

**APPLICATION INFORMATION SHEET U.S. ENVIRONMENTAL PROTECTION  
AGENCY FY26 COMMUNITY-WIDE ASSESSMENT GRANT**

**Social Impact Technology & Engineering (SITE)**

**4825 Troost Avenue, Ste 108, Kansas City, Missouri 64110**

1. APPLICANT IDENTIFICATION

Legal Name: Social Impact Technology & Engineering Address: 4825 Troost Avenue, Suite 108,  
Kansas City, Missouri 64110

2. WEBSITE URL:

[www.sitekc.org](http://www.sitekc.org)

3. FUNDING REQUESTED

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

4. LOCATION

City: Kansas City County: Jackson County State: Missouri

5. TARGET AREA AND PRIORITY SITE INFORMATION

TARGET AREAS:

SITE proposes an environmental site assessment within East Kansas City, Missouri, focusing on the Ivanhoe and Santa Fe neighborhoods experiencing significant brownfield contamination from residential disinvestment and demolition without environmental characterization.

TARGET AREA 1: Ivanhoe Neighborhood - Geographic Boundaries: 63rd Street to 75th Street, Prospect Avenue to Troost Avenue - Census Tracts: 29095008100 - Area: Approximately 2 square miles - CEJST Status: Disadvantaged community - 66th percentile low income, 96th percentile asthma, 98th percentile lead paint exposure, 98th percentile low life expectancy

TARGET AREA 2: Santa Fe Neighborhood - Geographic Boundaries: 27th Street to 39th Street, Prospect Avenue to Troost Avenue - Area: Approximately 2 square miles - CEJST Status: Expected disadvantaged qualification based on regional data

## PRIORITY SITES FOR ASSESSMENT:

**PRIORITY SITE 1:** 7102 Flora Avenue, Kansas City, MO 64131 Parcel: 47-630-04-24-00-0-00-000 Size: 5,227 square feet (0.12 acres) Owner: Land Bank of Kansas City Missouri Condition: Vacant mid-block residential lot, 15+ years vacant following structure demolition 2000-2010 Historical Use: Single-family residence circa 1920s-1940s demolished as part of dangerous building abatement Suspected Contamination: Lead-based paint in soil from demolition, asbestos-containing materials in debris, underground heating oil tank Census Tract: 29095008100 (CEJST qualified - 96th percentile asthma, 98th percentile lead exposure) Prioritization: Land Bank ownership eliminates acquisition complexity, immediate development pathway post-cleanup, accommodates single accessible home

**PRIORITY SITE 2:** 6127 & 6129 Tracy Avenue, Kansas City, MO 64110 (Combined) Parcels: 47-120-11-14-00-0-00-000 and 47-120-11-15-00-0-00-000 Size: 10,454 square feet combined (0.24 acres) Owner: Holmes Chelsea (private, both parcels) Condition: Two adjacent vacant lots, 10-15 years vacant, foundation remnants visible Historical Use: Single-family residences circa 1920s-1930s demolished pre-2010 Suspected Contamination: Lead paint in soil, asbestos materials, underground heating oil tanks, foundation debris Census Tract: 29095008100 (CEJST qualified) Prioritization: Combined 0.24-acre site accommodates 2-3 homes, single-owner efficiency, residential corridor location

**PRIORITY SITE 3:** 4023 Highland Avenue, Kansas City, MO 64110 Parcel: 30-130-16-08-00-0-00-000 Size: 11,326 square feet (0.26 acres) Owner: MRMR 2017 LLC Condition: Vacant corner lot with recent demolition (2019-2023), 1,779 sf structure removed Historical Use: Single-family residence circa 1920s-1940s demolished recently without documented environmental characterization Suspected Contamination: Lead, asbestos in fill material, underground tanks, demolition debris without proper oversight Prioritization: Largest site (2-3 home capacity), recent demolition concern, corner visibility, LLC ownership suggests acquisition opportunity

## 6. CONTACTS

- a. Project Director Name: Zachary Oshinbanjo Title: Executive Director Phone: 816-585-3757 Email: zoshinbanjo@sitekc.org Address: 4825 Troost Avenue, Suite 108, Kansas City, MO 64110
- b. Chief Executive/Highest-Ranking Elected Official Name: Zachary Oshinbanjo Title: Executive Director Phone: 816-585-3757 Email: zoshinbanjo@sitekc.org Address: 4825 Troost Avenue, Suite 108, Kansas City, MO 64110

