

Economic Development Department
 201 E Broadway Ave., Excelsior Springs, MO 64024
 Phone: 816-630-9594; Fax: 816-630-9572



Narrative Information Sheet

1. Applicant Identification: City of Excelsior Springs, Missouri
 201 E Broadway Avenue
 Excelsior Springs, Missouri 64024

2. Website URL: <https://www.cityofesmo.com>

3. Funding Requested:
 - a. Grant Type: Multiple Site Cleanup
 - b. Federal Funds Request : \$847,750

4. Location
 1. City : Excelsior Springs, Missouri
 2. County : Clay County, Missouri
 3. State : Missouri

5. Property Information :

Site 1 – Former City Hospital, 410 Superior Street, Excelsior Springs, Missouri 64024

Site 2 – Hall of Waters, 201 E Broadway Avenue, Excelsior Springs, Missouri 64024

See Project Map Attached.

6. Contacts:
 - a. Project Director
 Melinda Mehaffy
 Economic Development Director
 City of Excelsior Springs, Missouri
 201 E Broadway Avenue
 Excelsior Springs, Missouri 64024
 Phone: (816) 630-9594
 Email: mmehaffy@excelsiorsprings.gov

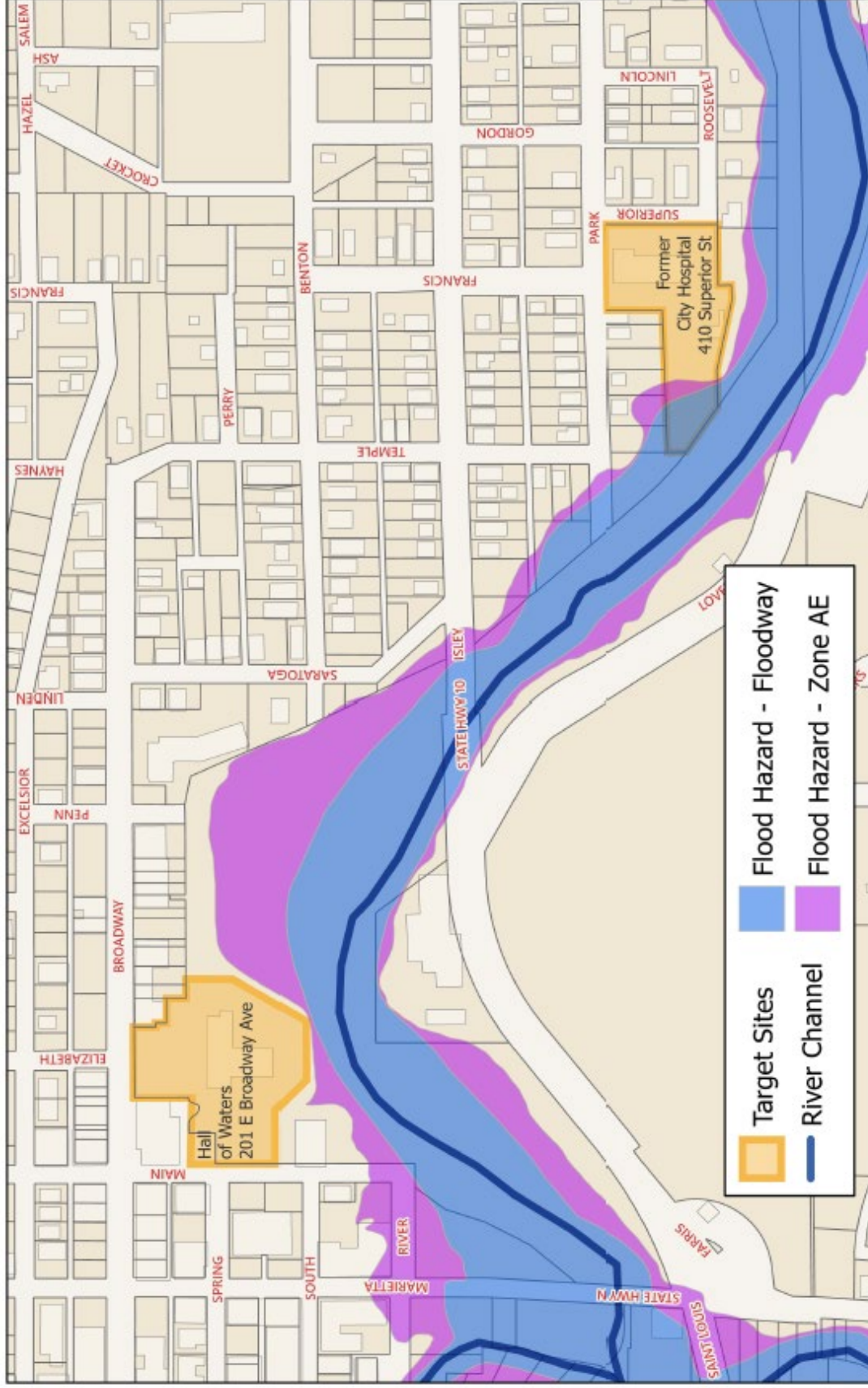
- b. Chief Executive/Highest Ranking Elected Official:
 Mayor Mark Spohn
 City of Excelsior Springs, Missouri
 201 E Broadway Avenue
 Excelsior Springs, Missouri 64024
 Phone: (816) 630-0752
 Email: mspohn@excelsiorsprings.gov





