



R04-25-A-068

Andy Beshear  
GOVERNOR

**ENERGY AND ENVIRONMENT CABINET**  
**DEPARTMENT FOR ENVIRONMENTAL PROTECTION**

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Rebecca Goodman  
SECRETARY

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COMMISSIONER

1. Applicant Identification

Kentucky Department for Environmental Protection (KYDEP)  
300 Sower Boulevard  
Frankfort, Kentucky 40601

2. Website: <https://eec.ky.gov/Environmental-Protection/brownfields/Pages/default.aspx>

3. Funding Requested

- a) Assessment Grant Type: Community-wide Assessment Grant for States and Tribes
- b) Federal Funds Requested: \$2,000,000

4. Location

- a) Louisville, b) Jefferson County, c) Kentucky
- a) Maysville, b) Mason County, c) Kentucky
- a) Scottsville, b) Allen County, c) Kentucky

5. Target Area and Priority Site Information

- Louisville, Jefferson County, KY: Census Tract 21111000600
  - Priority Site 1 – 3048 W Muhammad Ali Blvd., Louisville, KY 40212
  - Priority Site 2 – 3033 Vermont Avenue, Louisville, KY 40212
- Maysville, Mason County, KY: Census Tracts 21161960200 and 21161960300
  - Priority Site 3 – 407 W 2<sup>nd</sup>. Street, Maysville, KY 41056
  - Priority Site 4 – 27 E 2<sup>nd</sup> Street, Maysville, KY 41056
- Scottsville, Allen County, KY: 21003920300 and 21003920400
  - Priority Site 5 – 2640 Old Gallatin Road, Scottsville, KY 42164

6. Contacts

- a) Project Director: Kiersten O’Leary  
502-782-6360, [Kierstenm.oleary@ky.gov](mailto:Kierstenm.oleary@ky.gov)  
300 Sower Blvd, Frankfort, KY 40601
- b) Chief Executive: Amanda LeFevre  
502-782-6398, [amanda.lefevre@ky.gov](mailto:amanda.lefevre@ky.gov)  
300 Sower Blvd, Frankfort, KY 40601

7. Population

- a) Louisville: 622,981
- a) Maysville: 8,687
- a) Scottsville: 4,299

8. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	#6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	#1-4
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	#4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	

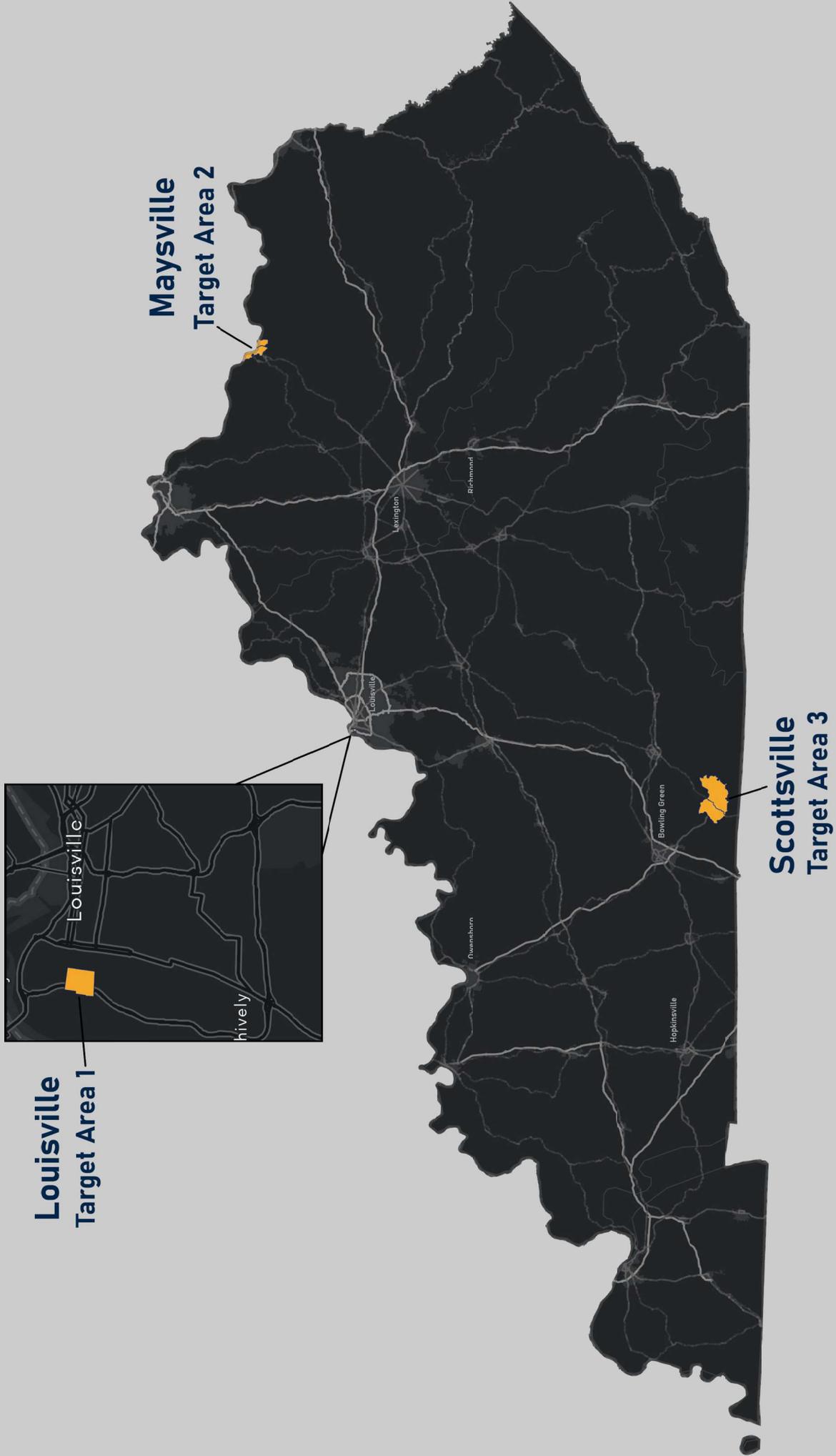
9. Letter from the State or Tribal Environmental Authority