## 7. POPULATION

Kansas City, Missouri: 508,090 (2020 Census) Target Area Populations: - Ivanhoe Neighborhood: ~8,500 residents - Santa Fe Neighborhood: ~6,200 residents

## 8. OTHER FACTORS

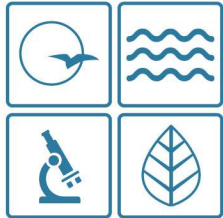
Other Factor	Applies?	Page in Narrative
Reuse incorporates energy efficiency measures	YES	Narrative 1.e
Project improves resilience to extreme weather/disasters	YES	Narrative 1.e

## 9. LETTER FROM STATE ENVIRONMENTAL AUTHORITY

Attached: Missouri Department of Natural Resources acknowledgment letter dated January 27, 2026, from Scott Huckstep, Chief, Brownfields/Voluntary Cleanup Program, acknowledging SITE plans to conduct assessment activities and is applying for FY26 federal Brownfield Assessment Grant funds.

## 10. RELEASING COPIES OF APPLICATIONS

This application contains no confidential business information. SITE consents to public release of this application on EPA's website following selection announcement.



**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

**Mike Kehoe**  
Governor

**Kurt U. Schaefer**  
Director

January 26, 2026

Zachary Oshinbanjo - Executive Director  
SITEKC  
4825 Troost #108  
Kansas City, MO 64110

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

Dear Zachary Oshinbanjo:

Please allow this letter to confirm support from the Missouri Department of Natural Resources for the intention to apply to EPA for funding by SITEKC as authorized under the above-referenced Acts. I understand and acknowledge that SITEKC 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.

SITEKC is applying for a \$500,000 FY2026 EPA Brownfield Community-Wide Assessment Grant. Kansas City faces significant brownfield contamination challenges in Ivanhoe and Santa Fe neighborhoods, where approximately 50 vacant lots with historical industrial use present environmental and economic development barriers. This program will conduct Phase I and Phase II Environmental Site Assessments to characterize contamination, develop cleanup plans, and create a comprehensive brownfield site inventory, positioning these properties for future remediation and housing development.

We expect SITEKC 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, Chief  
Brownfields/Voluntary Cleanup Section  
SH:cr



## **PROJECT NARRATIVE**

### **SECTION 1: PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### **1.a. Overview of Brownfield Challenges and Description of Target Area**

Social Impact Technology & Engineering (SITE) proposes an environmental site assessment within East Kansas City, Missouri (27th-75th Streets, Prospect-Troost Avenues), focusing on Ivanhoe and Santa Fe neighborhoods. These areas face residential brownfield contamination from decades of uncontrolled demolition without environmental characterization. Properties demolished 1990-2020 left lead paint, asbestos, and abandoned heating oil tanks, creating 50+ contaminated vacant lots affecting 15,000 residents.

**Economic Impact:** Vacant contaminated lots suppress adjacent property values 10-20%, reducing wealth for predominantly Black homeowners facing generational gaps from redlining. Kansas City Housing Market Analysis (2024) identifies East KC as having the lowest property appreciation citywide. **Health Impact:** Uncharacterized sites create exposure pathways for children. The Kansas City Health Department reports that asthma hospitalizations are 40% above the county average, consistent with particulate exposure from contaminated sites. **Social Impact:** Visible blight reinforces stigma, abandoned sites become dumping locations, affecting children's safety.

This \$500,000 Assessment Grant enables systematic characterization, creating a foundation for cleanup and affordable housing. Grant funds: (1) GIS inventory identifying 50+ sites with risk scoring; (2) 20 Phase I and 10 Phase II assessments documenting contamination; (3) 6-8 cleanup plans positioning for EPA Cleanup Grants; (4) Community Advisory Council ensuring resident voice; (5) connection to SITE's CHDO housing pipeline.

**Target Area 1 - Ivanhoe Neighborhood:** 2 square miles (63rd-75th Streets east of Troost). Census Tract 29095008100 qualifies as Justice40 disadvantaged, with 66th percentile low income, 96th percentile asthma burden, 98th percentile lead paint exposure, and 98th percentile low life expectancy. Excellent infrastructure exists, but uncharacterized lots create development barriers.