7. Population: City of Excelsior Springs, MO: 10,727

8. Other Factors:

Other Factors	
Community population under 15,000 or less.	Narrative.7.
The proposed site is impacted by mine-scarred land.	This factor does not apply to the proposed project
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	C. iii.
The proposed site(s) is adjacent to a body of water	See Map
The proposed site(s) is in a federally designated flood plain	See Map
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	This factor does not apply to the proposed project
The reuse of the proposed site(s) will incorporate energy efficiency measures.	This factor does not apply to the proposed project
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	This factor does not apply to the proposed project
The target area(s) is impacted by a coal-fired power plant that has recently closed or is closing.	This factor does not apply to the proposed project

9. Releasing Copies of Application: No claim of confidential treatment is made.



	Target Sites		Flood Hazard - Floodway
	River Channel		Flood Hazard - Zone AE



EPA Region 7
Brownfield Cleanup Grant Application Map
 Historic Excelsior Springs



Prepared by: Joshua Garnett, Community Development Department
 December 2015

1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area:

The City of Excelsior Springs, Missouri faces significant brownfield challenges associated with municipally owned, pre-1978 structures that contain known hazardous substances, specifically asbestos-containing materials (ACM) and lead-based paint (LBP). These contaminants present documented barriers to reuse, pose potential threats to human health and the environment, and have contributed to long-term vacancy, deferred maintenance, and disinvestment.

This EPA Cleanup Grant application targets two priority brownfield sites: **410 Superior**, the former City Hospital, and the **Hall of Waters**, 201 E. Broadway Avenue. Both sites are publicly owned, centrally located, and essential to the City's economic revitalization strategy, yet redevelopment has been impeded by the presence of environmental hazards.

The former City Hospital at 410 Superior contains extensive asbestos materials associated with its mid-20th-century construction, including insulation, flooring, and mechanical systems. The presence of ACM has rendered the building unsuitable for occupancy or redevelopment without comprehensive abatement. The City lacks sufficient local funding to address these hazards, resulting in prolonged vacancy and contributing to neighborhood blight, safety concerns, and suppressed surrounding property values.

The Hall of Waters, a landmark civic and tourism asset constructed prior to the adoption of modern environmental regulations, contains both asbestos-containing materials and lead-based paint. While the building remains partially accessible, the presence of these hazardous substances restricts expanded public use, adaptive reuse, and private investment. Lead-based paint presents a particular risk in a public building frequented by seniors, families, and visitors, while asbestos poses ongoing concerns related to maintenance, deterioration, and future renovation activities.

The environmental conditions at both sites represent classic brownfield challenges as defined by CERCLA: contamination that complicates redevelopment, increases costs, and discourages investment. Without EPA Cleanup Grant assistance, these properties are likely to remain underutilized, perpetuating environmental risk and limiting economic recovery in a community with limited financial capacity and a constrained tax base.

b. Description of the Proposed Brownfield Sites:

The target area for this EPA Cleanup Grant is the historic downtown and adjacent residential neighborhoods of Excelsior Springs, Missouri, a small community of approximately 11,000 residents in Clay County. The target area includes census tracts characterized by low-to-moderate income households, an aging population, and a high concentration of older housing and public buildings constructed prior to 1978.

The former City Hospital at 410 Superior is located within close proximity to residential neighborhoods that have experienced long-term disinvestment, property vacancy, and persistent poverty. The presence of a vacant structure containing asbestos-containing materials poses potential exposure risks to nearby residents, including seniors, individuals with chronic respiratory conditions, and low-income households with limited ability to relocate or mitigate environmental hazards. The site also contributes to visual blight and safety concerns, undermining neighborhood stabilization and reinvestment efforts.

The Hall of Waters at 201 E. Broadway Avenue is located in the core of downtown Excelsior Springs, the City's primary economic, civic, and tourism center. The downtown area serves as a hub for small businesses, public events, and pedestrian activity and is frequented by sensitive populations, including elderly residents, children, and individuals with pre-existing health conditions. The presence of asbestos and lead-based paint within this highly visible public

building represents a direct public health concern and limits the City's ability to fully utilize the structure for community, cultural, and economic purposes.

Both sites are within walking distance of sensitive populations as defined under CERCLA §104(k)(6)(C)(x), including low-income residents, seniors, and individuals with elevated disease burden. Lead exposure poses heightened risks to children and pregnant women, while asbestos exposure is particularly dangerous for elderly individuals and those with asthma, chronic respiratory disease, or other underlying health conditions.

Cleanup of these two municipally-owned brownfield sites will directly address environmental threats in the target area, reduce potential exposure pathways, and remove critical barriers to redevelopment. By eliminating asbestos-containing materials and lead-based paint, the City will enable safe reuse that supports equitable economic revitalization, increased public access, heritage tourism, and reinvestment in surrounding neighborhoods that currently lack the capacity to overcome these challenges without federal assistance.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans:

The proposed cleanup activities at both brownfield sites are directly linked to clearly defined, feasible reuse strategies that respond to documented community needs and long-term revitalization goals.

At **410 Superior**, the former City Hospital will be fully abated of asbestos-containing materials and subsequently demolished to prepare the site for redevelopment. The City's planned reuse strategy is the creation of a new residential housing development that introduces diverse housing types, including townhomes and cottage-style housing. This redevelopment approach addresses the City's critical need for attainable, workforce, and age-appropriate housing options while transforming a long-vacant and environmentally impaired property into productive use.

Removal of asbestos is a prerequisite for safe demolition and redevelopment. Without cleanup, the site cannot be repositioned for residential use. Completion of abatement and demolition will eliminate environmental risks, remove blight, and create a development-ready site capable of supporting new housing investment. The proposed housing types are intentionally designed to serve a range of household sizes, income levels, and life stages, including seniors, young professionals, and small families, thereby supporting neighborhood stabilization and long-term occupancy.