Not Applicable – KYDEP is the State Environmental Authority

10. Releasing Copies of Applications

Not Applicable – This application does not contain confidential, privileged, or sensitive information

# Community Wide Assessment Grant Applicant locations





**Kentucky Department for Environmental Protection (KYDEP)**  
**FY25 Community-Wide Assessment Grant for States and Tribes**  
**Narrative**



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

### **1.a. Target Areas and Brownfields 1.a.i. Overview of Brownfield Challenges and Description**

**of Target Areas:** Kentucky's history is deeply intertwined with its environmental landscape, significantly shaping its economy and culture. The state's rich natural resources facilitated the rise of the coal and tobacco industries in the 19th and 20th centuries which brought jobs and economic benefits to the Commonwealth. Kentucky has two coal mining regions - the Eastern Kentucky Coal Field and the Western Kentucky Coal Field. Coal mining, which follows a boom-and-bust pattern, is mostly bust these days, leaving behind a proud coal mining heritage, but also economic, environmental, and health impacts. The coal severance monies are paid to the communities and they have typically counted on these funds coming into their budgets. As the coal industry declined, so did the payments to communities. This is making it difficult for small communities across Kentucky to provide basic services, let alone brownfield revitalization. Tobacco, once the state's number one cash crop, was historically most commonly farmed in central Kentucky. The crop required warehouses to dry leaves and to serve as auction houses for buyers to bid on large, golden bales of tobacco destined for use in cigarettes. With the passage of time, the crop was abandoned for other agricultural endeavors resulting in a landscape riddled with large, dilapidated warehouses that blight our urban and rural communities. The loss of these two key industries has had impacts across the Commonwealth, including losses in other industries, losses in population of rural areas, increases in poverty, and increases in the negative health metrics associated with poverty and proximity to contaminated sites. The challenge remains to balance economic development with the health and well-being of residents, emphasizing the need for sustainable practices that protect both the environment and community livelihoods. Kentucky Department for Environmental Protection's (KYDEP) Brownfields Program has chosen three target areas for the purpose of this grant application, all of which are home to underserved communities in need of brownfield revitalization. The geographic boundaries for this Assessment Grant will be the State, with a target area focus of the **Louisville, Maysville, and Scottsville** communities, representing central, eastern, and western parts of the Commonwealth, respectively.

