acre site comprises sixteen parcels. Past land uses include a bowling alley, wood finishing operations, and varnishing kilns through the 1950s and a filling station and auto service body shop from the late 1950s through 2005. Residential homes that were on site from the early 1900s were demolished between 1988 and 2007. The site has been vacant with no structures since 2007. Based on historical land use, contaminants of concern include ACM, LBP, BTEX compounds, CVOCs, heavy metals, and PCBs. Currently covered in vegetation, the unfenced property poses a risk of exposure to these contaminants. The site is a strong prospect for redevelopment as a community garden given its proximity to Salisbury Park, surrounding residential neighborhoods, and steady pedestrian traffic along Palm St.'s existing sidewalks, which support both accessibility and community engagement. BLC has access to the site as it is owned by Better Living Communities, their nonprofit subsidiary.

The third priority site is the **Salisbury St. site**. The vacant 0.5-acre lot comprising two parcels was home to dry cleaning businesses from the 1930s through the 1950s, followed by a succession of small neighborhood shops and service businesses that operated through the 1980s and were demolished in 2006. Contaminants of concern at the site include ACM, LBP, BTEX compounds, CVOCs, heavy metals, and PCBs. The site has no structures and is grass-covered and unfenced, which heightens the potential for public exposure to these hazards. Strategically located at the corner of Natural Bridge Avenue and Salisbury Street, the site benefits from high visibility, significant foot traffic, and convenient access to bus stops and pedestrian sidewalks. These features make it an ideal candidate for BLC to transform into a vibrant outdoor garden and orchard. BLC has access to the site as it is owned by Better Living Communities, their nonprofit subsidiary.

c. Identifying Additional Sites: The BLC's geographic boundary and target area are the same. Over 50 potential sites have been identified through a TAB funded brownfield inventory in preparation of this grant application submittal. As a part of this grant project, BLC will work with target-area residents and community project partners to develop a tool for identifying and prioritizing brownfield sites in this distressed community. The inventory criteria will highlight sites within the communities that exhibit critical health disparities, pollution, and poverty. BLC will locate and rank additional eligible sites by evaluating community input alongside data from the City's Address and Property Information Search website and the Census Bureau.

Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans: The **St. Louis Strategic Land Use Plan** (Strategic Plan) adopted by the City's Planning Commission in February 2025 includes strategies to accentuate what makes the City distinctly urban. The Strategic Plan was guided by input from the community through public engagement, stakeholder roundtables, and virtual and in-person workshops. The Strategic Plan emphasizes the importance of walkable access to essential services and amenities in neighborhoods with low car ownership, such as the HPTA, where the residents in **29% of all occupied housing units have no**



access to any vehicle.⁴ One of the Vision Themes of the Strategic Plan is *Thriving*. A *Thriving* St. Louis is a place where (1) all residents have safe and convenient access to food, and (2) community and public spaces feel family friendly, safe, and accessible to people of all ages and abilities.⁵ The Strategic Plan also supports **urban agriculture to increase access to healthy foods and create jobs and a vibrant community**. Per the Strategic Plan, the City's goal is to add staff capacity to support urban agriculture as part of the *Growing* Vision Theme for the City. The neighborhood designations in the Strategic Plan permit nonresidential land uses, such as neighborhood stores, and community spaces, such as parks, community gardens, and other urban agriculture. By assessing and redeveloping the **Farrar St., Palm St., and Salisbury St. priority sites**, BLC will facilitate progress toward creating a *Thriving* and *Growing* St. Louis. **Farrar St.** will be developed into an **urban production farm**. **Palm St.** will be redeveloped into **community gardens**. **Salisbury St.** will be redeveloped into **community gathering space with an orchard and garden**. An EPA Community-wide Assessment Grant will allow BLC to begin the process of eliminating environmental hazards that are inhibiting revitalization, entry level job creation, and access to healthy food opportunities for this distressed population.