At the **Hall of Waters**, 201 E. Broadway Avenue), cleanup activities will include asbestos abatement and lead-based paint abatement to enable safe rehabilitation and reuse of this iconic historic structure. The City's reuse strategy is to restore the Hall of Waters for commercial occupancy, with an emphasis on attracting new small businesses, entrepreneurial ventures, and tourism-related enterprises.

Environmental remediation is essential to unlocking private investment and expanded public access within the building. Abatement will remove health and safety barriers that currently limit tenant improvements, occupancy expansion, and code-compliant renovations. Once remediated, the Hall of Waters will support job creation, increased foot traffic, and economic diversification in downtown Excelsior Springs, while preserving and reactivating a landmark asset central to the City's identity and tourism economy. Together, these reuse strategies demonstrate a clear and logical connection between cleanup activities and sustainable redevelopment outcomes that improve public health, increase housing supply, and stimulate economic revitalization.

d. Outcomes and Benefits of Reuse Strategy:

The proposed cleanup and reuse of both brownfield sites are strongly aligned with adopted City plans, housing studies, and economic development strategies focused on reinvestment, and revitalization of Excelsior Springs' historic core and adjacent neighborhoods.

Redevelopment of the former City Hospital site at 410 Superior directly supports the City's housing and neighborhood reinvestment priorities. Local planning documents and recent

housing analyses have identified a shortage of attainable housing, particularly for seniors, workforce households, and residents seeking smaller, lower-maintenance housing options. The planned townhome and cottage housing development advances these goals by introducing new housing types in an area characterized by aging housing stock, vacancy, and long-term disinvestment. The project also aligns with the City's broader strategy to convert underutilized publicly owned properties into community assets that generate tax base, stabilize neighborhoods, and reduce maintenance burdens on municipal resources.

Cleanup and adaptive reuse of the Hall of Waters aligns with the City's downtown revitalization, heritage tourism, and small business development strategies. The Hall of Waters is a cornerstone of downtown Excelsior Springs and a defining element of the City's historic identity. Environmental remediation will allow the City to fully restore and reposition the building for commercial use, supporting entrepreneurship, local business growth, and tourism-related economic activity. This reuse strategy complements ongoing public and private investments in downtown infrastructure, streetscapes, and business recruitment, and reinforces the City's role as a regional destination.

Both projects advance equitable revitalization by addressing environmental hazards in areas frequented by sensitive populations and by ensuring that redevelopment outcomes benefit existing residents. Cleanup will reduce exposure risks, improve neighborhood conditions, and create opportunities for safe housing and employment in areas that lack the financial capacity to overcome these challenges without federal assistance.

By aligning cleanup activities with clearly defined reuse strategies and adopted revitalization priorities, this EPA Cleanup Grant will serve as a catalyst for long-term, sustainable redevelopment that protects public health, strengthens the local economy, and supports inclusive growth in Excelsior Springs.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization:

The City has strategically utilized prior EPA Brownfields funding and local resources to complete site characterization activities at both the former City Hospital and the Hall of Waters. Environmental assessments have already identified the presence of asbestos-containing materials at 410 Superior and both asbestos-containing materials and lead-based paint at the Hall of Waters. These completed assessments allow the City to move directly into cleanup activities without delay, ensuring that EPA Cleanup Grant funds will be used efficiently and for clearly defined remediation actions. An updated Phase 1 and ABCA are being completed in the Spring 2026 to update the existing dated reports. These reports will be completed prior to June 2026.

By completing site characterization in advance, the City has reduced project risk, improved cost certainty, and demonstrated readiness to proceed. This proactive approach allows EPA Cleanup Grant funding to be fully focused on abatement activities that directly reduce environmental threats and enable reuse.

f. Resources Needed for Site Remediation:

EPA Cleanup Grant funding is the primary resource proposed for asbestos abatement at the former City Hospital and asbestos and lead-based paint abatement at the Hall of Waters. These activities represent the critical gap in funding that cannot be addressed through local resources alone due to the City's limited tax base and competing infrastructure needs.

The City will leverage local capital improvement funds, in-kind staff time, and existing procurement and project management systems to support oversight, compliance, and coordination during cleanup activities. At the former City Hospital, EPA-funded abatement will enable safe demolition, which will be coordinated with future redevelopment partners and local funding sources to ensure the site is fully prepared for housing construction.

At the Hall of Waters, EPA-funded abatement will be paired with historic preservation investments and ongoing building restoration efforts to ensure that environmental remediation is integrated with long-term rehabilitation. This coordinated approach reduces duplication of effort and ensures that cleanup activities directly support building reuse.

g. Resources Needed for Site Reuse:

The City of Excelsior Springs has undertaken a sustained, multi-year approach to site reuse planning that leverages federal technical assistance, academic partnerships, professional expertise, and extensive community engagement. These efforts have resulted in clearly defined, community-supported reuse concepts for both the former City Hospital and the Hall of Waters. The primary remaining resource needed to implement reuse is funding for environmental remediation, which represents the final barrier to redevelopment.

The City's reuse planning efforts began with early community engagement and have been reinforced through successive rounds of professional analysis and public input.

On November 18, 2019, the City hosted a community design charrette focused on reuse opportunities for the Hall of Waters. This charrette gathered input from residents, business owners, and stakeholders to explore adaptive reuse scenarios for the historic structure. Participants consistently identified the need to restore the building for active use, particularly for commercial, entrepreneurial, and tourism-related purposes, while emphasizing public access, economic vitality, and preservation of the building's historic character. The outcomes of this charrette established a long-standing community vision that reuse of the Hall of Waters must be preceded by addressing environmental and building condition challenges.

