

A Historic Community  
www.kinlochmo.org

5825 Martin Luther King Blvd.  
Kinloch, MO 63140

314-455-3198 (P)  
314-455-3196 (F)

**FY26 EPA Brownfields Multipurpose Grant  
Application Information Sheet  
January 27, 2026**

**(1) Applicant Identification**

Applicant: City of Kinloch  
Address: 5825 Martin Luther King Boulevard  
Kinloch, MO 63140

**(2) Website URL**

Website: <https://kinlochmo.org/>

**(3) Funding Requested**

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

**(4) Location**

- a. City of Kinloch
- b. St. Louis County
- c. Missouri

**(5) Target Area and Priority Site Information**

Target Area: City of Kinloch, St. Louis County, Missouri  
Priority Site: Former Kinloch City Hall  
5990 Monroe Avenue  
Kinloch, Missouri, 63140  
Attached: Aerial Map of Priority Site  
(Former Kinloch City Hall, 5990 Monroe Avenue)

**(6) Contacts**

- a. Project Director:  
Anetra R. Thornton  
Economic Development Specialist & Housing Manager  
City of Kinloch  
5825 Martin Luther King Boulevard  
Kinloch, MO 63140  
Phone: (314) 455-3198  
Email: [anetra.thornton@kinlochmo.org](mailto:anetra.thornton@kinlochmo.org)

# City of Kinloch

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## b. Chief Executive / Highest-Ranking Elected Official

Mayor Evelyn Carter

City of Kinloch

5825 Martin Luther King Boulevard

Kinloch, MO 63140

Phone: (314) 455-3198

Email: [evelyn.carter@kinlochmo.org](mailto:evelyn.carter@kinlochmo.org)

## (7) Population

Population of Kinloch, MO (Target Area): 354

Source: *U.S. Census Bureau, American Community Survey (ACS) 2023, 5-Year Estimates*

## (8) Other Factors

The following item applies to the community's proposed project:

Community population is 15,000 or less (Page 1)

## (9) Letter from the State or Tribal Environmental Authority

The attached letter from the Missouri Department of Natural Resources dated December 23, 2025, acknowledges the City of Kinloch's intent to apply for FY26 EPA Brownfields grant funding and to conduct assessment activities.

## (10) Releasing Copies of Applications

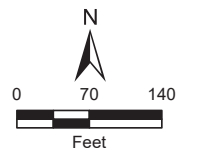
Not Applicable.



Legend

Approximately Property Boundary

AST - Aboveground Storage Tank

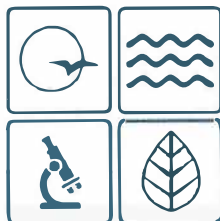


Source: Esri, ArcGIS Online, World Imagery, 2022

Kinloch Former City Hall  
5990 Monroe Ave, Kinloch, MO

**Figure 2**  
Site Layout Map





**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

**Mike Kehoe**  
Governor

**Kurt U. Schaefer**  
Director

December 23, 2025

Anetra R Thornton  
Economic Development Specialist & Housing Manager  
City of Kinloch  
5825 Dr. Martin Luther King Blvd  
Kinloch, MO 63140

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

Dear Anetra R Thornton:

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 Kinloch authorized under the above-referenced Acts. I understand and acknowledge that the City of Kinloch 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 Kinloch is applying for a FY2026 US EPA Brownfields Multi-Purpose Grant and requests \$1,000,000.

We expect the City of Kinloch 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



## C. Narrative Criteria for Kinloch FY26 Multipurpose Grant Application

### 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 Kinloch is a very small municipality within the St. Louis, MO–IL Metropolitan Statistical Area (MSA) and exhibits significant socioeconomic disparities relative to the region. In the 1980’s St. Louis Lambert International Airport began to purchase land in and around Kinloch for future expansion plans. This buyout displaced about 75% of Kinloch’s population, resulting in left behind vacant land and restrictions that hinder redevelopment.

Brownfield conditions in Kinloch include vacant properties burdened by illegally dumped construction debris, deteriorated structures, and suspected environmental contamination. The Kinloch Former City Hall site (Former City Hall) at 5990 Monroe Avenue, a 6.3-acre property, exemplifies this issue. This site, previously a center of governance, is now overwhelmed by debris, including hazardous materials such as fuel tanks, roofing supplies, and vehicle parts. Significant portions of the debris are stacked in piles over six feet high. These conditions not only pose significant risks to public health but also hinder the city’s ability to attract investment and foster economic growth.

Kinloch has an estimated population of 354 residents with a median age of 24.4, substantially younger than the St. Louis MSA (40.2). Economic distress is pronounced: median household income (\$43,021) is nearly half the regional average, and approximately 42.9% of residents live below the federal poverty level compared to 10.4% regionwide (2024 ACS 5-Year Estimates)<sup>12</sup>

##### b. Description of the Priority Brownfield Site

In 2023, the City of Kinloch received assistance from the EPA under the Targeted Brownfields Assessment (TBA) program to assess current environmental conditions at the Kinloch Former City Hall property at 5990 Monroe Avenue. The 6.3-acre, City-owned site contains abandoned school and municipal buildings and has been impacted by illegal dumping, historical vehicle towing and repair activities, and adjacent industrial and auto-repair uses. Kinloch did not create the environmental conditions present at the Former City Hall site. The property and surrounding area experienced prolonged disinvestment, following airport-related land acquisitions that significantly reduced the City’s population and tax base. Kinloch assumed ownership of the site in its current condition and lacks the financial capacity to address these legacy issues without federal assistance.