e. Outcomes and Benefits of Reuse Strategy: Development of the priority sites by implementing strategies from the Strategic Plan will provide both economic and noneconomic benefits to the distressed target area. Redeveloping **Farrar St.** into an urban production farm will provide **economic benefits** through agriculture-related workforce openings for eight individuals, business management training, and affordable produce for low-income households. **Noneconomic benefits** include improved food security, increased neighborhood walkability, and cleaner air, which will provide significant health benefits. A comparable model is the Earthworks Urban Farm in Detroit, Michigan, which operates a 1.25-acre site that produces over four tons of organically grown vegetables annually.⁶ Redeveloping **Palm St.** into community gardens will bring improvements to the HPTA, as community gardens have been shown to generate **noneconomic benefits** such as improved mental and physical health, social cohesion, and crime reduction.⁷ **Economically**, gardens offer benefits such as opportunities for local entrepreneurship, selling produce, or hosting workshops, and they can contribute to property value increases. These gardens will enhance healthy food access, especially for nearby schools and residents, while promoting community pride and environmental stewardship. Transforming **Salisbury St.** into a community gathering space with an orchard and garden will create a vibrant hub for HPTA residents. Such spaces offer **noneconomic benefits** like urban greening, improved mental well-being, stronger social networks, and inclusive recreational opportunities.⁸ **Economically**, they can attract visitors from outside the neighborhood, increasing patronage of local businesses and stimulating new ventures such as farm-to-table cafés and food delivery services. **BLC's plans for each site include renewable energy such as solar lighting, energy-efficient infrastructure, and tree planting to enhance sustainability**. These improvements will boost walkability, reduce pollutants, and elevate the overall quality of life in the HPTA. The redeveloped sites will provide **economic benefits** by attracting visitors from outside of Hyde Park, which will increase patronage of businesses in the HPTA and stimulate further economic development in the form of food delivery service and farm-to-table cafés. Additionally, urban agriculture systems can incorporate rainwater harvesting, creating a closed-loop system that conserves water and reduces runoff.⁹ BLC will use native plants,

⁴ US Census 2019–2023 American Community Survey

⁵ 2025 St. Louis Strategic Land Use Plan

⁶ <https://www.karunanews.org/story/15054/turning-a-food-desert-into-a-thriving-urban-farm>

⁷ Community Gardens BMC Public Health June 2022

⁸ <https://livetoplant.com/how-community-gardens-enhance-social-fulfillment/>

⁹ Integrating Urban Agriculture and Stormwater Management in a Circular Economy to Enhance Ecosystem Services: Connecting the Dots. Sustainability 2021.



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when possible, at each site, as native plants thrive in their native soil types and climates, and require less supplemental watering, fertilizing, and pest control. A Brownfield Revitalization Plan is included in the budget for this grant project and will incorporate information to ensure sustainable development of the priority sites, resulting in sustainable long-term investments in the community as well as how to improve local resilience to the impacts of extreme weather events and natural disasters, such as the most recent deadly tornado of May 2025.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: BLC will apply for additional grants from state and federal entities to support environmental remediation and redevelopment. Additional funding options include:

Table with 2 columns: Funding Source and Funding Purpose. Rows include US EPA Brownfield Cleanup Grant, Missouri Urban Agriculture Cost-Share Grant, USDA Urban Agriculture and Innovation Production Grant, and Lutheran Foundation of St. Louis Congregation Community Engagement Grant.

g. Use of Existing Infrastructure: Plans for redevelopment of the priority sites include the use of existing infrastructure (water/sewer, power, streets, internet, transportation) within the target area as it is sufficient for redevelopment purposes of urban agriculture. In the event additional infrastructure improvements are needed, BLC will evaluate state and federal funding opportunities in conjunction with the City to work toward upgrades.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community’s Need for Funding: HPTA has a small population of 6,589, with a per capita income of \$20,169 and median household income of \$38,062, less than half the US averages (\$43,289, \$78,538). The percentage of people in the target area that live below the poverty line (32%), is double that of the US (12%). The growth of counties outside of St. Louis has hindered the HPTA by accelerating population decline, economic disinvestment, and urban disintegration. Suburbanization has drawn residents, businesses, and resources away from the City, leading to economic disparities, particularly between predominantly White, affluent suburbs and predominantly Black, lower-income urban neighborhoods. Predominantly Black neighborhoods on the City’s north side have historically suffered from economic disinvestment, and the highest vacancy neighborhoods are located in the mid-north of the City, which includes the HPTA. The HPTA has been deeply shaped by historic practices of systemic disinvestment in minority neighborhoods initiated in the 1930s by the Home Owners’ Loan Corporation (HOLC). These federal maps designated predominantly Black neighborhoods like Hyde Park as “hazardous” for investment, systematically denying residents access to mortgage lending and credit. Over time, this led to entrenched patterns of racial segregation, reduced homeownership, and declining property values.