Building on this foundation, the City expanded its reuse planning for the former City Hospital site through targeted engagement and EPA-supported technical assistance. On June 13, 2024, the City convened a community discussion with nearby residents, developers, and local stakeholders to explore redevelopment opportunities at the former hospital site. This meeting identified housing gaps, neighborhood compatibility considerations, and the necessity of asbestos abatement as a prerequisite for redevelopment.

Following this engagement, the City participated in a funding and feasibility study completed through EPA Region 7 technical assistance, with support from Adapta and Tetra Tech. This study evaluated redevelopment feasibility, market demand, and funding pathways, confirming that environmental remediation is essential to unlocking reuse and attracting private investment at both sites.

On November 7, 2024, the City hosted a community visioning session and design charrette in partnership with Kansas State University Technical Assistance to Brownfields (KSU TAB), South Dakota State University (SDSU), and the City of Excelsior Springs. This charrette included design and development support from CTOR Solutions working collaboratively with the KSU TAB team. The session produced concept-level site designs, housing typologies, and redevelopment scenarios focused on townhomes and cottage housing for the former City Hospital site.

A draft vision session held on February 19, 2025 provided an opportunity to share refined concept plans with the public, City leadership, and stakeholders. These concepts were vetted through community discussion and professional review and were subsequently adopted into the City's new Comprehensive Plan, demonstrating formal policy alignment and long-term commitment to implementation.

Remaining Resources Needed to Advance Reuse

With reuse concepts established, feasibility confirmed, and plans adopted into City policy, the primary remaining resource needed to advance site reuse is funding for environmental remediation. EPA Cleanup Grant funding will allow the City to address asbestos-containing materials at the former City Hospital and asbestos and lead-based paint at the Hall of Waters, eliminating health risks and legal barriers to redevelopment. The City's long-term, phased planning approach demonstrates a high level of readiness to move from cleanup to reuse. Reuse concepts for both sites have been shaped through

multiple community charrettes, refined through EPA-supported technical assistance, and formally adopted into the City's Comprehensive Plan. EPA Cleanup Grant funding will directly activate these prior investments, transforming years of planning into implementable projects that deliver housing, economic opportunity, and public health benefits.

h. Use of Existing Infrastructure:

Both target sites are located in areas with existing public infrastructure, including streets, sidewalks, water, sewer, electric, and broadband services. Redevelopment of these sites will not require extension of utilities or construction of new infrastructure, allowing the City to maximize return on prior public investments.

The former City Hospital site is served by existing road networks and utilities capable of supporting residential development, making it an ideal infill housing location. Reuse of the site will reduce development pressure on undeveloped land and support compact, efficient growth patterns.

The Hall of Waters is located in the heart of downtown Excelsior Springs and is fully integrated into the City's existing infrastructure and pedestrian network. Reuse of the building will support walkability, increase downtown activity, and leverage existing public spaces and parking facilities.

By strategically leveraging prior assessments, EPA Cleanup Grant funding, local resources, private investment, and existing infrastructure, the City of Excelsior Springs will transform two brownfield sites into productive community assets while minimizing costs, reducing environmental risk, and advancing sustainable revitalization.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding:

The City of Excelsior Springs, Missouri demonstrates a clear and compelling need for EPA Cleanup Grant funding to address environmental hazards at two municipally owned brownfield sites: **410 Superior** and the **Hall of Waters**, 201 E. Broadway Avenue. As a small community with a limited tax base, aging infrastructure, and competing public service demands, the City lacks the financial capacity to undertake asbestos and lead-based paint abatement without federal assistance.

Excelsior Springs has a population of approximately 11,000 residents and serves as a regional hub for healthcare, tourism, and small businesses. Despite these assets, the City faces persistent economic challenges, including low-to-moderate household incomes, an aging population, and neighborhoods characterized by long-term disinvestment. Municipal revenues must prioritize essential services such as public safety, street maintenance, water and sewer systems, and code compliance, leaving insufficient local funding to address costly environmental remediation at large public buildings.

The former City Hospital and the Hall of Waters are both legacy public structures constructed prior to modern environmental regulations. The presence of asbestos-containing materials and lead-based paint significantly increases redevelopment costs and creates a financial barrier that exceeds the City's available capital improvement resources. Cleanup costs associated with these hazardous materials are prohibitive for a community of this size and would require the diversion of funds from critical services or the deferral of other infrastructure needs if undertaken without EPA support.

Private investment alone cannot resolve these challenges. Both sites are municipally owned, and the environmental liabilities associated with asbestos and lead-based paint discourage private-sector participation until cleanup is completed. Without EPA Cleanup Grant funding, these properties are likely to remain vacant or underutilized, perpetuating environmental risk, neighborhood blight, and lost economic opportunity.

The need for funding is further heightened by the presence of sensitive populations in close proximity to both sites. Nearby neighborhoods include seniors, low-income households, and individuals with pre-existing health conditions who are disproportionately vulnerable to the adverse

effects of asbestos and lead exposure. The City lacks the financial means to mitigate these risks independently, underscoring the necessity of federal assistance to protect public health and welfare.

