

1. Applicant Identification

Urban Neighborhood Initiative
2300 Main Street, Suite 180
Kansas City, MO 64108

R07-26-M-002

2. Website URL: <https://uni-kc.org>

3. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

4. Location

a) City of Kansas City, b) Jackson County, c) Missouri

5. Target Area and Priority Site Information

Target Area: **Central Service District** census tracts (CTs) 29095003700, 29095016600, 29095016200

Priority Sites:

Assessment Sites:

- Washington Wheatley Development: 2501–2519 Prospect Ave, Kansas City, MO 64127
- Wendell Phillips Development: 2315–2327 Woodland Ave, Kansas City, MO 64108; 1800–1814 E 24th Street Kansas City, MO 64127

Cleanup Site:

- Unity Campus: 2433 Vine Street, Kansas City, MO 64108

6. Contacts

a. Project Director

Shalaunda Holmes, Director – Housing & Real Estate Development
816-231-0822 x102
sholmes@uni-kc.org
2300 Main Street Suite 180
Kansas City, MO 64108

b. Chief Executive/Highest Ranking Elected Official

Sakina Moore, Interim Chief Executive Officer
816-231-0822
smoore@uni-kc.org
2300 Main Street Suite 180
Kansas City, MO 64108

7. Population

Kansas City, MO: 508,233 (US Census 2019–2023 American Community Survey)

8. Other Factors

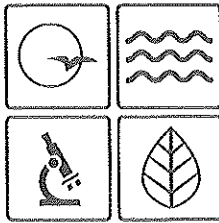
Other Factors	Page #
Community population is 15,000 or less.	5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the 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.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 20% 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.	9–11
The target area 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.



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Mike Kehoe
Governor

Kurt U. Schaefer
Director

December 1, 2025

Shalaunda Holmes
Urban Neighborhood Initiative
2300 Main Street
Kansas City, MO 64108

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

Dear Shalaunda Holmes:

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

Urban Neighborhood Initiative is applying for a FY2026 US EPA Brownfields Multi-Purpose Grant and requests \$1,000,000.

We expect Urban Neighborhood Initiative 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.

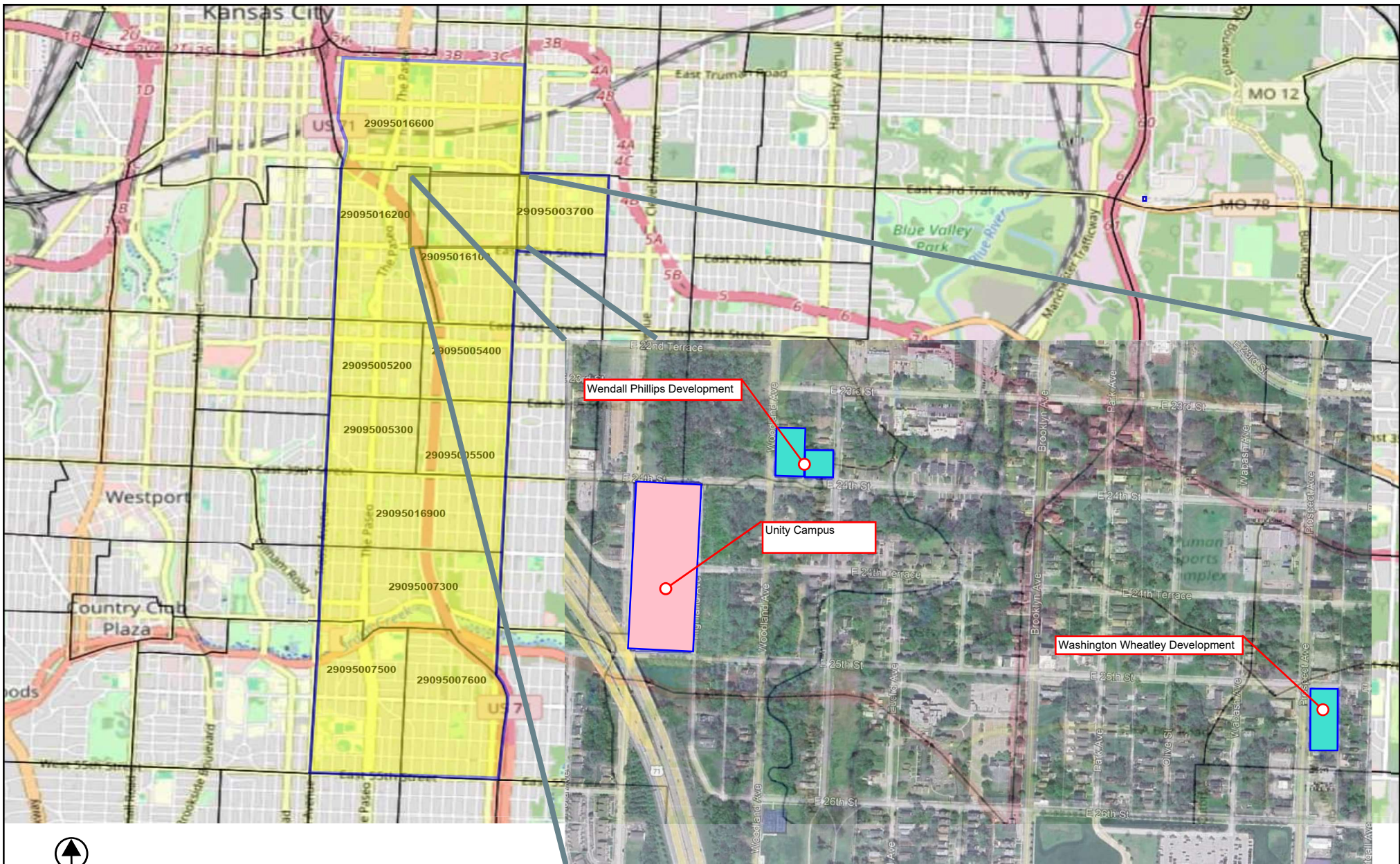
Sincerely,

ENVIRONMENTAL REMEDIATION PROGRAM

Scott Huckstep
Section Chief
Brownfields/Voluntary Cleanup Program

SH:SNc





Not to Scale

LEGEND:

- UNI GEOGRAPHICAL BOUNDARY
- PRIORITY SITES
- TARGET CLEAN-UP SITE

29095016600 CENSUS TRACT NUMBER



Target Areas and Geographical Boundary Map

FY26 EPA Brownfield Assessment
Multipurpose Grant Application

**URBAN
NEIGHBORHOOD
UNI
INITIATIVE**

Urban Neighborhood Initiative, MO

**FY26 Brownfield Multipurpose Grant
Narrative**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: Kansas City (City), Missouri, located in the heart of the Midwest, has long served as a central hub for transportation, manufacturing, and commerce. Its industrial legacy, rooted in railroads, meatpacking, and garment production, shaped the city's growth throughout the 19th and 20th centuries. However, this same legacy left behind a significant number of environmentally compromised properties, particularly in the urban core, where decades of disinvestment and infrastructure expansion impacted residents and fragmented communities. The Urban Neighborhood Initiative (UNI), a 501(c)(3) nonprofit and Community Development Corporation, was founded in 2012 as part of the Greater Kansas City Chamber of Commerce's "Big 5" initiatives. UNI's mission is to break the cycle of poverty through neighborhood revitalization, focusing on its ten-neighborhood service area in the City's urban core; this service area will be the **geographic boundary for this grant and is outlined by Truman Road to the north, 52nd Street to the south, Troost Avenue to the west, and Prospect Avenue to the east in addition to census tract (CT) 29095003700.** UNI employs a holistic model of transformation that integrates housing, education, and wellness. Its initiatives include multifamily-housing construction projects, single-family housing preservation projects, and mixed-income housing developments.

Within this geographic boundary, UNI's **one target area is the Central Service District (CSD), which includes three contiguous neighborhoods/CTs: Washington Wheatley (CT 29095003700), Wendell Phillips (CT 29095016600), and the site of the former Unity Campus (CT 29095016200).** These neighborhoods are among the most historically distressed in the city and have experienced significant environmental and economic challenges. The CSD has a **low median household income of \$35,641**, less than half the national median of \$78,538,¹ and ranks in the 2nd percentile for safety, meaning **it is safer than only 2% of US zip codes.**² The CSD is predominantly **Black (60%), five times the national average (12%).**¹ These neighborhoods are burdened by a high concentration of vacant and underused properties, many of which are brownfields. Former industrial and commercial properties, including gas stations, dry cleaners, and auto repair shops, have left behind contaminants such as **lead, asbestos, and petroleum.** Illegal dumping, deteriorating structures, and environmental uncertainty have stalled redevelopment and perpetuated cycles of poverty and blight.

UNI's proposed activities under this grant will directly address these **brownfield challenges** by conducting environmental assessments and cleanup, engaging residents in planning and education, and developing a **Brownfield Area-Wide Plan** tailored to community needs. The grant will enable UNI to remove barriers to redevelopment, attract investment, and restore vitality to neighborhoods that have long faced the challenges associated with environmental contamination and neglect. Through this work, UNI will continue its mission of building resilient communities in Kansas City's urban core.

b. Description of the Priority Brownfield Site(s): Within the CSD target area, more than 30 potential brownfield sites, including blighted housing, abandoned commercial facilities, vacant industrial properties and lots, and historic filling stations and automotive repair shops, are hindering redevelopment. The **two assessment sites and the cleanup site** were selected due to their environmental impacts, redevelopment potential to provide immediate benefits to the community, and the secured access to begin work at the sites immediately upon grant award. EPA

¹ US Census 2019-2023 American Community Survey

² <https://www.neighborhoodscout.com/mo/kansas-city/crime>

funding to assess, cleanup, and redevelop these sites will make a noticeable and long-term impact on these distressed neighborhoods, creating hope for the future.

The **first assessment priority site** is the **Washington Wheatley Development (WWD)** located at 2501–2519 Prospect Avenue. Spanning 0.744 acres, this site consists of multiple vacant parcels secured by a chain-link fence and covered with trees, shrubs, and remnants of past development. Historically, the site housed the James Smith Driving School, which operated from 1958 until 2024. While the structures have been removed, there is concern about potential **buried infrastructure** containing hazardous materials such as **asbestos-containing materials (ACM), lead-based paint (LBP), and mercury** as well as a history of illegal dumping at the site. The site is surrounded by a dense mix of residential and commercial properties and lies within close proximity to several schools and churches, including Wendell Phillips Elementary School, Phillis Wheatley Elementary, Lincoln College Prep Middle School, and numerous places of worship. **UNI has site access for assessment.**

The **second assessment priority site** is the **Wendell Phillips Development (WPD)** located at 2315–2327 Woodland Avenue and 1800–1814 East 24th Street. Covering approximately 0.93 acres, this site includes several parcels that are currently unsecured with no fencing, and consist of a dense mix of vegetation, trees, and piles of used building materials. Historically used for residential purposes, the site is suspected to contain **buried debris** and environmental contaminants such as **ACM and LBP**. It is situated within a residential zone and lies near key community assets such as Children’s Mercy Hospital, Arthur Bryant’s BBQ, KD Academy Daycare, and multiple churches. **UNI has secured access for assessment.**