As a nonprofit church, BLC relies on grant funding and donations to sponsor initiatives in the community, including the assessment of contaminated brownfields. While the City has made strides in addressing urban blight, its resources are stretched across many high-need areas, leaving areas like HPTA without necessary funds. BLC will use this EPA Grant funding to lead a targeted,

10 US Census 2019–2023 American Community Survey



community-driven revitalization effort that transforms vacant lots into vibrant gathering spaces and educational hubs that promote wellness, food security, and civic pride.

b. Health or Welfare of Sensitive Populations: The sensitive populations of the target area include **women, elderly, children, and the impoverished**, with 50% youth and the elderly (US 43%), 57% female (US 51%), and 41% children living in poverty (US 16%).¹¹ In **census tract 29510126600, 76% of children live in poverty, and 100% of families with a female householder with no spouse present with children live in poverty.**¹¹ In addition to these sensitive populations, 85% of residents in the target area are Black (US 12%).¹¹

Welfare and health issues are prevalent in the HPTA, which include high unemployment, lack of higher education, and lack of access to basic services and fresh food. HPTA has an **11% unemployment rate** (US 5%) and only **7% of HPTA residents over 25 years of age have a bachelor's degree** (US 21%).¹¹ The HPTA is not only a designated **USDA Food Desert**, but residents in **29% of occupied housing units also have no access to a vehicle** (US 8%), which further hinders access to fresh food.¹¹ Due to these welfare issues and areawide economic challenges, **35% of the target area relies on food stamps/SNAP benefits** compared to 12% in the US.¹¹ The CDC reports, of those living in HPTA over the age of 18, there is a **48% prevalence of obesity** (US 42%), **19% prevalence of diabetes** (US 14%), and **8% prevalence of heart disease** (US 6%). This Assessment Grant will help BLC address environmental hazard risks, promote food sustainability through urban agriculture, create local job opportunities by building these orchards and gardens, and improve the overall quality of life for vulnerable populations in the target area and surrounding communities.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Due to the historical uses of the priority sites, HPTA residents are at risk of exposure to ACM, LBP, BTEX, heavy metals, CVOC, and PCBs. Residents face further ongoing environmental hazards due to disinvestment in the area and the large number of other potential sites in such a small area. **Target-area disease and health data are not available.** However, from 2017 to 2021, 4.9% of children in the City had elevated blood lead levels, compared to 1.5% of children in St. Louis County.¹² Lead poisoning can cause a wide array of chronic health issues, including high blood pressure, cardiovascular problems, kidney damage, and reproductive health issues in pregnant women and can permanently inhibit childhood brain development.¹³ A study published in 2019 by Washington University **using census and health data from multiple government agencies** showed that **over a dozen north St. Louis neighborhoods have high rates of childhood asthma.** As a result, the City has high asthma-related emergencies among children. From 2017 to 2021, the Emergency Department Discharge (EDD) visit rate was 288 per 10,000 among children ages 5 to 14 in the City.¹⁴ This rate is five times higher than the US rate of 55 per 10,000.¹⁴ **The highest rates of asthma ED discharges were observed in the north city and the inner north region of St. Louis County, which includes the HPTA.**¹⁴ Per the National Cancer Institute State Cancer Profiles, of the 115 Missouri county-level jurisdictions, **the City ranks 28th highest in the state for incidents of cancer**, and has an age-adjusted all-sites **cancer incidence rate of 463.5 per 100,000 people** and an **age-adjusted all-sites cancer death rate of 162.5 per 100,000 people.** Both ratings are higher than the US rates, which are 445.8 per 100,000 for incidence and 145.4 per 100,000 for mortality. **Missouri Birth Defects Registry** reports a **City prevalence of 32.1 per 1,000 live births**, compared to a national estimate of about **30.0 per 1,000.** Contaminants in the HPTA will

