



Missouri Department of dnr.mo.gov

NATURAL RESOURCES

Eric R. Greitens, Governor

Carol S. Comer, Director

January 22, 2018

CERTIFIED MAIL – 7017 0190 0000 6509 7558
RETURN RECEIPT REQUESTED

Mr. Kevin Breslin
Bannister Transformation & Development LLC
CenterPoint Development
1301 Burlington Street, Suite 200
North Kansas City, MO 64116

CERTIFIED MAIL – 7017 0190 0000 6509 7541
RETURN RECEIPT REQUESTED

Ms. Erin Dries, RA
Project Manager
Public Buildings Service
Two Pershing Square
2300 Main Street
Kansas City, MO 64108

RE: Class 1 Permit Modification Request with Prior Director's Approval for Bannister
Federal Complex, Kansas City, Missouri, EPA # MO9890010524

Dear Mr. Breslin and Ms. Dries:

The Missouri Department of Natural Resources (Department) has reviewed the Bannister Transformation & Development, LLC (BTD) Class 1 Permit Modification request dated/received on December 14, 2017, and the U.S. General Services Administration (GSA) Class 1 Permit Modification request dated January 4, 2018 and received on January 18, 2018. BTD's modification request was to change ownership/operational control of the 225 acre portion of the permitted Bannister Federal Complex (BFC) located west of the Union Pacific Railroad tracks previously-owned by the U.S. Department of Energy (DOE) and operated by Honeywell FM&T, LLC, to BTD. The United States of America (acting by and through the DOE) conveyed the BFC property west of the railroad tracks to BTD by Quit Claim Deed on November 15, 2017. GSA's



modification request includes updated information related to the approximate 82 acre portion of the permitted BFC located east of the Union Pacific Railroad tracks that is still owned and operated by GSA.

The Department agrees with BTM and GSA that this is a Class 1 Permit Modification request requiring prior Director approval, according to Code of State Regulations 10 CSR 25-7.270(1), which incorporates by reference Code of Federal Regulations 40 CFR 270.42, Appendix I, A.7. The requested modification is hereby approved. Please note that in considering this request, the Department reviewed the associated revised hazardous waste permit Part A applications and Notice of Regulated Waste Activity forms submitted by BTM and GSA, and found the information to be complete for purposes of this approval.

As you know, a proposed contingent Department-initiated Missouri Hazardous Waste Management Facility Part I Permit modification to implement a revised corrective action remedy on the portion of the permitted BFC to be transferred to BTM was public noticed from May 5, 2017 to June 19, 2017. An associated public hearing was held May 17, 2017. The Department issued a response to public comments received during the comment period and public hearing and approved the contingent permit modification on July 14, 2017. No permit appeals were filed during the 30 day appeal period following approval of the contingent modification. As specified in the documents accompanying the draft and approved final contingent permit modification, the elements of that modification were scheduled to become effective upon approval of this Class I Permit modification for the BTM change of owner/operator and GSA updated information. As such, please note that the schedule of compliance time frames contained in the previously-approved (no longer contingent/now effective) permit modification begin to run starting on the date of this approval letter. BTM and GSA shall submit items as specified in the Part I Permit Schedule of Compliance.

As BTM is aware, submittals previously reviewed and approved by the Department in coordination with EPA for implementation of the revised corrective action remedy on that portion of the permitted BFC property transferred to BTM include the Corrective Measures Report (April 2017), Final Technical Memorandum: Proposed Cleanup Levels for On-Site Areas of the BFC (April 2017), and the Due Diligence Site Investigation Summary Report (August 2016). In addition, as a companion to the approved revised corrective action remedy documents, the Department previously reviewed and approved the Bannister Federal Complex, Demolition Plan (January 2016) and the Bannister Federal Complex Abatement and Demolition Plan Supplements (January 2017).

The Department acknowledges that the Missouri State Operating Permit (MSOP No. 0004863) previously issued by the Department's Water Protection Program was transferred to BTM effective November 8, 2017, and reminds BTM that future management of any non-hazardous industrial or solid waste not regulated under the modified Part I Permit should be coordinated

Mr. Kevin Breslin and Ms. Erin Dries, RA
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with Brian Newby of the Department's Solid Waste Management Program at (573) 751-5401, or by e-mail at brian.newby@dnr.mo.gov.

BTD must send a notice of this modification to everyone on the facility mailing list and the appropriate units of state and local government within 90 calendar days after the date of this letter, according to 10 CSR 25-7.270(1), which incorporates by reference 40 CFR 270.42(a)(1)(ii). GSA does not need to send a separate notice to the facility mailing list. BTD must send a copy of the notice to the Department.

If you have questions regarding this letter, please contact Mr. Mark Hogan, of my staff at the Missouri Department of Natural Resources, Hazardous Waste Program, P.O. Box 176, Jefferson City, MO 65102-0176 by telephone at (573) 751-3553 or 1-800-361-4827, or by e-mail at Mark.Hogan@dnr.mo.gov. Thank you.

Sincerely,

HAZARDOUS WASTE PROGRAM

[Original signed by Richard A. Nussbaum]

Richard A. Nussbaum, P.E., R.G.
Chief, Permits Section

RAN:ddt

c: Mr. Robert E. Aston, Project Manager, U.S. EPA Region 7
Ms. Sybil Chandler, Environmental Health and Safety Manager, National Nuclear Security Administration
Mr. Kingsley Edwards, National Nuclear Security Administration (via e-mail)
Mr. Cy Houston, General Services Administration (via e-mail)
Mr. James S. Cross, Senior Vice President, CenterPoint Development (via e-mail)
Kansas City Regional Office, Missouri Department of Natural Resources (via electronic exchange)