The **cleanup priority site**, located at 2433 Vine Street, is a former school property known as **Unity Campus (UC)**. This 4.75-acre site, once the heart of the neighborhood, includes a secured, deteriorated brick school building, a lifeless and overgrown former playground, a crumbling basketball area, and a disused baseball field. The building, constructed in 1932 and used until 2019, is known to contain environmental hazards such as **ACM, LBP, polychlorinated biphenyls (PCBs), and mold** and is frequently subject to illegal dumping. The surrounding grounds may contain **buried infrastructure** with hazardous materials. The site is centrally located within a residential area and is surrounded by schools, churches, community gardens, and cultural landmarks, including Lincoln College Prep, Paseo Baptist Church, Bethel A.M.E. Church, and Ophelia’s Blue Vine Farm. **UNI, as the owner, has full access for cleanup activities.**

c. **Identifying Additional Sites:** UNI, in coordination with residents and community project partners, will create a tool to rank brownfield sites in the target area, giving priority to sites that most benefit distressed, sensitive populations. Referencing the county’s property-appraisal website, community input, and census data, UNI will identify additional sites within the target area and geographic boundary and rank them according to critical issues such as health disparities, pollution, and poverty. Grant funds that remain after appropriate allocation to all target-area assessment work will be **used to address additional sites found throughout the geographic boundary** that most benefit these vulnerable populations.

Revitalization of the Target Area. d. **Overall Plan for Revitalization:** The Washington Wheatley and Wendell Phillips neighborhoods are among the oldest historically Black communities in Kansas City. Located in the City’s urban core, these neighborhoods have endured decades of systemic disinvestment, environmental degradation, and economic hardship. Today, these neighborhoods continue to face high rates of poverty, crime, unemployment, vacancy and environmental contamination, but they also hold tremendous potential for sustainable redevelopment and community-led transformation. UNI is leading a comprehensive revitalization

effort that aligns with both citywide and neighborhood-specific planning frameworks. UNI's proposed **redevelopment of the priority brownfield sites, including multifamily affordable housing, mixed-use commercial space, and community greenspace**, directly supports the goals outlined in the **KC Spirit Playbook, otherwise known as the Comprehensive Plan for Kansas City (Plan)** developed in 2023, and the **Kansas City Housing Consolidation Plan (2022–2027) (KCHC Plan)**. These plans both call for the creation of additional support services for low-income households, the development of affordable housing near transit and essential services, the removal of barriers to safe, decent rental housing, and economic development to bring sustainable entry-level jobs to the area. UNI's work also advances the Plan's emphasis on sustainable, community-led housing creation and increased opportunities for homeownership across income levels.

At the neighborhood level, UNI's efforts are guided by the **Wendell Phillips Downtown East Neighborhood Plan and Development Strategy** and the **Washington-Wheatley Neighborhood Development Plan**, which both envision a healthy, beautiful, and prosperous community built through collaboration and inclusive growth. Both plans prioritize mixed-income housing, job creation, and redevelopment in areas that are stable or improving, principles that are reflected in UNI's plans with the identified priority sites. Additionally, UNI works with the city's **Housing Accelerator Program** to transform vacant lots into affordable, owner-occupied homes. These projects will remediate environmental hazards **and create economic opportunities** that align with the community's long-term vision. The planned redevelopment envisions vibrant, community-focused spaces: **multifamily, mixed-use affordable housing at the WWD** priority site; **single-family homes with rental units above garages at the WPD** site; and at the **UC** site, **a blend of multifamily housing with community greenspace, recreational areas, entertainment venues, meeting spaces, commercial hubs, and an urban agriculture feature** designed to foster health, wellness, and social connection. Together, these initiatives will breathe new life into distressed neighborhoods, offering renewed hope for the future.

While UNI's revitalization strategy is rooted in these existing plans, the grant will enable the development of a formal Brownfield Area-Wide Plan that integrates environmental assessment, community engagement, and feasible reuse strategies for each priority site. This Area-Wide Plan will serve as a roadmap for future redevelopment, ensuring cleanup efforts are coordinated with housing, infrastructure, and economic development initiatives. UNI's work complements the City's broader land use priorities and contributes to the creation of sustainable, resilient neighborhoods where residents can prosper and, together, create a brighter tomorrow.

e. Outcomes and Benefits of Overall Plan for Revitalization: The assessment and revitalization of the **WWD, WPD, and UC priority sites** through UNI's brownfield redevelopment strategy will **generate significant economic and noneconomic benefits for residents**. The transformation of vacant, contaminated properties into affordable housing, mixed-use developments, and community greenspace will directly address long-standing needs for safe, stable housing, economic opportunity, and environmental health. Economically, the redevelopment of the priority sites will **stimulate job creation through construction, long-term property management, and new commercial activity**. The mixed-use development planned for the **WWD priority site** will include ground-floor commercial space that can support local businesses and entrepreneurs, while the housing components will provide affordable units for families at a range of income levels. The **WPD priority site will offer single-family homes with rental units**, expanding homeownership opportunities and generating income for residents. The revitalization of the **UC priority site** will create new affordable, updated living opportunities mixed with commercial space that will bring new economic benefits to this distressed community. These developments will **increase the local**

tax base, attract investment, and support neighborhood stabilization in areas that have long suffered from disinvestment.

Noneconomic benefits are equally vital. The redevelopment of the **WWD and WPD priority sites** will create a clean, safe, walkable community to promote healthy lifestyles. The cleanup and revitalization of the **UC priority site** as a community-oriented campus will **provide greenspace, recreational amenities, and urban agricultural features that promote health, wellness, and social cohesion**. Plans include an amphitheater, native landscaping, and green infrastructure to manage stormwater and reduce heat island effects. UNI will work with developers to **strengthen local resilience to extreme weather and natural disasters**, including integrating tornado shelters into housing designs and recreational spaces. As part of this grant, UNI will also develop a Brownfield Area-Wide Plan to ensure all site redevelopment enhances the community's long-term ability to withstand and recover from these events. Together, UNI and developers will utilize **energy-efficient measures** in their redevelopment designs of their new affordable housing units to alleviate this area's suffering from being in the **87th percentile for high energy costs** compared to household income.³ The applicant will strongly encourage developers to incorporate **renewable energy** sources such as solar lighting or wind energy in greenspace development. The inclusion of clean energy technologies and sustainable design will reduce energy burdens for residents and contribute to long-term environmental sustainability.