According to the EPA-funded Phase I Environmental Site Assessment (*Toeroek Associates, Inc. and Tetra Tech, Inc., 2023*), the Former City Hall site contains construction and demolition debris, discarded vehicles and parts, roofing materials, appliances, and suspected hazardous materials including fuel tanks and asbestos-containing components. In multiple areas, debris exceeds six feet in depth, preventing safe access for Phase II ESA field investigations, sampling, and evaluation of exposure pathways. The debris and obstructions pose ongoing environmental and public safety risks and must be removed to restore site access and visibility for Phase II ESA field investigations, sampling, and evaluation of exposure pathways, without which EPA-funded assessment and cleanup decision-making cannot proceed.

*The Kinloch Strategic Redevelopment Plan (2025)* prioritizes the Former City Hall site due to its public ownership, proximity to residents, and location within an area planned for long-term industrial and utility reuse.

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<sup>2</sup> Except where noted, all demographic data from the U.S. Census Bureau. (2023). American Community Survey 5-Year Estimates.

Debris removal is a necessary, assessment-enabling prerequisite to Phase II ESA and cleanup planning, without which EPA-funded remedial decision-making cannot proceed.

### **c. Identifying Additional Sites**

If grant funds remain after completion of debris removal at the priority site (Former City Hall) Kinloch will use a structured, transparent process to identify additional eligible brownfield sites within the target area. Kinloch will launch an online site-nomination form allowing residents, property owners, and community stakeholders to identify parcels affected by contamination, illegal dumping, or blight. This grassroots input will be supplemented by targeted outreach to major landholders and regional partners, including NorthPark, St. Louis Lambert International Airport, St. Louis County Government, St. Louis Economic Development Partnership (STL Partnership), and private employers such as Boeing. These partners will help create an inventory of sites with known or suspected environmental conditions that pose barriers to reuse or investment.

Nominated sites will be screened for eligibility and prioritized using clear criteria aligned with EPA guidance and local redevelopment goals. Prioritization factors will include: (1) potential for immediate or near-term job creation; (2) removal of contaminants that present direct risks to human health or the environment; (3) proximity to residential areas or sensitive populations; (4) consistency with the *Redevelopment Plan* and industrial/utility land-use vision; and (5) demonstrated interest from a motivated developer or public partner. This process ensures remaining funds are directed to sites with the greatest community, environmental, and economic benefit.

## **Revitalization of the Target Area**

### **d. Overall Plan for Revitalization**

The *Kinloch Strategic Redevelopment Plan* provides a comprehensive, feasible plan for revitalizing properties within the City, including Industrial Area A, which encompasses the Former City Hall site. The plan identifies this area as a priority industrial and utility redevelopment zone due to its proximity to Lambert International Airport, existing industrial employers, and regional infrastructure. The proposed EPA Multipurpose Grant activities—specifically debris removal at the Former City Hall property—directly advance this strategy by removing physical and environmental barriers that currently prevent Phase II environmental assessments, cleanup planning, and future reuse consistent with industrial and employment-oriented development.

Debris removal is a necessary first step identified in the *Redevelopment Plan* to address illegal dumping, improve site safety, and enable reinvestment on publicly owned land. Clearing the site supports the City's land use framework, which emphasizes consolidating residential areas while leveraging industrially zoned land for job creation, tax base stabilization, and buffering residential neighborhoods from airport-related impacts. As such, the project aligns with and advances Kinloch's broader land use, economic revitalization, and environmental health goals outlined in the Strategic Plan.

Community engagement was a foundational element of the Strategic Plan. Engagement activities included resident interviews, public meetings, and collaboration with former and current residents, churches, and regional stakeholders. Community input consistently emphasized the need for continued cleanup of illegal dumping, improved safety, and reuse of vacant land to support jobs and community stability. The proposed project directly responds to these priorities and reflects community-supported implementation of the Plan.

### **e. Outcomes and Benefits of Overall Plan for Revitalization**

Cleanup of the Former City Hall is a critical catalyst for implementing the *Redevelopment Plan* and unlocking long-term economic revitalization. Post-cleanup, the plan leverages Kinloch's strong industrial base and proximity to

Lambert International Airport to expand Industrial Area A, which is projected to support approximately 1 million square feet of new industrial space and 400+ new jobs, with an additional 375+ jobs anticipated in Industrial Areas B and C. These job opportunities build on the existing NorthPark industrial ecosystem—already supporting more than 5,000 permanent jobs and over \$291 million in private investment—helping address persistent poverty despite relatively high employment rates. For a small, land-constrained city impacted by historic disinvestment and population loss from airport buyouts, industrial expansion provides a realistic pathway to increasing household incomes, rebuilding the tax base, and creating a stable employment center accessible to residents.