EPA Cleanup Grant funding will address a critical gap by enabling the City to remove environmental hazards that it cannot remediate through local resources alone. By investing in cleanup at these two priority sites, EPA funding will allow Excelsior Springs to advance equitable revitalization, increase housing availability, stimulate economic development, and reduce environmental and health disparities in a community that otherwise lacks the capacity to overcome these challenges without federal support.

b. Health or Welfare of Sensitive Populations

Asbestos and lead exposure present serious health risks that disproportionately affect vulnerable populations. Asbestos exposure is strongly associated with mesothelioma, lung cancer, asbestosis, and other chronic respiratory diseases. These risks are heightened for elderly individuals and those with pre-existing conditions such as asthma, chronic obstructive pulmonary disease (COPD), cardiovascular disease, or compromised immune systems. The former City Hospital at 410 Superior contains extensive asbestos materials typical of institutional construction, and the continued presence of these materials in a deteriorating structure creates a persistent risk of fiber release through aging building systems, weather events, or unauthorized access.

Lead-based paint at the Hall of Waters poses a significant threat to children and pregnant women. Even low levels of lead exposure can result in irreversible neurological damage, developmental delays, learning disabilities, and behavioral disorders in children, while pregnant women face increased risks of low birth weight and other adverse birth outcomes. The Hall of Waters is a publicly accessible building located in a high-traffic area, increasing the likelihood of exposure through deteriorating paint, lead-contaminated dust, and frequent human contact.

Beyond direct health effects, these environmental hazards negatively impact community welfare. The presence of contaminated, underutilized buildings contributes to blight, discourages investment, and limits access to safe public spaces, further eroding quality of life for nearby residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

The neighborhoods surrounding both sites include populations with elevated rates of chronic disease commonly associated with aging, poverty, and limited access to healthcare. Seniors, low-income households, and individuals with existing respiratory or cardiovascular conditions are more susceptible to the adverse effects of asbestos exposure. Lead exposure compounds existing health disparities, particularly in communities already experiencing stressors related to housing instability and economic hardship.

Environmental contamination in close proximity to residential neighborhoods and public spaces increases cumulative exposure risks for populations that already experience greater-than-normal incidence of adverse health conditions. These compounding factors intensify the public health burden and underscore the need for targeted intervention through environmental remediation.

d. Economically Impoverished/Disproportionately Impacted Populations

Both brownfield sites are located within or adjacent to areas characterized by low-to-moderate incomes, aging housing stock, and limited economic mobility. Residents in these areas are less able to mitigate environmental risks through relocation, private remediation, or healthcare interventions. As a result, economically impoverished populations experience a disproportionate share of the health and welfare impacts associated with environmental contamination.

The continued presence of asbestos and lead-based paint exacerbates environmental injustice by concentrating risks in communities with fewer resources and limited capacity to advocate for or finance cleanup independently. Without EPA Cleanup Grant funding, these conditions would persist, further entrenching disparities in health outcomes and economic opportunity.

Cleanup of these sites will directly reduce threats to sensitive populations by eliminating exposure pathways, improving environmental conditions, and enabling safe reuse aligned with

community needs. EPA investment is essential to protecting public health, reducing disproportionate impacts, and advancing equitable revitalization in Excelsior Springs.

Community Engagement

e. Project Involvement &

f. Project Roles

The following individuals and organizations will be involved in the proposed project:

Partner	Mission	Point of Contact	Project Roles
City of Excelsior Springs Economic Development	Promoting development and job creation	Melinda Mehaffy mmehaffy@excelsiorsprings.gov	Incentives, Business Recruitment
City of Excelsior Springs Community Development	Promoting development and community growth	Mallory Brown mbrown@excelsiorsprings.gov	Neighborhood Development, Input on development plans
Historic Preservation Commission	Promoting historic integrity of community	Joshua Garrett jgarrett@excelsiorsprings.gov	Project consulting related to historic preservation
Downtown Excelsior Partnership	Promoting economic growth through Main Street	Lyndsey Baxter	Project consulting related to business development

g. Incorporating Community Input

The City of Excelsior Springs has prioritized meaningful community engagement throughout the planning and redevelopment process for both the former City Hospital (410 Superior) and the Hall of Waters (201 E. Broadway Avenue). The City’s approach emphasizes transparent communication, inclusive participation, and intentional incorporation of community input into reuse strategies, redevelopment concepts, and adopted community policy. Community engagement has been used not only to inform preferred end uses, but also to identify concerns related to health, safety, historic preservation, neighborhood compatibility, and long-term community benefit.

Long-Term Engagement and Feedback Integration

Community engagement efforts for the Hall of Waters began with a public design charrette held on **November 18, 2019**, hosted by the City to gather reuse ideas and priorities for this iconic historic structure. Participants consistently expressed a desire for the Hall of Waters to be fully restored and reactivated as an economic and cultural anchor for downtown Excelsior Springs. Community input emphasized that reuse should honor the building’s historic character, promote public access, and support business development and tourism. Feedback from this engagement reinforced that environmental challenges—particularly asbestos and lead-based paint—must be addressed to safely restore the building and attract new tenants.

For the former City Hospital site, the City initiated focused reuse engagement with nearby residents and potential development partners through a public community discussion held on **June 13, 2024**. This meeting included neighborhood stakeholders and developers and provided a forum to discuss site conditions, redevelopment opportunities, and community concerns. Residents identified priorities including neighborhood stabilization, improved property conditions, and redevelopment that is

compatible with surrounding residential character. Developers emphasized the need for clear redevelopment direction and the importance of removing environmental barriers, specifically asbestos abatement, to make reuse financially feasible.

Incorporation into Concept Plans, Policy, and Implementation Strategy

The City advanced community-driven ideas through structured visioning and design work, including a community visioning session and redevelopment charrette on **November 7, 2024**, completed in partnership with Kansas State University Technical Assistance to Brownfields (KSU TAB), South Dakota State University (SDSU), and the City of Excelsior Springs. This effort, which included CTOR Solutions working collaboratively with the KSU TAB team, translated community priorities into concept-level redevelopment plans. The resulting designs focused on attainable and diverse housing types—such as townhomes and cottage-style housing—to meet local housing needs while maintaining neighborhood scale and compatibility.