UNI's revitalization efforts will also preserve the cultural identity of these historically Black neighborhoods by centering community voices in planning and development. By addressing environmental hazards, improving housing conditions, and creating modern spaces for gathering and recreation, UNI's work will foster a healthier, safer, and more connected community. The EPA Multipurpose Grant is a critical catalyst for these outcomes, enabling UNI to move forward with a vision that reflects both the needs and aspirations of the people who call the CSD home.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: UNI is a nonprofit that relies on a combination of public and private funding sources to advance its redevelopment goals, but it does not have the financial capacity to complete environmental assessments and remediation independently. The EPA Multipurpose Grant is essential to initiating cleanup activities at the priority sites, which will stimulate additional funding for redevelopment and long-term reuse. UNI will continue to apply for and obtain grant funding to ensure the completion of project redevelopment with local, state and federal resources. The Missouri Department of Economic Development offers Brownfield Remediation Program tax credit funding, which generates specific job creation and retention requirements, to help with remediation and redevelopment. UNI will seek a Federal Housing and Urban Development (HUD) Community Development Block Grant (CDBG), which can assist in up to \$500,000 of funding for building demolition that removes blight and contributes to affordable housing and public infrastructure needs, to help complete this grant project and create a brighter future. UNI will seek to secure a Clean Water State Revolving Fund Program in partnership with the City to assist in infrastructure that is deemed necessary after assessment and cleanup, such as sewer line extensions, stormwater management and reuse projects, and other infrastructure needs. **UNI has secured and continues to pursue several complementary funding sources that will support site reuse once environmental conditions are addressed.** These include a \$500,000 grant from the City's Brownfields Revolving Loan Fund, which will be used for cleanup and redevelopment activities. UNI has a great partnership with the City, which has a vested interest in the cleanup of its urban neighborhoods in partnership with UNI. The Urban Neighborhood Initiative has access to private foundation grants that support

³ <https://public-environmental-data-partners.github.io/j40-cejst-2/en/#13.92/39.07773/-94.56634>

affordable housing and community development, and is actively working with development partners to leverage New Market Tax Credits and other federal and philanthropic resources to support construction and long-term operations.

g. Use of Existing Infrastructure: The priority sites are well-positioned to benefit from existing infrastructure. All essential utilities including water, sewer, electric, gas, and fiber optics are currently available at each site, and no major upgrades are anticipated to support the proposed redevelopment projects. This existing infrastructure significantly reduces the cost and complexity of site reuse and makes the area immediately viable for new development. However, an Infrastructure Evaluation Condition Assessment & Capacity Study (EPA-approved planning activity) is budgeted for the UC cleanup site to ensure adequate infrastructure is planned for this large redevelopment. Should infrastructure modifications be required during the course of redevelopment, UNI and its development partners will address them through existing state and federal funding sources and in coordination with the City. The UC building will be revitalized for redevelopment. The readiness of these sites reinforces their feasibility and strengthens UNI's overall revitalization strategy.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: The CSD target area, located in the City's urban core, is composed of impoverished neighborhoods and is home to a **small population of 4,816 residents with very low incomes**.⁴ The communities have limited financial resources and a high concentration of individuals and families living below the poverty line. **The per capita income in the target area is \$25,227, significantly below the national average of \$43,289, and the median family income is \$45,897, less than half the US median of \$96,922.**⁴ **Poverty rates are alarmingly high, with 24% of all residents and 21% of families living below the poverty line (US 12%, 9%), and unemployment in the target area averages 7% (US 5%).**⁴ These economic conditions severely limit the community's ability to attract private investment or fund environmental assessments and remediation efforts independently.

As a nonprofit, UNI has no access to tax revenue or other public financing mechanisms. UNI relies solely on grants and philanthropic support to carry out its mission of neighborhood revitalization. UNI's budget is stretched with current community leadership and development programs and projects. Without federal assistance, UNI cannot move forward with the environmental assessments and planning activities necessary to prepare brownfield sites for redevelopment. This grant is essential to unlocking future investment, enabling the transformation of contaminated and blighted properties into affordable housing, commercial spaces, and community amenities that will serve the distressed residents of these neighborhoods.

b. Health or Welfare of Sensitive Populations: The target area includes a high concentration of sensitive populations who are disproportionately affected by environmental hazards and socioeconomic stressors, including **females 60%** (US 50%) **the youth and elderly 43%** (US 42%).⁴ In addition, **over 60% of residents are Black, compared to 12% nationally**, and the community faces elevated rates of poverty, crime, and health disparities.⁴

Welfare issues the community is facing include lack of affordable housing, aged housing units, high crime rates, high unemployment, and reliance on government assistance. Housing costs and rental rates are low compared to national averages, with a **median home value of \$124,300** (US \$303,400) and a **median gross rent of \$939** (US \$1,348).⁴ However, affordability is offset by the poor condition of the housing stock. Nearly 18% of housing units are vacant due to widespread

⁴ US Census 2019–2023 American Community Survey

disinvestment and deterioration.⁵ Many homes were built before 1969, **predating federal bans on LBP and ACM**, and have not undergone renovations, creating unsafe living conditions in a neighborhood already burdened by high crime rates. **Unemployment** in the CSD averages 7% (US 5%), and many residents must rely on government assistance, with **18% of households receiving SNAP benefits** (US 12%).⁵ Educational attainment is significantly below national averages, with only 21% of adults holding any post-secondary degree (US 48%) and up to 15% lacking a high school diploma (US 5%).⁵ These economic hardships, combined with limited educational attainment, contribute to elevated crime rates. The target area experiences an estimated **91.34 incidents per 1,000 residents** annually, placing it in the **second most dangerous** percentile for safety nationwide.⁶