The plan also advances quality-of-life outcomes through strategic green space investments. Kinloch Park—identified as one of the region’s highest-need parks—is receiving over \$1.5 million in improvements, while additional pocket parks, green buffers, and undeveloped parcels are planned where residential reuse is restricted. A proposed 0.74-mile north–south trail along Mable Avenue will connect neighborhoods, historic sites, and regional transit and greenway systems, foster recreation, non-motorized transportation, and community identity while discouraging illegal dumping.

Together, debris removal and planned reuse improve local resilience by reducing flood and stormwater risks from uncontrolled dumping, enabling green infrastructure, and creating buffers that mitigate noise, heat, and environmental exposure—positioning Kinloch for safer, more sustainable redevelopment in the face of extreme weather events.

As described below in section 2.a, **The Community’s Need for Funding**, these outcomes are only achievable with federal assistance, as Kinloch’s small population, limited tax base, and persistent poverty preclude the City from independently funding the debris removal and assessments required to unlock redevelopment.

#### **f. Resources Needed for Site Reuse**

The requested EPA Multipurpose Grant will serve as the critical catalyst to unlock additional assessment, remediation, and redevelopment funding for the Former City Hall. Debris removal is a prerequisite to conducting a Phase II Environmental Site Assessment (ESA) and Hazardous Materials Survey. Once site access is restored, Kinloch will be well positioned to pursue follow-on funding from the EPA, the Missouri Department of Natural Resources (DNR), or the Land Clearance for Redevelopment Authority of St. Louis County (LCRA) for Phase II ESA activities, an Analysis of Brownfields Cleanup Alternatives (ABCA), and a site cleanup plan. Successful completion of these steps would then allow Kinloch to competitively pursue an EPA Cleanup Grant or access LCRA’s Brownfields Revolving Loan Fund to complete remediation and prepare the site for redevelopment solicitation.

Kinloch has demonstrated its ability to leverage external resources to address community-wide conditions separate from the proposed EPA-funded activities. The State of Missouri granted \$2 million to support demolition activities at multiple sites throughout the target area. Some of this state funding may be applied to the Former City Hall property but it is not sufficient to address the site’s extensive debris conditions. In addition, a \$1 million grant from the Boeing Foundation supports trash and brush removal across the broader Kinloch target area, rather than site-specific, assessment-enabling debris removal at the Former City Hall site. These resources complement—but do not replace—the need for EPA Multipurpose funding to remove debris at the priority site in a manner that enables Phase II ESA and cleanup planning.

While no developer commitment is in place currently, Kinloch benefits from strong, sustained partnerships with the State of Missouri, St. Louis County, STL Partnership, Greater STL, Boeing, and major landholders. The nearby NorthPark Industrial development—supported by proximity to Interstate highways and St. Louis Lambert International Airport—provides a proven model for industrial expansion and job creation, reinforcing the likelihood that a fully assessed and remediated site will attract future development interest.

Completion of debris removal will position the City to competitively pursue EPA Cleanup funding, state brownfields assistance, and revolving loan resources, leveraging the Multipurpose Grant as the critical bridge between legacy site conditions and informed cleanup decisions.

### **g. Use of Existing Infrastructure**

The Former City Hall site is strategically positioned to leverage existing regional infrastructure, particularly its proximity to the interstate highway system and St. Louis Lambert International Airport, making it well suited for industrial and utility-oriented reuse. Located within minutes of Interstates 70 and 170 and immediately adjacent to established industrial operations in the NorthPark area, the site benefits from direct access to regional freight routes, logistics hubs, and a major international airport—key locational assets for employment-generating industrial development.

The site is already served by public water, sanitary sewer, electric, and natural gas utilities, as well as local roadways that connect to regional arterials serving surrounding employment centers. Clearing the site will position Kinloch to capitalize on its location within a robust logistics and industrial corridor, supporting uses that are compatible with airport operations, noise constraints, and existing zoning.

## **2. Community Need and Community Engagement**

### **a. The Community's Need for Funding**

The City of Kinloch faces acute barriers to addressing brownfield conditions due to its extremely small population, limited tax base, and persistent economic distress. With an estimated population of approximately 350 residents and a median household income of \$43,021—nearly half that of the St. Louis metropolitan area—Kinloch lacks the fiscal capacity to independently fund environmental assessment, remediation, or redevelopment planning activities. Nearly 43 percent of residents live below the federal poverty level, and decades of population loss and disinvestment have significantly eroded property values and municipal revenues, constraining the City's ability to undertake capital-intensive cleanup projects.

These challenges are compounded by widespread illegal dumping on vacant and publicly owned land, including the Former City Hall at 5990 Monroe Avenue. Debris accumulation, including potentially hazardous materials, has created public health and safety risks while physically preventing Phase II ESA and Hazardous Materials Survey activities. Although Kinloch, in partnership with St. Louis County, has increased policing and surveillance efforts to deter illegal dumping, these measures do not address the existing debris burden and further strain limited local resources.

Kinloch has no alternative local, state, or private funding sources available to finance debris removal at this scale, which is a prerequisite to assessment, remediation, and reuse. Without federal assistance, these conditions will persist, continuing to depress surrounding property values, discourage investment, and perpetuate environmental and economic inequities. The requested Multipurpose Grant funding directly addresses this gap by enabling debris removal, unlocking subsequent assessment and cleanup activities, and positioning Kinloch to pursue long-term redevelopment consistent with its revitalization goals and community needs.