**Target Area 2 - Santa Fe Neighborhood:** 2 square miles (27th-39th Streets east of Troost). Similar development patterns, expected Justice40 qualification. Despite proximity to downtown (3-4 miles), contamination uncertainty prevents financing.

### 1.b. Description of Priority Brownfield Sites

Preliminary inventory identified 50+ vacant residential parcels with suspected contamination based on pre-1978 construction, uncontrolled demolition, and extended vacancy. Sites range from 0.07 to 0.26 acres. Primary contamination: lead paint in soil, asbestos debris, underground heating oil tanks, and petroleum soil. 40% are Land Bank-owned, facilitating access; 60% privately owned with tax delinquency, suggesting acquisition opportunities. Five priority sites represent diverse scenarios detailed in the Application Information Sheet.

### 1.c. Identifying Additional Sites

Systematic expansion through: Historical Records Research - Kansas City demolition permits 1990-present without environmental documentation, County Assessor records, MoDNR underground storage tank database, Sanborn maps confirming pre-1978 construction. GIS Database Development - Geospatial inventory overlaying demolition data with parcel information, integrating Land Bank inventory, CEJST mapping, vacancy duration, and infrastructure access. Risk scoring: (40%) contamination likelihood, (30%) exposure pathway risk, (25%) community priority, (5%) development feasibility. Field Reconnaissance - Environmental PM surveys documenting conditions, foundation materials, soil staining, and erosion patterns. Community Knowledge Integration - Advisory Council identifies sites from resident concerns, memories of spills, and observations of dumping. Anticipate identifying 45+ additional sites with 15 advancing to Phase I, 5 to Phase II over four years.

### 1.d. Reuse Strategy and Alignment

All priority sites targeted for attainable accessible single-family housing following cleanup, aligning with SITE's CHDO mission. Sites accommodate 2-3 homes using proven Terrace Lake universal design (2,064 sf, zero-step entry, 36-inch doorways, accessible bathrooms), serving veterans and disabled individuals.

Alignment: Housing KC 2024-2028 identifies East KC requiring 2,500+ affordable units over five years. Assessment positions SITE for 12-16 homes. East Side INVEST KC emphasizes brownfield cleanup enabling housing. Kansas City Brownfield Plan prioritizes residential reuse in Ivanhoe/Santa Fe. Community priorities: Ivanhoe Neighborhood Association and Santa Fe Council identify vacant cleanup and accessible housing as top needs.

### 1.e. Outcomes and Benefits

Economic: Five priority sites support 12-16 homes (\$4.8-6.4M construction), generating 80-120 direct construction jobs, 40-60 indirect jobs. Brownfield remediation increases surrounding values 5-15% (Urban Institute), translating to \$2-3M increased valuation for existing Black

homeowners. Environmental Justice: Assessment eliminates exposure to lead, asbestos, petroleum protecting populations with 96th percentile asthma burden, 98th percentile lead exposure. Accessible housing serves <10% of need. Climate Resilience: Rain gardens capturing 300-500 gallons/storm, permeable pavement reducing runoff 30%, strategic tree planting (15-20 native species), energy-efficient design (30% reduction translating to \$60-80 monthly savings).

#### 1.f. Leveraged Resources

Strong likelihood of obtaining additional funding: EPA Cleanup Grants (\$500K-4M potential) - Phase II completion positions for applications. Missouri VCP Tax Credits (100% up to \$350K/site). Wise Owl Ventures Bridge Financing (\$200K-500K) - established partnership. Kansas City CDBG/HOME (\$400K-600K) - existing \$415K relationship. Jackson County Grant - existing \$100k relationship. Private Philanthropy (\$250K-500K) - Health Forward, Sunderland, Hall foundations. Assessment serves as a catalyst, multiplying \$500K into \$5-10M total housing investment.

#### 1.g. Existing Infrastructure

Complete infrastructure eliminates major development barriers: Municipal utilities (water, sewer, electric, natural gas) with existing connections reducing per-unit costs \$15K-20K. KCATA transit (Routes 24, 57) provides employment access. AT&T/Google Fiber throughout. Community infrastructure: schools, health centers, parks. Targeted upgrades pursued through non-EPA funds: Stormwater (\$150K-250K/block) via KC Stormwater grants. Sidewalk/ADA (\$50K-100K/block) via TAP funds. Tree canopy (\$25K-50K) via Urban Forestry grants.