Socioeconomic threats are compounded by legacy contamination. These residents rely on safe pedestrian walking areas to get to mass transit as **20% of these residents do not have access to a vehicle**, which is over twice the US average (8%).⁵ Soil testing in the City’s Third District revealed **over half of vacant lots exceed Missouri’s residential lead safety threshold, and childhood lead poisoning rates are up to nine times the national average.**⁷ These environmental risks pose serious health threats to residents, particularly children and seniors, and hinder efforts to create safe, livable communities. EPA grant funding will enable comprehensive soil remediation and safe redevelopment of contaminated lots, reducing exposure to lead and other toxins and supporting the creation of safe spaces, greenspaces, and affordable housing to meet community needs.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of the CSD suffer from a greater-than-normal incidence of chronic diseases and adverse health conditions that are often linked to environmental contamination **from LBP, ACM, mercury, and buried debris** that leads to the high rates of **contaminants in the soil** found at the priority sites. Asthma, cancer, and poor birth outcomes are especially prevalent, exacerbated by proximity to brownfield sites and legacy pollutants. Census-tract data is unavailable, but city- and county-level data shows that among children ages 0–17, the Kansas City metro region reports a **7% asthma prevalence**, with Jackson County showing **higher emergency department visit rates** than the state average. Adults in the region experience a **9.7% asthma prevalence, exceeding both Missouri (9.6%) and the national average (8.4%).**⁸ Jackson County accounts for **more than one-third of all asthma hospitalizations in the metro area**, with seasonal spikes in April and the fall months. These rates are especially troubling given the concentration of sensitive populations—children, seniors, and low-income families—living near contaminated and vacant properties.

Cancer mortality rates in the City also exceed national averages. The **breast cancer death rate is 22.3 per 100,000 women (US 19.9), and the colorectal cancer death rate is 15.2 per 100,000 (US 13.7).**⁹ These disparities are most pronounced in distressed neighborhoods like those within UNI’s target area, where environmental stressors and limited access to healthcare contribute to poorer outcomes. Additionally, the City’s **low birthweight rate** stands at 9.3% (US 8.2%), and only 74.6% of pregnant women initiate prenatal care in the first trimester, compared to 77% nationally.⁹ These environmental factors increase the risk of birth defects and long-term developmental challenges, further underscoring the urgent need for environmental remediation and community health investment. Grant funding will directly address these risks by assessing and remediating contaminated priority sites, removing hazardous materials, and reducing exposure to

⁵ US Census 2019–2023 American Community Survey

⁶ Neighborhood Scout

⁷ <http://www.kshb.com/news/local-news/kansas-city-missouri-continues-testing-cleanup-of-lead-in-homes-with-federal-grant>

⁸ University of Missouri Asthma Ready Communities Report

⁹ City Health Dashboard: Kansas, MO

lead and other toxins. These actions will improve air and soil quality, lower health risks for sensitive populations, and create conditions for safe housing and community redevelopment, ultimately supporting healthier outcomes for residents.

d. Economically Impoverished/Disproportionately Impacted Populations: The CSD has endured decades of industrial pollution, economic decline, and chronic disinvestment, leaving residents **disproportionately exposed to environmental and health threats**. The community ranks in the **90th percentile for hazardous waste proximity, 81st percentile for LBP, 94th percentile for diesel particulate matter, and 98th percentile for toxic air releases.**¹⁰ These environmental burdens compound severe socioeconomic stressors, including **80th percentile low-income status, a 93rd percentile concentration of people of color, and 75th percentile rates of adults lacking a high school diploma.**¹⁰ Together, these conditions create daily hardships and limit access to safe housing, economic opportunity, and healthy living environments.

This grant will directly reduce these threats by assessing and remediating contaminated sites and transforming them into safe, affordable homes and new commercial spaces. Redevelopment will eliminate blight, reduce exposure to hazardous materials, and create workforce and affordable living opportunities that strengthen long-term community stability. By building on UNI’s established partnerships and sustained engagement with CSD residents, the project ensures redevelopment reflects community priorities and supports equitable, resilient growth. Through targeted cleanup and strategic reuse, the grant will help break the cycle of environmental and economic inequity and create a safer, healthier future for the CSD.

Community Engagement. e. Prior/Ongoing Community Involvement: UNI has actively engaged residents of the Washington Wheatley and Wendell Phillips neighborhoods in planning and redevelopment efforts through long-standing partnerships with local organizations within the CSD. UNI regularly organizes community meetings and is known for their outreach efforts in the CSD to help re-energize and revitalize this forgotten area. **UNI takes an active part** in the Wendell Phillips Downtown-East Neighborhood Association, which hosts monthly meetings where residents provide input on site planning and reuse. UNI has worked continuously with the Kansas City Public School system, the former owner of the UC site that has contributed historical context and outreach support. UNI also collaborates with Ophelia’s Blue Vine Farm, a future nonprofit tenant, to promote sustainable land use and community wellness. Additional partners, including the **Greater Kansas City Chamber of Commerce, the Local Initiative Support Corporation, and the Economic Development Corporation, support UNI in outreach and planning efforts throughout these neighborhoods and assist in funding neighborhood projects.** These collaborations ensure that community voices shape redevelopment priorities and guide decisions related to environmental assessment and reuse related to this Multipurpose Grant.

f. Project Involvement & g. Project Roles: The following are key local community organizations that will take part in making decisions or providing assistance in site inventory, site reuse planning, and outreach.