### **b. Health or Welfare of Sensitive Populations**

The census tract encompassing the City of Kinloch includes multiple sensitive populations with elevated vulnerability to environmental and public health stressors. Approximately 48% of residents are low-income, 28% of children live in

poverty, and the area ranks in the 68th percentile nationally for people with disabilities. Nearly 50% of residents are under age 24, indicating a high concentration of children, adolescents, and women of child-bearing age.<sup>3</sup>

Health screening indicators show disproportionate burdens potentially linked to environmental conditions. The tract ranks in the 94th percentile nationally for asthma prevalence and the 84th percentile for low life expectancy, reflecting elevated risks of chronic respiratory and cardiovascular disease.<sup>4</sup> These conditions are compounded by proximity of residential areas to brownfield sites affected by illegal dumping, suspected hazardous materials, blight, and vandalism. Persistent exposure to abandoned properties and environmental degradation is also associated with increased stress, anxiety, and depression, negatively affecting community mental health.

This project will directly reduce these risks by removing illegally dumped debris at the Former City Hall site, enabling Phase II environmental assessment to identify contaminants, and supporting enforcement, zoning, and sustainable reuse strategies that prevent future pollution. Together with Kinloch’s revitalization plan, these actions will reduce exposure pathways, deter illegal dumping and crime, stabilize surrounding neighborhoods, and improve long-term physical and mental health outcomes for vulnerable populations.

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

Residents of Kinloch experience disproportionately high rates of adverse health conditions that are commonly associated with long-term exposure to environmental contamination and degraded land conditions. EPA EJScreen indicators for the Kinloch census tract show asthma prevalence in the 94th percentile nationally and low life expectancy in the 84th percentile, compared to regional and national averages. By contrast, the St. Louis Metropolitan Statistical Area (STL MSA) generally falls near national averages for asthma prevalence and life expectancy, underscoring Kinloch’s elevated vulnerability. Kinloch also ranks above average for disability prevalence, reflecting compounding health and environmental stressors.

These outcomes are consistent with the community’s physical conditions, including extensive illegal dumping, abandoned structures, and suspected hazardous materials at the Former City Hall site. Debris piles exceeding six feet in height likely contain asbestos-containing materials, petroleum-related waste, and other contaminants that may contribute to respiratory illness, chronic stress, and potential carcinogenic exposure pathways.

This grant directly addresses these risks by removing debris that currently prevents environmental assessment, enabling a Phase II ESA and hazardous materials surveys to identify specific contaminants and exposure pathways. The resulting data will establish a clear baseline for remediation, reduce ongoing exposure risks, and support long-term revitalization actions that improve environmental quality and public health outcomes in Kinloch relative to the STL MSA and U.S. averages.

### **d. Economically Impoverished / Disproportionately Impacted Populations**

The City of Kinloch is a historically disinvested, low-income community that has disproportionately borne the environmental consequences of governmental and industrial decisions, including the Lambert Airport buyout that displaced most residents and left behind extensive vacant land, contamination, and illegal dumping. Remaining residents—predominantly low-income households and people of color—continue to experience heightened exposure to environmental hazards with limited local capacity to address them.

This grant directly targets those inequities by removing illegally dumped debris from the Former City Hall site, a municipally owned property adjacent to remaining residential areas. Debris removal will immediately reduce

<sup>3</sup> U.S. Census Bureau. (2023). American Community Survey 5-Year Estimates.

<sup>4</sup> U.S. EPA EJScreen. (2024). Census Tract 2218, St. Louis County, Missouri.

exposure risks, eliminate safety hazards, and prevent further environmental degradation. Critically, it will also enable Phase II environmental assessment activities needed to identify contamination and inform cleanup strategies that protect residents' health.

The project aligns with Kinloch's Strategic Redevelopment Plan by preparing the site for industrial and utility reuse that leverages nearby employment centers while buffering residential areas from airport and industrial impacts. Through community engagement and transparent planning, this effort ensures that residents most affected by past disinvestment benefit from reduced environmental risk and a clear pathway toward long-term economic revitalization and environmental justice.

#### **e. Prior/Ongoing Community Involvement**

The City of Kinloch has a sustained track record of meaningful community engagement to address brownfield conditions across the target area, including the Former City Hall site. Engagement has been grounded in municipal and resident leadership, transparency, and hands-on action.

For more than three years, community leaders and stakeholders have convened monthly 'Project Kinloch' meetings to coordinate illegal dumping mitigation, cleanup events, and redevelopment planning. Project Kinloch coordination is led by the City of Kinloch (City Administrator Dr. Justine Blue with Anetra Thornton, Economic Development Specialist and Housing Manager), St. Louis County (with County Council Chairwoman Rita Heard Days facilitating calls), and STL Partnership (CEO Rodney Crim). Participating partners include the Kinloch Fire Protection District, St. Louis County Police, St. Louis County Prosecutor, St. Louis Lambert International Airport, Boeing, utilities, and community organizations. Project Kinloch reviews cleanup progress, helps prioritize sites, and discusses feasible reuse.

In 2024, Kinloch hosted a public town hall to share priorities and gather feedback and will continue public updates as milestones are reached.