## SECTION 2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT

#### 2.a. Community Need for Funding

Census Tract 29095008100 ranks 66th percentile low income (median \$30,538, 58% below county). Poverty 36.2%. Economic conditions prevent: (1) property owners from funding \$3K-8K assessments; (2) neighborhood associations raising funds; (3) businesses investing, given limited margins. Small population (8,500 Ivanhoe, 6,200 Santa Fe) generates minimal tax revenue. Kansas City's brownfield program focuses downtown, leaving East KC unaddressed. Financial institutions require Phase I before financing creating catch-22. Missouri DNR never funded residential assessment. EPA Assessment Grant represents the only accessible source.

#### 2.b. Sensitive Populations

Children (32.4%): 900 under age 6 vulnerable to lead exposure. KC Health shows 2-3× citywide elevated blood lead rates. Elderly (14.2%): Age-related vulnerability to asbestos/petroleum

exposure. Tract ranks 98th percentile low life expectancy (68.2 years vs 76.4 national). Pregnant Women: 250-300 within 500 feet. Lead/petroleum exposure increases preterm birth risk. East KC preterm rates 15-20% above county. Disabled (18.7%, double 12.7% national): Respiratory disabilities from asthma/COPD. Tract 96th percentile asthma burden. Grant eliminates exposure pathways protecting sensitive populations.

### 2.c. Disease Incidence

Asthma (96th percentile): 186 per 100K vs 132 countywide (41% higher). Childhood ED visits 2.2× average. Lead Poisoning (98th percentile): 8.4% tested children elevated vs 3.2% citywide. Low Life Expectancy (98th percentile): Residents die 8.2 years earlier than national average. Adverse Birth Outcomes: Preterm 13.8% vs 10.2% county (35% higher). Low birthweight 11.2% vs 8.1%. Assessment identifies sources enabling targeted cleanup addressing health threats.

### 2.d. Economically Impoverished/Disproportionate Impact

Census Tract 66th percentile low income, poverty 36.2%, per capita \$17,245. Historical exclusion: restrictive covenants (1920s-1948) confined Black families, redlining (1930s-1968) denied mortgages, urban renewal (1950s-1970s) demolished neighborhoods without compensation. Disproportionate burdens: industrial zoning in residential areas, aging infrastructure, demolition without characterization. Contemporary impacts: contaminated lots suppress values preventing wealth accumulation, stigma deters investment, health impacts impose costs on families with fewest resources. Grant addresses environmental justice debt through: federal investment in historically excluded communities, contamination characterization, positioning for beneficial housing, Community Advisory Council control over priorities.

### 2.e. Project Involvement

Diverse organizations providing meaningful assistance: Ivanhoe Neighborhood Association (2,500 residents) - organizing capacity, historical knowledge. Santa Fe Neighborhood Council (1,800 residents) - Spanish interpretation. DVA Kansas City Chapter (1,200 veterans) - accessible housing expertise. Easterseals Midwest - universal design, independent living. Kansas City Land Bank - 40% of sites, access authorization. Swope Health Services - FQHC providing health data. Bridging The Gap - environmental justice nonprofit. KC Housing & Community Development - CDBG/HOME partnership. Organizations represent 8,000+ residents, bringing housing, health, environmental justice, and organizing expertise.

## 2.f. Project Roles

Ivanhoe Neighborhood: Community Advisory Council (2 seats), site identification support, public meeting hosting. Santa Fe Council: Advisory Council (2 seats), Spanish engagement, site access coordination. DVA: Advisory Council (1 seat), veteran outreach, design review. Clergyman: Advisory Council (1 seat), accessibility consultation, and independent living assessment. Land Bank: Site access authorization, property information, post-assessment coordination. Swope Health: Advisory Council (1 seat), health data provision, environmental screening. Bridging The Gap: Advisory Council (1 seat), youth engagement, green infrastructure consultation. KC Housing: Technical assistance, policy alignment, funding coordination. Structure ensures resident-led control (7 of 10 Advisory seats), specialized expertise, and government technical support without controlling decisions.