To ensure transparency and continued public involvement, the City hosted a draft vision session on **February 19, 2025** to share refined concept plans and gather additional input prior to final adoption. Public comments informed further refinement and strengthened alignment with community expectations. The final concept plans and redevelopment framework were subsequently incorporated into and adopted through the City’s new Comprehensive Plan, demonstrating that community input directly influenced City policy and long-term implementation commitments.

Engagement Outcomes and Ongoing Commitment

These engagement activities shaped not only reuse strategies, but also the City’s prioritization of cleanup actions. Community feedback consistently emphasized the need to remove hazards that pose health and safety risks, eliminate blight, and accelerate reinvestment in both downtown and adjacent neighborhoods. As a result, the City identified asbestos abatement at the former City Hospital and asbestos and lead-based paint abatement at the Hall of Waters as critical cleanup actions necessary to enable reuse and protect sensitive populations.

The City remains committed to continued community engagement throughout cleanup implementation and reuse transition. The City will provide public updates on cleanup schedules, safety measures, and redevelopment milestones to ensure ongoing transparency and community trust. Through this approach, Excelsior Springs ensures that cleanup investments reflect community priorities and result in equitable, sustainable redevelopment outcomes.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Proposed Cleanup Plan

Description of Tasks/Activities and Outputs

Task 1: Community Engagement
Project Implementation EPA-funded activities for both Sites: Host public quarterly meetings at the Hall of Waters Share updates on City Website, Social Media Channels and through interviews with local media. Track outputs/outcomes, grant compliance and progress reports
Anticipated Project Schedule (for EPA funded Activities Only): First quarter, Year 1 Press Release issued and quarterly meetings set for public meetings; continue quarterly public meetings, present results of cleanup to community.
Task/Activity Lead: City staff will lead on this task.
Outputs: Up to 16 quarterly meetings, marketing plan; 16 quarterly reports
Task 2: Construction
Project Implementation Assemble and release the bid documents to competitively procure a cleanup consultant for technical services; Draft the award for the consultant; Assemble and release the bid documents

to competitively procure a cleanup contractor; Conduct mandatory pre-bid meeting on-site; Review and respond to questions and comments on the request for proposal; Draft the contract to the awarded contractor and issue the notice to proceed; Conduct a kick-off meeting with the contractor and project team

Anticipated Project Schedule (for EPA funded Activities Only):

Open Bids for technical consultant – 1st quarter, Year 1; Procure cleanup contractor bids and sign cleanup contracts, 3rd quarter, Year 1; Conduct cleanup activities, 4th quarter, Year 1 through 3rd quarter, Year 2

Task/Activity Lead: City is lead on Task 2; Will coordinate work with consultants and contractors

Outputs: Site (410 Superior) remediated and ready for reuse; Site (201 E Broadway) remediated and ready to market for new uses.

Task 3: Cleanup Oversight

Project Implementation:

Enroll in Missouri Brownfields Voluntary Cleanup Program (BVCP); Finalize RAP, review work plans; Air monitoring for asbestos, monitor ACM, LBP tests for disposal Biennial reporting completed Year 2 and Year 4. Prepare closeout reporting

Anticipated Project Schedule (for EPA funded Activities Only): Enroll Sites into BVCP by 1st quarter; Bid specifications, final RAP by 2nd quarter; Cleanup Oversight 4th quarter Year 1 to 4th quarter Year 2.

Task/Activity Lead: City staff to lead on Task 3.

Outputs: Two approved RAP reports;

Task 4: Administrative Costs

Project Implementation

Track and ensure compliance with grant terms and conditions; Maintain financial management systems for grant activities and drawdown funds. Prepare revisions to budget, scope of work, program plans. Submit financials, closeout report and other financial performance reports.

Anticipated Project Schedule (for EPA funded Activities Only): Begins with approval of grant and continue through end of term.

Task/Activity Lead: City is to lead on Task 4

Outputs: 8 semi-annual reports; 4 annual reports and final financial report.

Cost Estimates

Grant Budget Table2

Budget Categories		Project Tasks (\$)				Total
		Task 1: Community Engagement	Task 2: Construction	Task 3: Cleanup Oversight	Task 4: Admin Costs	
Direct Costs	Personnel	0	0	0	0	0
	Fringe Benefits	0	0	0	0	0
	Travel					
	Equipment					
	Supplies					

	Contractual	2,500	685,000	120,000		807,500
	Construction					
	Other: VCP Fees, Ads, Training Fees	250		40,000		40,250
Total Direct Costs						
Indirect Costs						
Total Budget		2,750	685,000	160,000		847,750

Plan to Measure and Evaluate Environmental Progress and Results

Output	Measure	Goal
Community Meetings		
Land Cleaned	Building Cleanups Completed	2 Buildings
Properties Ready for Reuse	Number of “No Further Action” Letters	2 letters
EJ Community Plan	Delivery completed plan	2 plans

Outcome	Measure	Goal
Property under contract with developer	Property sold	1.75 acres
Building Permits Issued	Number of permits issued	1 property
Redevelopment Leveraged	Amount of Public/Private funds leveraged	\$18,000,000

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

- a. Organizational Structure &
- b. Description of Key Staff:

Grant funds and activities will be managed by the City’s Economic Development Office (Office). The Economic Development Director, Melinda Mehaffy, will oversee the program and Office to ensure all grant funds are appropriately spent and all work plan objectives and grant terms and conditions are successfully met. Mrs. Mehaffy has 8 years of experience in these roles and has successfully managed a Save America’s Treasures Grant and a State Environmental Improvement and Energy Resources Authority Grant. The Office will use the City’s financial system to administer and track grant funds, manage purcs orders, payments and fund draws.