The Community-led Kinloch CleanUp BuildUp initiatives occurred in November 2025 and March 2025, engaging residents, volunteers, and partner agencies to remove debris and reclaim public spaces, reinforcing strong local stewardship.

#### **f–g. Project Involvement and Project Roles**

The table below identifies the local organizations, agencies, and community groups that will support implementation of this project and summarizes their respective roles. Collectively, these partners provide technical expertise, regulatory coordination, community representation, and decision-making input to ensure meaningful involvement in site selection, cleanup activities, and future reuse of the priority brownfield site. Their defined roles demonstrate a coordinated, locally grounded approach consistent with EPA expectations for meaningful partner engagement.

**Project Involvement and Project Roles**

<b>Organization</b>	<b>Description</b>	<b>Point of Contact</b>	<b>Project Role</b>
City of Kinloch	Local municipal government	Anetra Thronton Economic Development Specialist and Housing Manager 314-455-3198 anetra.thronton@kinlochmo.org	Grant applicant; site owner; overall project management; procurement and compliance, reuse decisions

St. Louis Economic Development Partnership (STL Partnership)	Economic development organization serving St. Louis City and County, MO	Maude Trost Senior Project Manager 314-495-3155 mtrost@stlpartnership.com	Grant administration support; procurement assistance; coordination with regional partners, advisor on cleanup sequencing to align with redevelopment feasibility and funding pathways
Missouri Department of Natural Resources (DNR)	State agency, Brownfields / Voluntary Cleanup Program (BVCP)	Scott Huckstep Chief of the BVCP 573-522-1597 scott.huckstep@dnr.mo.gov	Regulatory coordination; review of assessment and cleanup approach, provides input on assessment scope, cleanup requirements, and regulatory compliance
Kinloch Coalition	Community / Interagency Coalition	Rodney Crim CEO & President 314-615-8129 rcrim@stlpartnership.com	An organizing coalition among residents, city staff, elected officials, and community partners. Manages coordination between the Kinloch Fire Protection District, St. Louis County Police, St. Louis County Prosecutor, St. Louis Lambert International Airport, Boeing and other partners. Participates in prioritization of sites, review of cleanup progress, and discussion of future reuse.

#### **h. Incorporating Community Input**

The City of Kinloch will implement a structured, inclusive, and responsive community engagement program throughout the project period to ensure residents and stakeholders are informed, consulted, and able to influence key decisions. Project communications will be anchored by the monthly Project Kinloch meetings, which include City staff, residents, St. Louis County, STL Partnership, and other partner agencies. These meetings will provide routine updates on project milestones, schedules, and findings, and will serve as a standing forum for feedback and issue resolution. In addition, Kinloch will host one in-person community town hall annually to present progress, explain assessment results in plain language, and solicit input on site prioritization and future reuse.

To supplement in-person engagement, Kinloch will provide multiple remote and around-the-clock feedback options, including a dedicated project webpage, social media updates, email comment submission, and an online form for questions or concerns. Meeting notices and materials will be shared through local newsletters and community networks. Engagement activities will be scheduled during evenings to accommodate residents who work during the day, and meetings will be held in ADA-accessible locations. Kinloch will note that English is the primary language spoken locally; translation services will be provided if future needs are identified.

Community input will be documented, summarized, and reviewed by City leadership and project partners. Feedback will directly inform site prioritization, sequencing of work, and reuse planning, with clear follow-up provided to the community on how comments were considered and incorporated.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a.-d. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, Outputs**

Task / Activity	Project Implementation (All EPA-funded)	Anticipated Project Schedule	Task / Activity Lead	Outputs / Deliverables
<b>Task 1. Cooperative Agreement Oversight</b>  <b>Grant &amp; Cooperative Agreement Management</b>	Grant administration; procurement planning and execution; contract management; financial tracking; quarterly reporting; coordination with EPA. Formal services agreement between Kinloch and STL Partnership. City of Kinloch financial management systems processing EPA reimbursements, Legal review of cooperative agreement actions, Centralized procurement and contracting systems, Audit readiness and record retention.	Months 1–60 (ongoing)	STL Partnership (under agreement). Appropriate due to federal grant management capacity and procurement expertise.	<ul style="list-style-type: none"> <li>• 20 Quarterly Progress Reports</li> <li>• Final performance report</li> <li>• Complete procurement files</li> </ul>
<b>Task 2. Community Involvement</b>  <b>Community Notification &amp; Coordination</b>	Targeted notifications before major field work; on-site signage; progress updates through townhalls, electronic communication, website posting, and other existing community forums.	Months 12–60 (as needed)	City of Kinloch, with communications support coordinated by STL Partnership.	<ul style="list-style-type: none"> <li>• Notices/signage</li> <li>• Webpage posting project updates.</li> <li>• At least 5 public communications (public publication, emails, or mailings)</li> <li>• At least 2 in person community updates, with the goal of hosting one every 12 months for the duration of the grant</li> </ul>
<b>Task 3. Site Access and Oversight Activities</b>	City of Kinloch site access authorization; approval of procurement actions and change orders; alignment with reuse strategy; executive authorization; legal liability coverage, insurance and risk management; internal coordination across departments.	Months 1–60 (ongoing)	City of Kinloch (Applicant and site owner).	<ul style="list-style-type: none"> <li>• Executed site access documents</li> <li>• Approved scopes and contracts</li> <li>• City approvals recorded</li> </ul>