¹¹ US Census 2019–2023 American Community Survey

¹² Missouri Department of Health & Senior Services

¹³ <https://www.epa.gov/lead/what-are-some-health-effects-lead>

¹⁴ CDC National Environmental Public Health Tracking Network



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continue to impact the health and quality of life of distressed residents if steps are not taken to remediate sites. EPA funding will move the target area forward as residents pursue prosperity and healthy lifestyle choices for future generations.

d. **Economically Impoverished/Disproportionately Impacted Populations:** Residents of the HPTA are undoubtedly economically impoverished: the area’s **per capita income of \$20,169 and median household income of \$38,062**, are less than half the US averages (\$43,289, \$78,538).¹⁵ The percentage of **people in the target area that live below the poverty line (32%), is nearly triple that of the US (12%).**¹⁵ They are also disproportionately affected by the negative environmental consequences that accompany blight and disinterest by the development community, evidenced in part by the **elevated unemployment rate (11% vs. US 5%)** and the many health issues such as the high rates of health issues, like lead poisoning, asthma, cancer, and birth defects.¹⁵ The planned reuse of the priority sites will increase jobs in the area, thereby reducing the unemployment rate, address the Food Desert designation by providing a source of locally grown food for the community, and in the case of the Salisbury St. site, provide a must needed “third place” (not home; not work). Studies have shown that creation of such “third places” can reduce crime by fostering social control and stabilizing the neighborhood.¹⁶ The negative economic effects of brownfields and lack of employers can be seen throughout the community and will continue to grow if assessment and remediation does not take place. EPA funding will help mitigate these risks for this **disproportionately impacted population.**

Community Engagement e. Project Involvement & f. Project Roles: The following project partners will play crucial roles in the process of assisting the City with site selection, prioritization, cleanup, and further redevelopment of brownfield sites for this assessment project.

Name of org. & mission	Point of contact	Specific involvement/assistance provided
Better Living Communities 501(c)(3) – Contributes to the provision of affordable housing solutions for the HPTA	Katie Seibel, Secretary katie.seibel@centralbank.net	Assistance/Decision Making: site selection, site prioritization, and reuse planning.
North Side Urban Ministry – Grassroots coalition of local churches, including the operation of an active urban agricultural farm	Gerard Bolling, Pastor pastor.bolling@bethlehemstlouis.org	Assistance/Decision Making: community outreach and education and help with urban agriculture post-remediation development, operations, and food distribution.
HP Neighborhood Association 501(c)(3) – Preserves the historic fabric of HP neighborhood and promotes economic development	Fatimah Muhammad, Founder and Chair Fatimah.hpnanorthstlouis@gmail.com	Assistance/Decision Making: site selection, reuse planning, and community outreach and education.
Holy Trinity Church 501(c)(3) – Partner church in HPTA that works to address food insecurity	Father Mitch Doyen Pastor mitchelldoyen@archstl.org	Assistance/Decision Making: community outreach and education by distributing fliers and providing space to hold community engagement meetings. Will also assist in food distribution from gardens.
Peter and Paul Community Services 501(c)(3) – Supports individuals facing homelessness on their journey to lifelong stability	Anthony D’Agostino Chief Executive Officer adagostino@ppcsinc.org	Assistance/Decision Making: site selection, reuse planning, and community outreach by distributing fliers.

¹⁵ US Census 2019–2023 American Community Survey

¹⁶ Papachristos, Andrew V., Chris M. Smith, Mary L. Scherer, and Melissa A. Fugiero. 2011. More Coffee, Less Crime? The Relationship between Gentrification and Neighborhood Crime Rates in Chicago, 1991 to 2005. *City & Community* 10: 215–40.