- c. Acquiring Additional Resources:

Remediation contractors and environmental consultants will be procured by sealed bids and Request for Qualifications, respectively, using the City’s procurement process.

Past Performance and Accomplishments

- d. The City of Excelsior Springs has not completed a Brownfield Grant. The City has completed, through a partnership with Missouri Department of Natural Resources, eleven brownfield reports on five city owned properties and two economic development projects owned by others. The City received a State (Missouri) EIARA grant for \$250,000 for the remediation of asbestos and lead-based paint for the Former Wyman School, 108 Dunbar. That grant is being completed and will finalize in Spring 2026. All grant funds have been expended.

THRESHOLD CRITERIA RESPONSES

Item 1 – Applicant Eligibility

Item 2 – Previously Awarded Cleanup Grants

Item 3 – Expenditure of Existing Multipurpose Grant Funds

Item 4 – Site Ownership

Item 5 – Basic Site Information

Item 6 – Status of History of Contamination at the Sites

Item 7 – Brownfield Site Definition

Item 8 – Environmental Assessment Required for Cleanup Grant Application

Item 9 – Site Characterization

Item 10 – Enforcement or Other Actions

Item 11 – Sites Requiring a Property-Specific Determination

Item 12 – Threshold Criteria Related to CERLCA/Petroleum Liability

Item 13 – Cleanup Authority and Oversight Structure

Item 14 – Community Notification

Item 15 – Contrators and Named subrecipients

ITEM 1

Applicant Eligibility

The City of Excelsior Springs , Missouri (“Excelsior Springs” or “City”), as applicant, is a general purpose unit of local government and thus is an eligible entity for an Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

ITEM 2

Previously Awarded Cleanup Grant

The City of Excelsior Springs affirms that the proposed sites have not received funding from a previously awarded Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

ITEM 3

Expenditure of Existing Multipurpose Grant Funds

The City of Excelsior Springs affirms that it does not have an open Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

ITEM 4

Site Ownership

The City of Excelsior Springs is the current owner of the Former City Hospital, 410 Superior Street.

The City of Excelsior Springs is the current owner of the Hall of Water, 201 E Broadway Avenue.

ITEM 5

Basic Site Information

(Two Sites)

Site 1

- a) Site Name: Former City Hospital
- b) Site Address: 410 Superior Street

Site 2

- a) Site Name: Hall of Waters
- b) Site Address: 201 E Broadway Avenue

ITEM 6

Status of History of Contamination at the Sites

Site 1: Former City Hospital, 410 Superior Street

- a) Type of Contamination: Asbestos Hazardous substances including acoustic ceiling plaster, corrugated pipe insulation, mudded fittings with corrugated pipe insulation, mudded fittings with fiberglass insulated piping, 9" X 9" floor tile and mastic, mastic beneath 12" X 12" gray floor tile, mastic beneath 12" X 12" tan floor tile, tar and felt roofing, cement ceiling panels.
- b) Operational History and Current Use: former city hospital, long-term care assisted living facility and is currently vacant.
- c) Environmental Concerns: Asbestos materials have significantly deteriorated and continue deteriorating without remediation. The building is frequently vandalized.
Recognized environmental concerns (RECs) on the Former City Hospital noted by the Phase I ESA report include: Fluorescent light fixtures with electrical ballasts that possibly contain polychlorinated biphenyls (PCB),
- d) How the Site Became Contaminated and the Nature and Extent of Contamination: Pre-1978 construction materials were used in constructing this building. The building has set vacant since 2012 and the environmentally hazardous materials have continued to deteriorate on site.

Site 2: Hall of Waters, 201 E Broadway Avenue

- a) Type of Contamination: Asbestos Containing Materials and Lead-Based Paint Hazardous substances
- b) Operational History and Current Use: The building was built in the 1930s to house and bottle mineral waters. It included spa services and two indoor pools. Today the building housed the Downtown Excelsior Partnership, a museum and visitors center and City offices.
- c) Environmental Concerns: The building has areas that are unusable due to the need for environmental remediation however portions of the buildings are used for a number of uses that involve the public.
Recognized environmental concerns (RECs) on the Hall of Waters noted by the Phase I ESA report include: the presence of high-intensity discharge light bulbs and thermostats potentially containing mercury, electrical ballasts, exit signs and smoke detectors potentially containing low-level radiation sources and metals, lead-based paint and asbestos containing materials.
- d) How the Site Became Contaminated and the Nature and Extent of Contamination: Pre-1978 construction materials were used in constructing this building.

ITEM 7

Brownfield Site Definition

Excelsior Springs affirms that the Former City Hospital and the Hall of Waters are both:

- a) Not listed or proposed for listing on the National Priorities List;
- b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into the parties under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); and
- c) Not subject to the jurisdiction, custody, or control of the U.S. government.

ITEM 8

Environmental Assessment Required for Cleanup Grant Applications

Site 1, Former City Hospital, 410 Superior Street

- a) Phase I Environmental Site Assessment (ESA), Excelsior Springs Site – Former City Hospital, 410 Superior Street, Excelsior Springs, Clay County, Missouri, Targeted Brownfields Assessment (TBA), Seagull Environmental Technologies, Inc., September 12, 2022.
- b) Analysis of Brownfields Cleanup Alternatives (ABCA), Excelsior Springs Site – Former City Hospital, 410 Superior Street, Excelsior Springs, Clay County, Missouri, Targeted Brownfields Assessment (TBA), Terracon Consultants, Inc., August 28, 2023.