## 2.g. Community Input

Comprehensive engagement plan: Community Advisory Council - 7 members, bi-annual meetings (8 total), hybrid format, childcare (\$50 stipend), meals, Spanish interpretation, \$100/member stipend. Vote recommendations on site selection, cleanup approaches, and housing design. Public Meetings - 8 meetings (2/year), Tuesday/Thursday 6:00-7:30 pm, rotating venues, Spanish interpretation, childcare, food, transportation stipends (\$20). “You Said, We Did” documentation. Ongoing Communication - monthly progress reports, attend neighborhood presentations. Alternative Engagement - Zoom hybrid, online surveys, and recorded videos. Meaningful Consideration - Advisory recommendations incorporated unless constraints (with written explanation), input themes tracked, 14-day response to concerns, annual report, and post-grant recognition meeting. Ensures residents exercise authority over priorities advancing environmental justice.

## SECTION 3: TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

### 3.a-d. Task Descriptions

TASK 1 - Program Management (\$107,200): Environmental PM programmatic oversight, ED strategic oversight, QEP procurement, quality assurance, ACRES updates, quarterly EPA reporting. Lead: ED/PM. Outputs: 1 PM hired, 1 QEP procured, 16 quarterly reports, 16 ACRES updates.

TASK 2 - Site Inventory/GIS (\$93,200): Comprehensive inventory (KC permits, County Assessor, MoDNR UST database, Sanborn maps), GIS database with risk scoring, field reconnaissance, community input integration. Lead: PM. Outputs: 50-site inventory, web-accessible GIS, mobile field app, risk scoring methodology.

TASK 3 - Phase I ESAs (\$253,000 includes Task 4): QEP conducts 20 Phase I per ASTM E1527-21 (records review, site reconnaissance, database search, reports identifying RECs). PM coordinates selection with Advisory Council, secures access, reviews reports. Lead: QEP/PM. Outputs: 20 Phase I reports, site access agreements, ACRES entries.

TASK 4 - Phase II ESAs (included in Task 3): QEP conducts 10 Phase II per ASTM E1903-19 (4-8 soil borings, lab analysis, groundwater monitoring if encountered, risk assessment). PM coordinates with Advisory Council. Lead: QEP/PM. Outputs: 10 Phase II reports with contamination characterization, ACRES entries.

TASK 5 - Community Engagement (\$46,600): Advisory Council quarterly meetings (15), public meetings (12), monthly newsletters, Facebook posts, neighborhood presentations, PM office hours. Lead: PM/Advisory Council. Outputs: 15 Council meetings with minutes, 12 public meetings, 48 newsletters, input tracking database.

TASK 6 - Cleanup Planning (included in Site Inventory): QEP develops 6-8 ABCAs (alternatives analysis, cost-benefit, cleanup estimates, regulatory pathway, reuse integration). Advisory Council reviews. Lead: QEP/PM. Outputs: 6-8 cleanup plans, regulatory recommendations, financial pro formas, cleanup grant readiness.

### 3.e. Cost Estimates

Budget Category	Prog Mgmt	Phase I/ II	Community	Site Inv/ Cleanup	Total
<b>Personnel</b>	\$21,250	\$72,860	\$18,700	\$40,800	\$153,610
<b>Fringe (20%)</b>	\$4,250	\$14,572	\$3,740	\$8,160	\$30,722
<b>Travel</b>	\$6,000	-	-	-	\$6,000
<b>Supplies</b>	\$10,000	\$5,568	\$1,500	\$4,000	\$21,068
<b>Contractual</b>	-	\$160,000	-	\$35,000	\$195,000
<b>Other</b>	\$60,700	-	\$22,660	\$9,240	\$92,600
<b>Indirect</b>	\$5,000	-	-	-	\$5,000
<b>TOTAL</b>	<b>\$107,200</b>	<b>\$253,000</b>	<b>\$46,600</b>	<b>\$93,200</b>	<b>\$500,000</b>

### 3.f. Measuring Progress

Quarterly Tracking: PM maintains database tracking assessments completed vs planned, meetings held, community input themes, contractor deliverables, ACRES current. Quarterly EPA reports (30 days post-quarter) document outputs, cumulative progress, challenges/corrective actions, planned activities, budget expenditures. ACRES Management: All activities entered within 30 days. Community Engagement Evaluation: Council minutes documenting attendance/recommendations/responses, public meeting records, “You Said We Did” tracking, annual surveys. Environmental Outcomes: 30 sites characterized (60% of inventory), contamination documented, 6-8 cleanup plans, leveraged funding tracked. Economic Outcomes: Property acquisitions, jobs created, and private investment. Health Outcomes: Baseline/post-cleanup data via Swope Health. Annual Evaluation: Progress assessment, quality review, challenges/corrective actions, lessons learned, outcomes achieved. Post-Grant Tracking: Sites cleaned, housing developed, jobs created, property values, and health improvements.