**Target Area 1** – Target Area 1 will focus on **Louisville, Kentucky** Census Tract (CT) 21111000600, located in the Russell Neighborhood (**metropolitan statistical area**). The Russell neighborhood is an Environmental Justice community in Kentucky's largest city, Louisville. Centrally located, it is within a day's drive of two-thirds of the U.S. population and sits on the Ohio River along the Indiana border. The city has a rich history of horse racing, bourbon, tobacco and cotton production, and is now an international tourist destination, center of food and beverage innovation, and the state's largest economic engine. However, the prosperity of Louisville does not translate to all its neighborhoods. The Russell Neighborhood was once known as "Louisville's Harlem" for its vibrant and diverse hub of Black-owned businesses. That business presence created jobs and contributed to neighborhood resilience, which led to Russell becoming a center of Black homeownership. Redlining practices in the early 1900s and urban renewal efforts in the 1960s, combined with job loss in the tobacco industry and the suburbanization of employment centers decimated Russell's residential and business community, destroying opportunities for generational wealth building. Previous planning activities have identified approximately 460 vacant parcels throughout the 1.4 square mile neighborhood, including larger industrial tracts that once supported large, job-creating manufacturing and warehousing operations. New efforts to revitalize this area of Russell are being led by nonprofit



entities, including Russell: A Place of Promise, and additional assessment work will build on significant investments being made and prior area brownfields planning efforts.

**Target Area 2** – Target Area 2 will focus on **Maysville, Kentucky** CTs 21161960200 and 21161960300 (**non-metropolitan statistical area**). The City of Maysville is in Northeastern Kentucky, approximately 60 miles southeast of Cincinnati. Having a major early port on the Ohio River, Maysville was greatly important to the original establishment of the state. Bourbon, hemp, and tobacco were main exports from the region, and by the time Mason County was established in 1788, most of Maysville was consumed by warehouses. Through the 1800's and 1900's, the city expanded to include a mix of residential, business, and industry. During this period of growth, the city formed major highways and rail lines, and improved water transportation. Exports increased and the area flourished along the river with economic growth. Through the 1900's, the downtown area would continue to spawn new economic clusters and advancements in manufacturing, retail/dining, healthcare, agriculture, and entertainment. Growth of the area over the last 200 years has resulted in construction of a vast amount of infrastructure that is now aging and deteriorating. The city has been left with numerous abandoned tobacco and industrial warehouses, downtown buildings, and storefronts. In 2023, a local nonprofit was awarded an almost \$2 million dollar EPA brownfields cleanup grant for the remediation of the former Hayswood Hospital in downtown Maysville. This project will serve as a catalyst for brownfield redevelopment in the city.

**Target Area 3** – Target Area 3 will focus on **Scottsville, Kentucky** CTs 21003920300 and 21003920400 (**metropolitan statistical area**). The City of Scottsville is the county seat of Allen County, located in Southwestern Kentucky directly on the Tennessee border. The region has a history deeply rooted in manufacturing and agriculture. However, the loss of manufacturing jobs from Allen County and neighboring counties in the region has contributed to the creation of several abandoned sites. Scottsville is now looking at issues related to urban sprawl as recruited industry is more willing to construct new facilities at the edge of the community rather than redevelop potentially contaminated abandoned sites. Lack of rehabilitation and redevelopment leaves a major problem for the city with slum and blight, while also jeopardizing the region's prime farmland as sprawl edges closer into county spaces.

1.a.ii. Description of the Priority Brownfield Sites: Five initial priority sites have been identified within the target areas (TAs); addresses are provided in the narrative information sheet. Forty additional sites are anticipated to be identified throughout the 5-year grant period.

**Target Area 1** – Two priority sites have been identified in Louisville's Russell neighborhood, **Site 1** was formerly home to the American Cigar Company manufacturing facility at the corner of 30<sup>th</sup> and Madison Street, and **Site 2** was formerly home of the 3B Barrel Corporation to its west. The sites eventually became vacant and were acquired by the city in 2011. The goal for redevelopment of both sites is to create a mixed commercial/residential campus and headquarters for Russell: A Place of Promise or "RPOP," a justice-based 501c3 nonprofit that generates investments in the people and places of Russell. The sites were identified as part of planning work for a Choice Neighborhood Grant for a large public housing complex to the east, and the sites' redevelopment would be catalytic for the community. The multi-phase campus development will include affordable multi-family housing, childcare, office and entrepreneurship support space, medical and professional offices, community recreation and gathering spaces, and more. Previous limited assessment work identifies the potential presence of volatile organic compounds (VOCs). Based on surrounding brownfield sites, the following are contaminants of



concern: petroleum, PAHs, PERC, and VOCs from an adjacent former drycleaner. Louisville Metro Government has secured site access of the properties for KYDEP to perform assessment upon award of funding and the properties are committed to RPOP for future development. Foundational decisions about the development were made in partnership with Russell residents and community members who participated in RPOP's workgroups over a four-year timeframe. The initial phase of development is anticipated in 2026.