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Strong Towns – Supports models for growth that allows towns to become financially strong and resilient	Eric Hermanson St. Louis Chapter Lead strongstlmo@gmail.com	Assistance/Decision Making: site selection and reuse planning by providing tours to parties interested in urban planning.
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g. **Incorporating Community Input:** BLC and its community project partners understand the need for community input to run a successful Brownfield Program, and on November 16, 2025, announced their intention of applying for a Brownfield Community-wide Assessment Grant at a BLC board meeting at the church. The BLC Brownfield Project Team (BPT), comprised of BLC staff, has been discussing the potential for redevelopment of their respective brownfield properties and were happy to share their vision with the local communities. BLC will continue to be transparent with the community and seek feedback throughout the project. They will engage the residents and community partners in educational and project-update meetings and **solicit their input** on brownfield site identification and prioritization. Community input and suggestions will be documented during community engagement meetings in meeting notes. Resident suggestions will be discussed during quarterly BLC team meetings, and responses will be posted on the Brownfield Program webpage after the meeting, providing an online alternative to attending in-person meetings. Target-area, resident-identified sites will be added to the inventory, evaluated with community-partner input and prioritized based on need, project goals, and the future land-use redevelopment plans. Project information and meeting announcements will be offered through the BLC and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the HPTA. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program’s status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review at Bethlehem Lutheran Church and on the project webpage. A Brownfield Program brochure explaining the program will be shared throughout the community and distributed at regularly scheduled community engagement meetings held within the target areas; these brochures will be especially helpful for those residents without internet access.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

- *All tasks listed below are allowable and eligible costs funded by the EPA Brownfield grant.*

Task 1: Program Management	
a.	<i>Project Implementation: Non-EPA Funded:</i> BLC will procure a qualified environmental professional (QEP) to assist with the Brownfield (BF) Grant project. BLC’s BF Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA Funded:</i> The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> BLC: Sherri Bass, Executive Director of Finance and HR, BF Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.
Task 2: Outreach & Site Inventory	
a.	<i>Project Implementation: EPA Funded:</i> CIP, outreach materials, BF webpage, and social media posts will be developed by BLC’s BF Project Manager with assistance from the QEP. BLC staff will lead the community/educational meetings discussing project plans and updates. BLC’s BF Project Manager will work with HPTA residents during outreach events to add to the site inventory. Identified abandoned and underused properties



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	will be researched further by BLC staff using GIS and the City’s Address and Property Information Search website. The QEP will work with BLC staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials created in Q1 and posted throughout the grant project. Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> BLC: Reverend Chris Knepper, Pastor of Community Engagement, BF Project Manager
d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, evaluation ranking tool, site inventory list.
Task 3: Assessment	
a.	<i>Project Implementation: EPA Funded:</i> The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Site Specific (SS)-QAPP Addendum. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Assessments begin Q2 and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from BLC: Dr. Gerard Bolling, Lead Pastor, BF Project Director.
d.	<i>Outputs:</i> 8 Phase I ESAs, 1 Generic QAPP, 5 Phase II ESAs including SS-QAPP, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
Task 4: Reuse Planning	
a.	<i>Project Implementation: EPA Funded:</i> Projects identified for cleanup. The QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist BLC in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plans, Site Reuse Assessment, Site Reuse Vision Plan.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from BLC: Dr. Gerard Bolling, Lead Pastor, BF Project Director.
d.	<i>Outputs:</i> 4 ABCAs, 3 vision sessions/charrettes, 1 BF Revitalization Plans, 1 Site Reuse Assessment, 1 Site Reuse Vision Plan.

e. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.*

- The budget for this project includes travel, supplies, conference registration (other) and contractual costs only. No administrative costs are included in the budget.
- **Of the budget, 51% will be spent on site-specific work and 32% for area-wide planning activities.**
- **Personnel pay rates average \$41 per hour and fringe rate 30%.**

Task 1 Program Management: Personnel (\$41/hr): \$4,100 (100 hrs). Fringe: \$1,230 (30% rate). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$22,500 (150 hrs × \$150). Travel: 2 staff to attend 3 conferences for a total of \$12,600 (flights at \$800, 3 nights in hotel at \$300/night, incidentals and per diem at \$100 per day × 4 days × 2 staff × 3 events) Other: conference registration \$1,800 (\$300 x 2 staff x 3 events).