Site 2, Hall of Waters, 201 E Broadway Avenue

- a) Phase I Environmental Site Assessment (ESA), Excelsior Springs Site – Hall of Waters, 201 E Broadway Avenue, Excelsior Springs, Clay County, Missouri, Targeted Brownfields Assessment (TBA), American Osage Consulting, Inc. November 1, 2012 .
- b) Analysis of Brownfields Cleanup Alternatives (ABCA), Excelsior Springs Site – Hall of Waters, 201 E Broadway Avenue, Excelsior Springs, Clay County, Missouri, Targeted Brownfields Assessment (TBA), Seagull Environmental Technologies, Inc., May 1, 2023.

ITEM 9

Site Characterization

Attached is a current letter from the Missouri Department of Natural Resources regarding both sites proposed by Excelsior Springs.

ITEM 10

Enforcement or Other Actions

Excelsior Springs affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to either of the two sites for which Brownfields Grant funding is sought.

ITEM 11

Sites Requiring a Property-Specific Determination

Excelsior Springs affirms that no property specific determination is required for either of the two sites for which Brownfields Grant funding is sought.

ITEM 12

Threshold Criteria Related to CERCLA/Petroleum Liability

410 Superior Street, Excelsior Springs, Clay County, Missouri 64024 – Former City Hospital

- a. Property Ownership Eligibility – Hazardous Substance Sites
 - a. Exemptions to CERCLA Liability
 - (3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Through a tax delinquency, the City acquired 410 Superior, the Former City Hospital. The City acquired the property by virtue of its function as a sovereign.

(a) Circumstances Under Which the Property Was Acquired

The Former City Hospital was acquired by tax delinquency on May 4, 2022 through a tax foreclosure by Clay County. The City acquired the property through a post-third action. The City paid \$8,086.26 due in taxes to acquire the property. No other bids were received. In Clay County Missouri when properties do not receive a bid they go to a post-third listing and cities can acquire them by paying the taxes through an offer letter. The City presented their offer on April 28, 2022 and finalized acquisition through tax delinquency on May 4, 2022. The City has not caused nor contributed to any release of hazardous substance at the site.

There has been no additional items brought to the site or found on the site since the City took possession of the property in May 2022.

210 E Broadway Avenue, Excelsior Springs, Clay County, Missouri 64024 – Hall of Waters

- b. Property Ownership Eligibility – Hazardous Substance Sites
 - b. Exemptions to CERCLA Liability
 - (3) Property Acquired Under Certain Circumstances by Units of State and Local Government

(a) Circumstances Under Which the Property Was Acquired

The Hall of Waters property at 201 E Broadway Avenue has been in the City's possession since it was built in 1937. The building's purpose was to bring the mineral waters discovered in Excelsior Springs together under one roof, supporting the health industry, and be a meeting place for common and notable people, including President Harry Truman and Al Capone. This site is a historical property and is currently registered with the National Registry of Historic Places Site (Ref # 83000977) was built by the Public Works Administration. The environmental hazards are building materials which were acceptable uses when they were placed in the building. This includes lead-based paint, asbestos wrapped pipes and mastic to adhere flooring tile.

The building is currently used for City municipal offices for Excelsior Springs and the Downtown Excelsior Partnership along with a visitor center and museum. The end-use at the completion of this cleanup will be for commercial retail and service related uses. The visitor center and museum is visited by approximately 12,000 tourists annually.

ITEM 13

Cleanup Authority and Oversight Structure

a. Cleanup Oversight

Excelsior Springs plans to enroll both sites, Former City Hospital (410 Superior Street, Excelsior Springs, MO 64024) and Hall of Waters (201 E Broadway Avenue, Excelsior Springs, MO 64024) into the Missouri Brownfields Voluntary Cleanup Program. Through this program, the Missouri Department of Natural Resources will ensure adequate oversight of the cleanup of both sites.

c. Plan to Access Adjacent Properties, If Needed

There are no plans to access adjacent properties.

ITEM 14

Community Notification Documents

a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

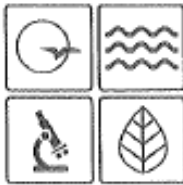
The Draft ABCA addressed both the Former City Hospital and the Hall of Waters Sites. See Draft ABCA document attached, below.

b. Community Notification Ad

Notice of the public meeting was advertised in the local newspaper, The Standard, with circulation in the target area on Friday December 26, 2025, more than 14 days prior to the submission of the grant application. Notice of the meeting was also posted on the City's webpage (www.cityofesmo.com) and distributed by email to the City Managers weekly newsletter, on the City's Facebook Page.

c. Public Meeting

A public meeting, attended by 17 individuals, was held on January 5, 2026 at 5:30 pm at the Hall of Waters. The meeting was advertised in a variety of places (listed above) and copies of the ABCAs are available at the Hall of Waters for viewing.



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Mike Kehoe
Governor

Kurt U. Schaefer
Director

January 23, 2026

Melinda Mehaffy
City of Excelsior Springs
201 E. Broadway
Excelsior Springs, MO 64024

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

Dear Melinda Mehaffey:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for funding by the City of Excelsior Springs authorized under the above-referenced Acts. I understand and acknowledge that the City of Excelsior Springs 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.

The City of Excelsior Springs is applying for a FY2026 US EPA Brownfields Cleanup Grant and requests \$847,750.

We expect the City of Excelsior Springs 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:cr