Name of org.	Mission	Point of contact	Specific involvement in the project or assistance provided
Kansas City Public Schools	Uphold the promise of an equitable educational experience so Kansas City students thrive socially, emotionally, and academically	Jesse Lange repurposing@kpublicschools.org	Assistance/Decision Making: site identification and inventory; community

¹⁰ <https://pedp-ejscreen.azurewebsites.net/>



**Urban Neighborhood Initiative, MO
FY2026 US EPA Brownfields Multipurpose Grant**

			outreach through the youth population
Wendell Phillips Downtown – East Neighborhood Association	A 501(c)(3) nonprofit committed to the advancement of the Wendell Phillips Downtown East Neighborhood	John James wendellpna@gmail.com	Assistance/Decision Making: community outreach, site identification and inventory, and development planning
Ophelia’s Blue Vine Farm	Better the world and neighborhood by committing to sustainable farming practices and community pride initiatives	Mike Rollen [REDACTED]	Assistance/Decision Making: community outreach
Greater Kansas City Chamber of Commerce	Focusing on the critical elements of a vibrant community that works for all	Joe Reardon reardon@kcchamber.com	Assistance/Decision Making: community outreach and site-development planning
Economic Development Corporation of Kansas City	Shape a vibrant, thriving future for Kansas City and its residents	Bob Long, Sr. rlong@edckc.com	Assistance/Decision Making: identifying supplemental grants and loans and Tax Increment Financing to support redevelopment
Local Initiative Support Corporation	A 501(c)(3) nonprofit that helps forge resilient and inclusive communities of opportunity across America: great places to live, work, visit, do business, and raise families	Geoff Jolly gjolley@lisc.org	Assistance/Decision Making: community outreach and site-development planning

h. Incorporating Community Input: UNI and its community project partners understand the need for community input to run a successful Brownfield Program, and on October 22, 2025, it announced its intention of applying for an EPA Brownfields Multipurpose Grant to the UNI board. UNI’s internal **Brownfield Project Team (BPT)**, made up of UNI staff, has been discussing the potential for redevelopment of its brownfield properties with residents and was happy to share this vision with the respective local neighborhoods. UNI will continue to be transparent with the community and seek feedback throughout the project. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program’s status.

The UNI BPT will engage the residents and community project partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during grant educational meetings through meeting minutes. Resident suggestions and comments will be discussed during quarterly UNI BPT meetings, and responses will be posted on the Brownfield Program webpage and discussed at the regularly scheduled community meetings throughout the grant period. These meetings will be promoted through the Brownfields Program webpage, via email campaigns to UNI’s extensive contact list, press releases, meeting with community leaders and neighborhood organizations, and social media. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project and engage the community.

Project information will be offered through UNI and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Community Involvement Plan (CIP) will be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the UNI office and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled

community meetings held within the CSD target area and local libraries; 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:

Task 1: Program Management	
a.	<i>Project Implementation: Non-EPA-funded:</i> Using its own funding, UNI will procure a qualified environmental professional (QEP) to assist with the Brownfield (BF) Grant project. UNI’s BF Project 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 five-year term of the grant. The travel budget allows for two staff to attend two BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in 1 st quarter. ACRES & quarterly reporting begins in 1 st quarter and continues throughout the grant. Annual reporting and forms created in the 5 th , 9 th , 13 th , 17 th quarters and final closeout.
c.	<i>Task/Activity Lead:</i> UNI: Shalaunda Holmes, BF Project & Finance Director.
d.	<i>Outputs:</i> ACRES database reporting, 5 annual financial reports, 20 quarterly reports, and programmatic support for the five-year grant period. Two staff to attend two conferences.
Task 2: Outreach	
a.	<i>Project Implementation: EPA-funded:</i> Community Involvement Plan (CIP), outreach materials, BF webpage, and social media posts will be developed by the UNI’s BF Project Manager with assistance from the QEP. UNI staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in 1 st quarter. Community/educational meetings held 3 rd , 5 th , 9 th , 11 th , 13 th , 15 th , and 18 th quarters. BF webpage and outreach materials created in 1 st quarter and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> UNI: Erik Berg, 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.
Task 3: Site Inventory & Assessment	
a.	<i>Project Implementation: EPA-funded:</i> UNI’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by UNI staff using GIS and the property appraiser’s website. QEP will work with UNI staff to create an evaluation ranking tool to determine the order the sites will be addressed. 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. 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> Meeting held in 1 st quarter will continue the preliminary inventory process. Evaluation ranking process and assessments begin in 2 nd quarter and continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the UNI: Shalaunda Holmes, BF Project & Finance Director.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 4 Phase I ESAs, 1 Generic QAPP, 3 Phase II ESAs including SS-QAPP, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
Task 4: Cleanup 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 the UNI in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: Infrastructure Evaluation Condition Assessment & Capacity Study, Site-Reuse Vision, and a Brownfields Area-Wide Plan.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in 5 th quarter and will continue throughout the grant.



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c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the UNI: Erik Berg, BF Project Manager.
d.	<i>Outputs:</i> 2 ABCAs, 2 vision sessions/charrettes, 1 Cleanup QAPP, 1 Abatement Specifications, 1 Infrastructure Evaluation – Condition Assessment & Capacity Study, 1 Site-Reuse Vision, and 1 Brownfields Area-Wide Plan.
Task 5: Cleanup & Oversight	
a.	<i>Project Implementation: EPA-funded:</i> UNI and QEP will work with a remediation contractor as they perform site-cleanup activities, including contractor mobilization/demobilization and cleanup implementation. The City will work with the EC as they manage the site-cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report.
b.	<i>Anticipated Project Schedule:</i> Cleanup implementation 10/27–04/28. Final remedial action report 07/2028.
c.	<i>Task/Activity Lead:</i> The remediation contractor will implement cleanup activities with oversight from QEP and UNI: Shalaunda Holmes, BF Project & Finance Director.
d.	<i>Outputs:</i> 1 site ready for reuse, 1 job for oversight, 15 jobs for cleanup activities, 1 cleanup report, 2 final remedial action report.
Task 6: Administrative Indirect Cost: a. – d. See below for the cost breakdown.	