## SECTION 4: PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 points)

### 4.a. Organizational Capacity

SITE possesses strong capacity managing \$500K Assessment grant based on federal experience and infrastructure. Federal Grant Experience: Currently manages \$415K CDBG/HOME with zero findings, 100% on-time reporting, and procurement per 2 CFR 200. ED brings 8+ years of federal grant management (\$5M+ portfolios, consistent audit compliance). CHDO Designation: HUD-certified December 2024, demonstrating organizational capacity meeting rigorous standards (board composition, housing experience, financial systems, conflicts policy). Financial Management: CPA payroll with time tracking, QuickBooks with federal cost allocation, monthly statements, annual CPA audit, separate grant line accounts, documented procurement, conflicts policy. Governance: 10-member board with diverse expertise, quarterly meetings, annual strategic planning, and ED evaluation.

### 4.b. Organizational Structure

Board provides oversight (fiduciary, strategic, approves budgets/contracts >\$10K, evaluates ED). ED provides strategic leadership, EPA relationship management, financial authority, PM supervision (0.10 FTE/4 hrs week). Environmental PM manages grant activities (0.85 FTE/34 hrs week, reports to ED weekly, prepares quarterly reports, facilitates Advisory Council, coordinates QEP, manages ACRES). Administrative Support: Professional accounting firm (CliftonLarsonAllen) ensures federal compliance, expenditure documentation, reimbursement requests. Quality Assurance: ED reviews QEP deliverables, PM conducts technical review,

Advisory Council provides community perspective. Structure separates strategic oversight from execution, ensures financial controls, incorporates QA, maintains community accountability.

#### 4.c. Key Staff

Zachary Oshinbanjo, ED (0.10 FTE): Strategic oversight, EPA coordination, board reporting, financial authority, PM supervision. Expertise: Federal grant management (8+ years), nonprofit leadership (3 years), affordable housing. Qualifications: Master's, Bachelor's, and grant management experience. Experience: Managing \$415K CDBG/HOME zero findings, achieved CHDO December 2024, previous \$5M+ portfolios at KUMC/Children's Mercy.

Environmental PM (0.85 FTE, to be hired within 90 days): Day-to-day execution, inventory, QEP coordination, Advisory facilitation, EPA reporting, ACRES. Required: Environmental Science/Urban Planning/Geography degree, 2-3 years brownfield/environmental experience, GIS proficiency, grant management capability. Desired: KC brownfield knowledge, community of color experience, bilingual Spanish, ASTM protocols, MoDNR VCP knowledge. Recruitment: Professional associations, KC environmental firms, MBE outreach, universities. Competitive \$60K total compensation.

Austin Potter, Project Manager (not grant-funded): Housing construction management, coordinates with PM for development timeline, construction cost estimates, and development feasibility.

Professional Services: CliftonLarsonAllen accounting, legal counsel, QEP contractor.

#### 4.d. Acquiring Resources

Documented procurement per 2 CFR 200: (1) Planning - scope, criteria, timeline; (2) Method Selection - micro <\$10K informal, small \$10K-250K three quotes, formal >\$250K RFP; (3) Solicitation - written scope, disclosed criteria (technical 60%, cost 30%, MBE/WBE 10%), price required, public advertisement 21+ days, minimum 3 vendors; (4) Evaluation - selection committee scores independently, price reasonableness verified, ED approves, EPA reviews high-value; (5) Contract Award - written contract with federal flow-down, monitoring, performance evaluations. MBE/WBE Outreach per 40 CFR 33: solicit certified vendors, advertise minority publications, technical assistance, divide contracts, partner trade associations, and document efforts. Conflict Policy: prohibits board/staff/family contracts, employee financial interest, gratuities. Annual attestations. QEP Procurement: RFP post-award, EPA review before advertisement, minimum 3 KC brownfield firms, criteria technical/cost/MBE, EPA approval before award. Past Performance: Successfully procured Potter via SkillBridge, Terrace Lake contractor per 2 CFR 200/Davis-Bacon.