<b>Task 4. Planning &amp; Health and Safety</b>	Utility clearance; site logistics; development and approval of a site-specific Health & Safety Plan (HASP) prior to debris removal.	Months 3–9	STL Partnership (procurement/oversight) with selected Qualified Environmental Professional (QEP) contractor; Kinloch approval.	<ul style="list-style-type: none"> <li>• Approved HASP</li> <li>• Utility clearance documentation</li> </ul>
<b>Task 5. Procurement for Debris Characterization, Segregation and Debris Removal</b>	Competitive procurement of a qualified debris/waste management firm for characterization, removal, hauling, and disposal at licensed facilities.	Month 6–12	STL Partnership (lead); Kinloch concurrence.	<ul style="list-style-type: none"> <li>• RFP/RFQ</li> <li>• Bid tabulation</li> <li>• Executed contract</li> </ul>
<b>Task 6. Debris Characterization &amp; Segregation</b>	Field characterization and segregation of debris streams (C&D debris, tires, scrap, suspected hazardous materials) to ensure compliant handling and disposal.	Months 15–24	QEP Debris Removal Contractor (under STL Partnership administration and Kinloch oversight).	<ul style="list-style-type: none"> <li>• Debris characterization log</li> <li>• Disposal plan</li> </ul>
<b>Task 7: Debris Removal, Transportation &amp; Disposal</b>	Mechanical removal of illegally dumped materials (piles exceeding ~6 feet in areas); haul-off; disposal at permitted facilities; site stabilization sufficient to allow environmental assessment access.	Months 18–60	QEP Debris Removal Contractor; STL Partnership administers; Kinloch oversees.	<ul style="list-style-type: none"> <li>• Debris removed from ~6.9 acres</li> <li>• Disposal manifests/weight tickets</li> <li>• Stabilized, accessible site</li> </ul>

#### e. Cost estimates

Budget Categories	Task 1. CA Oversight	Task 2. Com. Engagement	Task 3. Site Access, Oversight	Task 4. Planning, Health & Safety	Task 5. Procure Contractor	Task 6. Debris Character & Seg	Task 7: Debris Removal	Total
Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$0	\$0	\$45,000	\$0	\$95,000	\$750,000	\$890,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (subaward)	\$40,000	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$60,000

<b>Total Direct Costs</b>	<b>\$40,000</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$45,000</b>	<b>\$10,000</b>	<b>\$95,000</b>	<b>\$750,000</b>	<b>\$950,000</b>
<b>Indirect Costs</b>	\$30,000	\$0	\$20,000	\$0	\$0	\$0	\$0	\$50,000
<b>Total Budget (Direct + Indirect Costs)</b>	<b>\$70,000</b>	<b>\$10,000</b>	<b>\$20,000</b>	<b>\$45,000</b>	<b>\$10,000</b>	<b>\$95,000</b>	<b>\$750,000</b>	<b>\$1,000,000</b>

**Task 1. Cooperative Agreement Oversight; Grant & Cooperative Agreement Management - Total: \$70,000**

Subaward, STL Partnership

- Grant and project management staff: Estimated 400 hours over the project period × \$80/hour = \$32,000
- Financial management, reporting, and audit support: Estimated 100 hours × \$80/hour = \$8,000

Indirect Costs, City of Kinloch - City financial management systems processing EPA reimbursements, Legal review of cooperative agreement actions, Centralized procurement and contracting systems, Audit readiness and record retention = \$30,000

**Task 2. Community Involvement; Targeted Notification & Coordination - Total: \$10,000**

Subaward, STL Partnership

- Communications and coordination support: 100 hours × \$70/hour = \$7,000
- Printing, signage, and notification materials = \$3,000

**Task 3. Site Access and Oversight Activities - Total: \$20,000**

Indirect Costs, City of Kinloch - Executive authorization; legal liability coverage, insurance and risk management; internal coordination across departments. = \$20,000

**Task 4. Planning & Health and Safety - Total: \$45,000**

Contractual

- Site-specific Health & Safety Plan (HASP): 1 plan × \$20,000 = \$20,000
- Utility clearance, site logistics, and pre-removal coordination = \$25,000

**Task 5. Procurement of Debris Removal Contractor - Total: \$10,000**

Subaward, STL Partnership - Public notices and other documentation support = \$10,000

**Task 6. Debris Characterization & Segregation - Total: \$95,000**

Contractual - Field characterization and segregation of debris streams = \$95,000

**Task 7. Debris Removal, Transportation & Disposal - Total: \$750,000**

Contractual - Mechanical debris removal, hauling, and hazardous waste disposal, Estimated 15,000 cubic yards × \$50 per cubic yard = \$750,000

**e. Environmental Progress and Results**

The City of Kinloch will track, measure, and evaluate progress using a task-based project management and reporting system aligned with the approved workplan's outputs and outcomes. Kinloch will provide oversight as applicant and site owner, with day-to-day grant administration, procurement tracking, and reporting support provided through a formal services agreement with the STL Partnership. Progress will be monitored using project schedules, procurement and contract files, milestone checklists, and regular coordination meetings. Required quarterly and final EPA performance reports and ACRES entries will be the primary mechanisms for documenting progress.