Task 2 Outreach & Inventory: Personnel (\$41/hr): 7 community/educational meetings \$5,740 (20 hrs per meeting to include preparation and execution; \$820 each meeting). Fringe: \$1,722



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(30% rate). Contractual: CIP \$3,900 (26 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$3,000 (20 hrs × \$150) 7 community/educational meetings \$13,650 (\$1,950 per mtg.; 13 hours per meeting to include preparation and execution × \$150); BF site inventory and evaluation ranking tool creation \$12,000 (80 hrs × \$150). Supplies: \$1, 067 (\$500 [500 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$267).

Task 3 Assessment: Personnel (\$41/hr): Report review \$574 (1 hr per report; 14 reports). Fringe: \$172 (30% rate). Contractual: 8 Phase I ESAs \$39,600 (\$4,950 each); 1 Generic QAPP \$10,000; 5 Phase II ESAs including SS-QAPP \$175,000 (\$35,000 each).

Task 4 Reuse Planning: Personnel (\$41/hr): vision sessions/charettes \$1,230 (30 hrs); report review \$574 (2 hrs/report; 7 reports). Fringe: \$541 (30% rate). Contractual: 4 ABCAs \$30,000 (\$7,500 each); 3 vision sessions \$9,000 (\$3,000/meeting); 1 Site Reuse Assessment \$35,000 (Senior Planner: 95 hrs × \$200; PM Planner: 85 hrs × \$175; Support Personnel: 9 hrs × \$125); 1 Site Reuse Vision \$55,000 (Senior Planner: 150 hrs × \$200; PM Planner: 125 hrs × \$175; Support Personnel: 25 hrs × \$125); 1 BF Revitalization Plans \$60,000 (Principal Planner: 60 hrs × \$250; Senior Planner: 110 hrs × \$200; PM Planner: 120 hrs × \$175 Support Personnel: 16 hrs × \$125).

Category	Tasks				Totals
	<i>Program Management</i>	<i>Outreach & Site Inventory</i>	<i>Assessment</i>	<i>Reuse Planning</i>	
Personnel	\$4,100	\$5,740	\$574	\$1,804	\$12,218
Fringe	\$1,230	\$1,722	\$172	\$541	\$3,665
Travel	\$12,600				\$12,600
Supplies		\$1,067			\$1,067
Contractual	\$22,500	\$32,550	\$224,600	\$189,000	\$468,650
Other	\$1,800				\$1,800
Total Budget	\$42,230	\$41,079	\$225,346	\$191,345	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, the BLC staff managing the grant, including the QEP, will meet quarterly to track project progress of outputs identified in 3.d. using an Excel spreadsheet and will submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure completion within the four-year timeframe. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include the number of community meetings with neighborhoods, community groups, and community partners; public meetings; environmental assessments; ABCAs; and cleanup redevelopment plans. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the BLC has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: Bethlehem Lutheran Church (BLC) demonstrates strong programmatic capability through its well-established organizational structure, experienced leadership, dedicated staff and documented financial policies that direct procedures for record-keeping, expense reporting, and the prevention of conflicts of interest in accordance with internal guidelines, as stipulated in 2 CFR § 200.303. BLC leadership is reinforced by a Board of Directors who oversee governance and strategic decisions. **Dr. Gerard Bolling will serve as the Brownfield Project Director.** He has been the Lead Pastor, lead executive of BLC since 2017,