#### 4.f. Past Performance

SITE has not received EPA Brownfields grants but successfully manages other federal assistance demonstrating capacity:

KC CDBG (\$210k, FY25): Terrace Lake accessible housing construction. Accomplishments: 1 home under development (2,064 sf universal design), 1 construction job (Potter hired), demonstrated Davis-Bacon compliance, environmental review per 24 CFR 58, and competitive procurement. On schedule for Q4 2026 completion.

KC HOME (\$205K, FY25): Acquisition for home, Accomplishments: Land acquisition completed, architectural plans developed, demonstrated HOME property standards, and regulatory guidance. On track for Q4 2026 construction start.

Compliance: Zero findings across monitoring, 100% on-time quarterly reporting, proper cost allocation/documentation per 2 CFR 200, successful reimbursement navigation, competitive procurement documented, community meetings conducted, HUD environmental review completed, and detailed schedules maintained.

Relevance to Assessment Grant: Proven 2 CFR 200 compliance, reimbursement management, federal reporting, environmental due diligence, community engagement, project coordination, demonstrating capacity successfully managing \$500K Assessment over 4 years, meeting programmatic/administrative/financial requirements while achieving environmental outputs and community outcomes.

**THRESHOLD CRITERIA RESPONSES Social Impact Technology & Engineering EPA-I-OLEM-OBLR-25-04 FY26 Community-Wide Assessment Grant**

**THRESHOLD CRITERION 1: APPLICANT ELIGIBILITY**

**1. Applicant Type and Eligibility Demonstration**

Social Impact Technology & Engineering (SITE) is a nonprofit organization described in section 501(c)(3) of title 26 (the Internal Revenue Code) and exempt from taxation under section 501(a) of that title.

Attached: IRS Form 990 and IRS Determination Letter confirming 501(c)(3) tax-exempt status.

## 2. Section 501(c)(4) Tax-Exempt Status

SITE is **NOT** exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code. SITE is exempt under section 501(c)(3). Therefore, no lobbying determination is required.

### THRESHOLD CRITERION 2: COMMUNITY INVOLVEMENT

SITE will inform and involve the community and other stakeholders in the planning, implementation, and other brownfield assessment activities through the following mechanisms:

#### COMMUNITY ADVISORY COUNCIL (7 members, Bi-Annual meetings)

SITE will establish a 7-member Community Council representing diverse stakeholders from Ivanhoe and Santa Fe neighborhoods. Council composition: - Ivanhoe Neighborhood Association representatives (2 seats) - Santa Fe Neighborhood Council representatives (2 seats) - Disabled Veterans of America Kansas City Chapter (1 seat) - Local Clergyman (1 seat) - Swope Health Services community health perspective (1 seat) - Bridging The Gap environmental justice organization (1 seat) - Individual residents from target areas (2 seats)

Quarterly meetings (8 total over grant period) held in rotating neighborhood community centers. Hybrid in-person/Zoom, childcare with stipends, meal service, Spanish interpretation. Each Council member receives \$100/meeting stipend compensating time and expertise.

Council Authority: Vote recommendations on Phase I site selection beyond five priority sites, Phase II site advancement, cleanup approach preferences, housing design features, and development timing. SITE commits to incorporating Council recommendations unless regulatory, safety, or budget constraints prevent implementation, with written explanation provided.

#### PUBLIC MEETINGS (2 per year, 8 total)

Eight public meetings over grant period provide broader community progress reporting and input solicitation. Meetings held Tuesday/Thursday evenings 6:00-7:30pm in Ivanhoe Elementary School and Santa Fe Community Center on rotating basis. Simultaneous Spanish interpretation, childcare with stipends, food service, and transportation stipends provided.

#### Meeting Topics:

Year 1: Grant kickoff and site inventory

Year 2: Phase I findings

Year 3: Phase II results

Year 4: Cleanup planning and housing development timeline

## ONGOING COMMUNICATION

- Quarterly email newsletter to 300+ subscriber list (English/Spanish)
- Attendance at neighborhood association meetings
- Environmental PM “office hours” 2 hours/week at rotating community centers
- Online comments for residents unable to attend meetings

## ALTERNATIVE TO IN-PERSON ENGAGEMENT

Virtual engagement options include: (1) Zoom hybrid format for all meetings; (2) Online comment recording via email and social media; (3) Phone-in hotline enabling input from residents without internet access.