Project outputs will include completion of procurement actions, community notifications, site access approvals, approval of a site-specific Health & Safety Plan, debris characterization and segregation, and verified removal and proper disposal of illegally dumped materials sufficient to restore site access. Outputs will be documented through procurement records, contractor deliverables, disposal manifests, photographs, and reporting submissions. Expected outcomes include acres made ready for reuse, reduced exposure risks from illegal dumping, improved site safety, and the ability to proceed with Phase II environmental assessments and cleanup planning. Progress will be reviewed routinely, and if schedule, cost, or site conditions require adjustment, Kinloch will coordinate with EPA to implement corrective actions consistent with the approved workplan and budget.

#### **4. Programmatic Capability and Past Performance**

##### **a.-c. Organizational Capacity, Structure and Key Staff**

The City of Kinloch will serve as the applicant, site owner, and lead entity responsible for implementing the EPA Multipurpose Grant. Kinloch will manage the grant through a defined organizational structure that combines local decision-making authority with experienced grant administration, procurement, and technical support provided through a formal agreement with the STL Partnership. This model is consistent with EPA-approved organizational structures currently used by STL Partnership to administer EPA brownfields programs for local governments in St. Louis County.

Strategic oversight will be provided by Mayor Evelyn Carter and City Manager Dr. Justine Blue (decision makers). Day-to-day project management will be led by Anetra R. Thornton, Economic Development Specialist (project manager) who will be assisted by Love Robinson, City Clerk (assistant project manager). Maude Trost, Senior Project Manager with STL Partnership, will serve as grant manager, technical contact, and procurement expert, supporting compliance, reporting, and coordination with EPA while facilitating access to STL Partnership's broader technical and legal resources. Through this structure, STL Partnership will serve as a built-in administrative safeguard for the City of Kinloch, ensuring continuity, regulatory compliance, and timely execution of all reporting, procurement, and financial management requirements.

STL Partnership has significant experience administering EPA Brownfields grants and currently manages nearly \$3 million in active and post-closeout EPA Brownfields funding on behalf of the Land Clearance for Redevelopment Authority of St. Louis County, including Revolving Loan Fund (RLF) post-closeout income, a supplemental RLF award, and an EPA Assessment Grant. These programs have been implemented in full compliance with EPA requirements and provide a proven administrative and compliance framework that will directly support the City of Kinloch.

##### **d. Acquiring Additional Resources**

The City of Kinloch will obtain all additional expertise and resources through established procurement and grant-management procedures that comply with EPA requirements. All contractors needed for debris removal, environmental assessment support, and related technical services will be competitively procured using full and open competition, with no contractors or subrecipients preselected. Kinloch will work with STL Partnership under a formal agreement to support procurement planning, RFP development, contractor selection, and contract oversight. Kinloch will document all procurement actions and monitor contractor performance to ensure compliance, cost reasonableness, and timely project completion.

STL Partnership's established procurement systems that are currently used for multiple EPA Brownfields grants. It will also ensure all contracting actions meet *2 CFR Part 200* requirements and EPA fair and open competition standards.

**f.1. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance**

Kinloch has demonstrated capacity to manage federally funded projects through its administration of the 8-year \$750,000 FY 2023 Community Funding Project awarded from the U.S. Department of Housing and Urban Development (HUD). The funds are being used for the rehabilitation of the Dunbar Gardens Senior Living Apartments. The grant is on budget and the rehab of the 14 units, which started in July 2025, have a projected completion date of late summer 2026, which is 5 years ahead of the predicted schedule.

Kinloch has managed contractor procurement, compliance reporting, community engagement, defined deliverables and financial oversight similar in structure and accountability to the proposed EPA Multipurpose project. Kinloch utilizes established municipal financial controls, internal approval processes, and routine reporting to ensure compliance with federal requirements. This local capacity is strengthened by STL Partnership, which supplements municipal staffing with standardized EPA-compliant procedures for procurement, contract management, financial tracking, and quarterly reporting—an approach already proven through active administration of EPA Brownfields programs.

**f.2. Compliance with Grant Requirements**

Under its current financial assistance agreement with HUD, the City of Kinloch has complied with approved workplans, schedules, and all terms and conditions. Required progress and financial reports were submitted on time and accepted by HUD through its DRGR system. As of this date no corrective actions have been required with this grant.

## City of Kinloch, MO

### FY26 Threshold Criteria for Brownfield Multipurpose Grants

#### **1. Applicant Eligibility**

- a. The City of Kinloch, Missouri is eligible to apply for an EPA Brownfields Multipurpose Grant as a unit of local government.
- b. The City of Kinloch, Missouri, is not exempt from Federal taxation under section 501(c)4 of the Internal Revenue Code.

#### **2. Community Involvement**

The City of Kinloch is committed to meaningful, continuous, and transparent community involvement throughout the implementation of the proposed EPA FY26 Brownfields Multipurpose Grant. Community engagement will be integrated into all phases of the project to ensure residents are informed, able to provide input, and understand how site preparation and assessment activities support long-term health, safety, and revitalization goals.