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.

- **70% of the budget will be spent on site-specific work (including 58% on remediation) and 20% on area-wide planning activities.**
- **Personnel pay rates average \$50 per hour and fringe rate 50%.**

Task 1 Program Management: Personnel (\$50/hr): \$8,000 (160 hrs). Fringe: \$4,000 (50% rate). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$17,500 (100 hrs × \$175). Travel: 2 staff to attend 2 conferences for a total of \$6,600 (flights at \$750, 2 nights in hotel at \$300/night, incidentals and per diem at \$100 per day × 3 days × 2 staff × 2 events). Other: conference registration at \$1,000 (\$250 x 2 staff x 2 events).

Task 2 Outreach: Personnel (\$50/hr): CIP \$300 (6 hrs); BF webpage, outreach brochure/handouts, social media posts \$600 (12 hrs); 7 community/educational meetings \$3,500 (10 hrs per meeting to include preparation and execution; \$500 each meeting). Fringe: \$2,200 (50% rate). Contractual: CIP \$2,240 (16 hrs × \$140); BF webpage, outreach brochure/handouts, social media posts \$2,240 (16 hrs × \$140); 7 community/educational meetings \$10,500 (\$1,500 per mtg.; 10 hours per meeting to include preparation and execution × \$150). Supplies: \$570 (\$350 [350 printouts at \$1 each]; \$200 [2 display board printouts at \$100 each]; pens, markers, paper \$20).

Task 3 Site Inventory & Assessment: Personnel (\$50/hr): Report review \$1,000 (1 hr per report; 20 reports); site inventory management \$500 (10 hrs). Fringe: \$750 (50% rate). Contractual: BF site inventory and evaluation ranking tool creation \$6,800 (40 hrs × \$170); 4 Phase I ESAs \$15,600 (\$3,900 each); 1 Generic QAPP \$7,000; 3 Phase II ESAs including SS-QAPP \$66,000 (\$22,000 each).

Task 4 Cleanup Planning: Personnel (\$50/hr): vision sessions/charettes \$1,000 (20 hrs); report review \$700 (2 hrs/report; 7 reports). Fringe: \$850 (50% rate). Contractual: 2 ABCAs \$11,200 (\$5,600 each); 2 vision sessions \$5,600 (\$2,800/meeting); 1 Cleanup QAPP \$6,000; 1 Abatement Specifications \$8,500; 1 Infrastructure Evaluation – Condition Assessment & Capacity Study \$50,000 ([Principal Planner: 20 hrs × \$250; Senior Planner: 107 hrs × \$200; PM Planner: 92 hrs × \$175; Support Personnel: 60 hrs × \$125]; 1 Site Reuse Vision \$45,000 ([Principal Planner: 25 hrs × \$250; Senior Planner: 75 hrs × \$200; PM Planner: 100 hrs × \$175; Support Personnel: 50 hrs ×



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\$125]); 1 BF Area-Wide Plan \$80,000 (Principal Planner: 50 hrs × \$250; Senior Planner: 125 hrs × \$200; PM Planner: 170 hrs × \$175; Support Personnel: 102 hrs × \$125).

Task 5 Cleanup & Oversight: Personnel (\$50/hr): \$2,500 (50 hrs). Fringe: \$1,250 (50% rate). Construction: \$515,000 (Asbestos abatement of tile floor/mastic 40,000 square feet [ft²] at \$4/ft²; 1,500 linear feet (LF) of pipe and duct insulation at \$41/ft; 195 2-inch mud fitting joints at \$35/each; 22 10-inch mud fitting joints at \$50/each; 44 chalk boards at \$250/each; 50 fire doors at \$150/each; 45 windows at \$135/each; and ACM debris in crawl space [~12,000 ft²] and above ceiling tiles [~2,500 ft²] at \$18/ ft²). Contractual: \$65,500 (Daily oversight \$30,000 [20 days × \$1,500 per day], Analytical \$16,000 [20 × \$800], Mileage \$750 [\$0.75 per mile × 1,000], Final Reporting \$10,000 [\$5,000 × 2 reports], Project Manager \$8,750 [\$175 × 50 hrs]).

Task 6 Administrative Indirect Costs: Costs of operating and maintaining facilities \$20,000 (based on average costs), general administration consisting of the salaries of executive officers, personnel administration, and accounting \$30,000 (\$50 × 600hrs).

Category	Tasks						Totals
	Program Management	Outreach	Site Inventory & Assessment	Cleanup Planning	Cleanup & Oversight	Administrative Indirect Costs	
Personnel	\$8,000	\$4,400	\$1,500	\$1,700	\$2,500	\$30,000	\$48,100
Fringe	\$4,000	\$2,200	\$750	\$850	\$1,250		\$9,050
Travel	\$6,600						\$6,600
Supplies		\$570					\$570
Contractual	\$17,500	\$14,980	\$95,400	\$206,300	\$65,500		\$399,680
Construction					\$515,000		\$515,000
Other	\$1,000					\$20,000	\$21,000
Total Budget	\$37,100	\$22,150	\$97,650	\$208,850	\$584,250	\$50,000	\$1,000,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, UNI’s internal staff Brownfield Team, including the QEP, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. UNI will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the five-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups and partners meetings; environmental assessments; and cleanup plans, will be tracked. Additionally, outcomes like community participation; acres assessed; acres made ready for reuse; redevelopment dollars leveraged; and jobs created will be monitored. UNI will prevent delays through regular monthly coordination with the EPA Project Officer and, if needed, a Corrective Action Plan to keep the project on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The Urban Neighborhood Initiative (UNI) was formed in 2012 as a 501(c)(3) nonprofit organization focusing on community development that serves residents in the urban core of Kansas City. UNI believes in strengthening communities through building quality mixed-income housing, serving as a connection to resources, presenting STEAM-based educational experiences for youth, and providing space for community organizations to meet and connect. The organization is overseen by a Board of Directors composed of fifteen members. The