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and chair of the board of Better Living Communities. He brings a total of 11 years of experience with BLC, during which time he has provided leadership and management of several grant-funded programs. He earned a doctor of education degree in leadership, innovation, and continuous improvement from Concordia University Wisconsin in 2020. As Project Director, Dr. Bolling will be responsible for overseeing the administrative and financial requirements of the Brownfield Program. **Reverend Chris Knepper**, Pastor of Community Engagement, will serve as the **Brownfield Project Manager**, responsible for overseeing day-to-day operations and ensuring the timely and effective expenditure of program funds. He has served as Pastor of Community Engagement at BLC for two years, where he oversees organizational operations and contributes to the Student Ministry Team. Since 2020, Reverend Knepper has served as an officer in the US Army, where he honed strong leadership and organizational skills by managing diverse teams in high-pressure environments. His experience has instilled a foundation of discipline, adaptability, and mission-driven leadership. He continues to serve in this capacity as a member of the US Army Reserves. Reverend Knepper has extensive grant management experience over the past five years. Dr. Bolling and Reverend Knepper will be assisted by **Sherri Bass**, Executive Director of Finance and Human Resources at BLC, who will be the **Brownfield Finance Director**. Ms. Bass has served in her current role for over a year and is responsible for managing the organization's finances and will oversee draw downs through ASAP.gov. Prior to joining BLC, she spent more than a decade in the financial industry, where she managed accounts, cultivated client relationships, and guided individuals and families in making sound financial decisions. Her work required meticulous attention to detail, effective communication skills, accurate reporting, and strict adherence to regulatory standards. A qualified environmental professional (QEP) will assist with the technical portions of the project.

d. Acquiring Additional Resources: BLC will hire a QEP to assist with the technical and reporting aspects of the Brownfield Community-wide Assessment Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to EPA's Professional Service procurement guidelines and local contracting requirements. Throughout the project, BLC will acquire additional resources as needed to ensure successful completion.

Past Performance and Accomplishments. f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: In 2022, BLC received a \$300,000 grant from the Lutheran Foundation of St. Louis to support staff and program expenses for BLC's Even More Greater Things Initiative that included a summer camp program at five locations managed by BLC. The grant supported the participation of 200 children in the summer camp program. Funding from this grant was fully expended in March of 2025. Also in 2022, BLC received a \$120,000 grant from the Missouri District Lutheran Church Missouri Synod to fund an additional location for BLC's summer camp program. This grant supported the participation of over 250 children in the summer camp program. Funding from this grant was fully expended in March of 2025. In 2024, BLC received a \$122,000 grant from the Clara and Spencer Werner Fund Foundation that supported staffing and operational capacity for children and family programming for over 200 children on a weekly basis. Funding from this grant was fully expended in 2024.

(2) Compliance with Grant Requirements: BLC has an excellent history of compliance and timely reporting as well as execution of work plans and project schedules with all award agencies. BLC staff are skilled in grant and project management and will monitor grant activities to ensure compliance with project schedules and financial reporting requirements. Ms. Bass is well versed in compliance-related matters and will input all information into ACRES.



Threshold Criteria

1. Applicant Eligibility

- a. Bethlehem Lutheran Church (BLC) is eligible to apply for the EPA Brownfield Community-wide Assessment Grant as a nonprofit organization described in section 501(c)(3) of the Internal Revenue Code and as defined under 2 CFR § 200.1. Please see attached documents of incorporation.
- b. BLC is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

BLC and its community project partners understand the need for community input to run a successful Brownfield Program, and on November 16, 2025, announced their intention of applying for a Brownfield Community-wide Assessment Grant at a BLC board meeting at the church. The BLC Brownfield Project Team (BPT), comprised of BLC staff, has been discussing the potential for redevelopment of their respective brownfield properties and were happy to share their vision with the local communities. BLC will continue to be transparent with the community and seek feedback throughout the project. They will engage the residents and community partners in educational and project-update meetings and **solicit their input** on brownfield site identification and prioritization. Community input and suggestions will be documented during community engagement meetings in meeting notes. Resident suggestions will be discussed during quarterly BLC team meetings, and responses will be posted on the Brownfield Program webpage after the meeting, providing an online alternative to attending in-person meetings. Target-area, resident-identified sites will be added to the inventory, evaluated with community-partner input and prioritized based on need, project goals, and the future land-use redevelopment plans. Project information and meeting announcements will be offered through the BLC and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the Hyde Park Target Area. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program's status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review at Bethlehem Lutheran Church and on the project webpage. A Brownfield Program brochure explaining the program will be shared throughout the community and distributed at regularly scheduled community engagement meetings held within the target areas; these brochures will be especially helpful for those residents without internet access.

3. Expenditure of Existing Grant Funds

BLC does not have an open EPA Brownfield Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

Not Applicable.