## DEMONSTRATING MEANINGFUL INPUT CONSIDERATION

SITE commits to transparent decision-making: (1) Community Council recommendations incorporated unless constraints prevent (with written explanation); (2) Public meeting input themes tracked and addressed in subsequent communications; (3) Individual resident concerns responded to within 14 days; (4) Annual report documenting community input themes and SITE actions; (5) Post-grant community meeting presenting outcomes achieved through collaborative decision-making.

This engagement approach ensures residents most affected by brownfield contamination exercise meaningful authority over assessment priorities and reuse decisions, advancing environmental justice principles requiring community control over decisions affecting community health and economic development.

## THRESHOLD CRITERION 3: EXPENDITURE OF EXISTING GRANT FUNDS

SITE does NOT have or has not previously received an EPA Brownfields Assessment Grant or Multipurpose Grant.

## THRESHOLD CRITERION 4: CONTRACTORS AND NAMED SUBRECIPIENTS

### CONTRACTORS:

SITE has NOT selected a contractor that will be compensated with EPA funds made available under this NOFO prior to submitting this application.

Upon grant award, SITE will competitively procure a Qualified Environmental Professional (QEP) contractor to conduct Phase I and Phase II Environmental Site Assessments in accordance with 2 CFR Part 200 and 40 CFR Part 33 fair and open competition requirements.

Procurement Process (Post-Award):

1. SITE will prepare Request for Proposals (RFP) for environmental consulting services including:
  - 20 Phase I Environmental Site Assessments per ASTM E1527-21
  - 10 Phase II Environmental Site Assessments per ASTM E1903-19
  - 6-8 site-specific cleanup plans (Analysis of Brownfield Cleanup Alternatives)
2. RFP will be publicly advertised for minimum 21 days through:
  - SITE website posting
  - Professional environmental consulting association listservs
  - Minority Business Enterprise outreach through Kansas City Office for Supplier Diversity
3. Minimum three qualified firms solicited with selection criteria including:
  - Technical qualifications and relevant experience
  - Cost competitiveness (price must be evaluation factor per 2 CFR 200.320)
  - Kansas City brownfield assessment experience
  - Minority/Women-Owned Business Enterprise status (40 CFR Part 33)
  - Capacity to support workforce training objectives
4. Selection committee including SITE Executive Director, Environmental Project Manager, and Community Advisory Council representative will evaluate proposals and recommend award.
5. EPA Project Officer will review RFP, selection process, and proposed contract before execution ensuring compliance with federal procurement requirements.

NAMED SUBRECIPIENTS:

SITE has NOT named a specific subrecipient that will be compensated with EPA funds made available under this NOFO.

SITE does not anticipate utilizing subrecipient arrangements for this Assessment Grant. All assessment work will be conducted by SITE staff (Environmental Project Manager) with oversight by Executive Director, and environmental consulting services will be procured through contractor relationships as described above per 2 CFR Part 200 procurement standards.

# 501 (C)(3) SITE Approval Letter

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 10 2014

SOCIAL IMPACT TECHNOLOGY AND  
ENGINEERING HIGH SCHOOL INC  
C/O MARK IRVIN  
8301 STATE LINE RD STE 203  
KANSAS CITY, MO 64114

Employer Identification Number:  
46-4761989  
DLN:  
17053050320024  
Contact Person: ID# 31954  
CUSTOMER SERVICE  
Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
December 31

Public Charity Status:  
170(b)(1)(A)(ii)

Form 990 Required:  
Yes

Effective Date of Exemption:  
February 3, 2014

Contribution Deductibility:  
Yes

Addendum Applies:  
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,



Director, Exempt Organizations

**14. AREAS AFFECTED BY PROJECT:**

**Areas Affected by Project (Cities, Counties, States, etc.):**

Kansas City, Jackson County, Missouri. Target areas: Ivanhoe and Santa Fe neighborhoods in East Kansas City (zip codes 64110, 64127, 64128, 64130, 64131).