Department of Housing and Real Estate Development will manage this grant project. The department has five members, who manage numerous federal and state grants annually. **Shalaunda Holmes**, Director of Housing and Real Estate Development, will serve as the **BF Project & Finance Director**. She will oversee the grant project and ensure funds are spent in a timely manner as well as making all draw downs through ASAP.gov for this EPA Grant project. Ms. Holmes has served in this role for seven years and is responsible for leading all of the organization's real estate development activities to develop quality mixed-income communities. She manages four full-time employees and the department budget. **Mr. Erik Berg**, Senior Project Manager, will be the **BF Project Manager**. He has served in this role for two years and is responsible for guiding construction of UNI projects day-to-day, including procurement and requests for bids, creation and execution of project timelines, predevelopment activities, reviewing draw requests against the project proforma, resolving issues, project grant applications, updating stakeholders on ongoing progress, and ensuring projects are completed on time and within budget. He also collaborates with Ms. Holmes on grant applications for future projects. Prior to serving in this role, he was the Executive Director of the Lee's Summit (MO) Housing Authority. He will manage the day to day duties of the grant project. A QEP will assist with the technical portions of the Brownfields Project.

d. Acquiring Additional Resources: UNI will hire a qualified QEP to support the technical and reporting aspects of the Brownfield Multipurpose Grant, adhering to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed.

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: UNI's Housing and Real Estate Development Department manages 10 or more grants a year from federal and state agencies. Most recent grants include the following: In 2025, UNI was awarded \$150,000 from the City of Kansas City, MO, in the form of Community Development Block Grant funding to fully renovate a 1920s single-family home, including building a new addition to make this house a three bedroom, two bath affordable home for a family in need. The grant is expected to close out in 2027 with all funding expended. UNI was awarded \$650,000 from the City via the Central City Economic Development Sales Tax in 2025. This funding is being used for soil remediation and site preparation for single-family new construction. The project is expected to close out with all funding expended in 2027. In 2024, UNI was awarded \$800,000 from the Missouri Housing Development Commission through the HOME grant program. This funding is being used to construct affordable housing units that will help 60 residents. The grant is expected to close out with all funding expended in 2027.

(2) Compliance with Grant Requirements: UNI has a history of compliance with grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting with all award agencies. UNI is currently on schedule for all active grants and has been on schedule for past grant awards with no compliance issues. UNI staff are skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements as well as input all project information into ACRES.

**URBAN
NEIGHBORHOOD
UNI
INITIATIVE**

Urban Neighborhood Initiative, MO

**FY26 Brownfield Multipurpose Grant
Threshold Criteria**

Threshold Criteria

1. Applicant Eligibility

- a. The Urban Neighborhood Initiative (UNI) is eligible to apply for an EPA Brownfields Multipurpose Grant as a nonprofit organization with 501(c)(3) status as defined under 2 CFR § 200.70. Please see attached documents of incorporation.
- b. UNI is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

UNI and its community project partners understand the need for community input to run a successful Brownfield Program, and on October 22, 2025, it announced its intention of applying for an EPA Brownfields Multipurpose Grant to the UNI board. UNI's internal **Brownfield Project Team (BPT)**, made up of UNI staff, has been discussing the potential for redevelopment of its brownfield properties with residents and was happy to share this vision with the respective local neighborhoods. UNI will continue to be transparent with the community and seek feedback throughout the project. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program's status.

The UNI BPT will engage the residents and community project partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during grant educational meetings through meeting minutes. Resident suggestions and comments will be discussed during quarterly UNI BPT meetings, and responses will be posted on the Brownfield Program webpage and discussed at the regularly scheduled community meetings throughout the grant period. These meetings will be promoted through the Brownfield Program webpage, via email campaigns to UNI's extensive contact list, press releases, meeting with community leaders and neighborhood organizations, and social media. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project and engage the community.

Project information will be offered through UNI and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Community Involvement Plan (CIP) will be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the UNI office and on the Brownfield Program webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled community meetings held within the Central Service District target area and local libraries; these brochures will be especially helpful for those residents without internet access.

3. Target Area

The target area for this Multipurpose Grant application is the **Central Service District** comprising three **contiguous** UNI neighborhoods/census tracts (CTs): the Washington Wheatley (CT 29095003700), Wendell Phillips (CT 29095016600), and Unity Campus (CT 29095016200).

4. Affirmation of Brownfield Site Ownership

UNI, through its 501(c)(3), Urban Catalyst Inc, which is wholly owned and controlled by UNI and holds all of its real estate assets, is the sole owner of the cleanup site located at 2433 Vine Street, Kansas City, Missouri. UNI affirms this site meets the CERCLA § 101(39) definition of a brownfield and is:

- 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 by parties under CERCLA; and
- c. not subject to the jurisdiction, custody, or control of the US government.

5. Use of Grant Funds

The Multipurpose Grant funds will be used to conduct assessment, cleanup, and programmatic support of the Multipurpose Grant. In addition, funds will be used to conduct community outreach, brownfield inventory and prioritization, and remediation/reuse planning, thus moving closer to the overall redevelopment goals of the noted priority sites within the target area. The plan for assessment, cleanup, and planning expenditures is presented on the following pages of the Narrative portion of this application:

- Three (3) Phase II ESAs – pages 9–11
- Remediation of Unity Campus – pages 2, 9–11
- One (1) Brownfield Area-Wide Plan – pages 1, 3, 4, 9–11

6. Expenditure of Existing Grant Funds

UNI affirms it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and Named Subrecipients

Not Applicable.