**Community Context and Engagement Approach** - Kinloch is a very small municipality with a population of approximately 350 residents and a strong sense of place shaped by its unique history. Many current residents, former residents, and faith-based and civic leaders maintain strong ties to the community. Engagement activities will therefore prioritize direct, accessible communication, leverage trusted local institutions, and remain responsive to concerns related to environmental conditions, illegal dumping, and public safety.

**Engagement Activities During the Project** - Community involvement activities will occur before, during, and after EPA-funded debris removal and assessment-enabling activities at the Former City Hall site.

#### **Pre-Activity Notification and Information Sharing**

- Advance notice of field activities will be provided through mailed flyers, door-to-door distribution where appropriate, postings at City Hall, churches, Kinloch Park, and on the City's website.
- On-site signage will describe project purpose, EPA funding, anticipated timelines, and a city staff contact for questions or concerns.

#### **Public Meetings and Updates**

- At least one public meeting or town hall will be held prior to major site activities to explain the scope of work, anticipated impacts, health and safety considerations, and next steps.
- Additional updates will be provided as milestones are reached (e.g., completion of debris removal, readiness for Phase II ESA).
- Meetings will be scheduled at accessible locations and times convenient for residents.

#### **Ongoing Communication**

- Project updates will be shared through City Council meetings, electronic communications, and existing community forums.
- Kinloch will coordinate with trusted community leaders and faith-based organizations to ensure information reaches residents who may not engage through digital platforms.

**Feedback, Responsiveness, and Transparency** - Community feedback will be actively solicited and documented. Residents will have opportunities to ask questions, raise concerns, and provide input regarding site conditions, perceived risks, and future reuse priorities. Kinloch will:

- Maintain a designated point of contact for community questions.
- Track and respond to community concerns in coordination with EPA and project contractors.
- Use community feedback to inform future site prioritization should grant funds remain after completion of work at the Former City Hall site.

**Meaningful Involvement** - Engagement activities will be designed to ensure meaningful involvement of populations historically impacted by disinvestment and environmental burdens. Materials will be written in clear, plain language, and meetings will emphasize transparency around environmental risks, safety measures, and long-term benefits. Community involvement costs, including outreach materials and light refreshments at meetings, are included in the project budget to reduce participation barriers.

**Long-Term Engagement** - Community involvement will not end with debris removal. Engagement under this grant will establish a foundation for continued resident participation as Kinloch pursues Phase II environmental assessments, cleanup planning, and redevelopment consistent with the City's Strategic Redevelopment Plan.

### **3. Target Area**

The City of Kinloch, Saint Louis County, Missouri. Although the geographic boundary proposed for eligible activities under this grant includes the entire municipal limits, Kinloch will primarily focus assessment preparation activities at The Kinloch Former City Hall site, 5990 Monroe Avenue, Kinloch MO 63140.

### **4. Affirmation of Brownfield Site Ownership**

The City of Kinloch, MO, affirms that they are the sole owner of a brownfield site within the target area of this grant, as defined under the CERCLA § 101(39) definition and the site is:

- a) are 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**

EPA Brownfields Multipurpose Grant funds will be used exclusively for eligible, assessment-enabling activities at the City-owned Former Kinloch City Hall brownfield site.

- Grant funds will support removal of extensive illegally dumped debris and obstructions that currently prevent safe site access and physically preclude EPA-eligible Phase II Environmental Site Assessment (ESA) fieldwork, as described in Section C.1.b (p. 1) and Section C.1.f (p.3-4).
- The proposed debris removal is not an end use, but a necessary prerequisite to allow qualified environmental professionals to safely conduct Phase II ESA investigations, sampling, and evaluation of exposure pathways (Section C.1.d, p. 2).
- This use of funds is fully consistent with *CERCLA §104(k)* because it directly removes barriers to future EPA-eligible assessment and cleanup planning.
- Completion of debris removal will position Kinloch to pursue Phase II ESA, cleanup planning, and remediation through subsequent EPA and state brownfields funding sources (Section C.1.f, p.3-4).

## **6. Expenditure of Existing Grant Funds**

The City of Kinloch, MO, affirms that it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

## **7. Contractors and Named Subrecipients**

**Contractors** – Not applicable.

**Named Subrecipients** - The St. Louis Economic Development Partnership (STL Partnership).

STL Partnership is a Missouri nonprofit corporation in good standing, organized under Chapter 355 of the Revised Statutes of Missouri, and is exempt from federal taxation under Section 501(c)(4) of the Internal Revenue Code. Its organizational purpose is to advance the social welfare, health, and economic interests of the St. Louis region and its residents.

STL Partnership certifies that it does not engage in lobbying activities as defined by the Lobbying Disclosure Act or EPA regulations and maintains internal policies to ensure compliance with federal restrictions on lobbying.

Under the proposed subaward, STL Partnership will carry out a portion of the federal program in furtherance of Kinloch's redevelopment and environmental remediation objectives by providing administrative, technical, and programmatic support, including grant administration, procurement compliance, financial management, and reporting. Because these activities contribute directly to the goals and objectives of the EPA Brownfields program and involve programmatic responsibility under 2 CFR Part 200, the relationship is appropriately structured as a subaward rather than a procurement contract, and STL Partnership will comply with all applicable EPA award terms, federal statutes, and regulations.