**Target Area 2** – Two priority sites have been identified in the Maysville TA. **Site 1** is a 2.5-acre property on an old railyard that sits directly on the Ohio River. The site includes one structure, an abandoned brick building currently sitting unused, as well as the rest of the blighted railyard property. The site is adjacent to a small, operational Amtrak Train Station, also owned by the city, that serves as an entrance to Maysville. This site has a picturesque view of the river and would be an ideal catalyst site for the community as it is an entry point to the city and could contribute greatly to the local economy with business and commercial development. The age of the structure and surrounding potential brownfield sites indicate the following contaminants of concern: ACM, LBP, petroleum, and fuels. **Site 2** is a beautiful three-story building in the heart of historic downtown Maysville that served the community as a drycleaner since the early 1960s. It sits directly across from the Mason County School District office building, several boutiques, residential apartments, and is in close proximity to several churches, restaurants, and a new medical building. It is just up the street from the Limestone Landing, which provides access to the Ohio River walk and a boat dock. The age of the structure and known historic use of the site indicate the following contaminants of concern: asbestos, lead, and VOCs.

**Target Area 3** – One priority site has been identified in the Scottsville TA. The property is almost 32 acres and was historically a manufacturing facility for curtain rods. A chrome-plating process was used from 1964 to 1982. The historical releases at the site from that timeframe are still a cause for concern and greatly hinder the ability to productively reuse the property that could be a viable industrial facility and job-creator for the community. According to inspection reports from the Kentucky Division of Waste Management, it was determined that employees of the curtain rod manufacturer had disposed of waste solvents from 1971 to 1978 in trenches located behind the facility building. Based on former studies, waste solvents buried by the plant operators were suspected to contain three volatile chemicals – trichloroethylene, dichloroethylene and vinyl chloride. Vinyl chloride and trichloroethylene are classified by the EPA as known human carcinogens. While some cleanup has been performed at the site, assessment work and cleanup will be needed to put this property back into a productive reuse for the community.

1.a.iii. Identifying Additional Sites: KYDEP will identify additional sites for assessment in both metropolitan and non-metropolitan statistical areas. In partnership with a university-led community development program, KYDEP brownfield staff will work with residents of each target area to create a site inventory to identify sites in need of assessment. In addition to the target areas, KYDEP has a well-developed Targeted Brownfield Assessment (TBA) program that accepts applications on an ongoing basis from eligible entities across the state. The program currently utilizes an evaluation ranking tool to prioritize sites, but the current tool will be amended to include whether a site is in an underserved community and/or a disadvantaged community as identified by CEJST and that will be factored into the prioritization of sites.



### **1.b. Revitalization of the Target Areas** 1.b.i. Reuse Strategy and Alignment with Revitalization

Plans: Each of the target areas have strong planning components in place to support the redevelopment of brownfield sites once inventory work is conducted and site assessments have been performed. The Russell Neighborhood in Louisville (TA 1) has been in desperate need of revitalization since the 1960s. In 2017, the Louisville Metro Housing Authority, in partnership with Louisville Metro Government, developed the Vision Russell Transformation Plan. This plan sought to turn Russell into an attractive, culturally vibrant community that is recognized for its diversity; multitude of economic, educational, and housing opportunities; and sustainable residential and business environment. The priority sites listed in the Louisville TA are the future home of a 5-acre planned campus development led by a local nonprofit, RPOP. The \$200M development will feature affordable multi-family housing, childcare, office and entrepreneurship support space, medical and professional offices, community recreation and gathering spaces, hydroponic food production, retail, and restaurant uses. This reuse aligns with local government and nonprofit priorities that strive to build wealth for Black families in Russell through shared decision-making, resident leadership development, and investments that promote community ownership and protect against displacement. In Maysville (TA 2), two sites have been identified. Site 1, the former railyard property that sits on the Ohio River, is expected to have a future commercial use due to its ideal location next to the Amtrak station. On the other side of the station, there is a restaurant that has been in operation since the 1930s. It is a unique dining experience as the freight and Amtrak passenger trains roar by patrons enjoying their meals at the riverside eatery. The redevelopment of Site 1 presents an exceptional opportunity for Maysville to showcase other unique businesses and retail and provide a space for community members and visitors to enjoy the riverfront. Site 2, the former drycleaning facility, is projected to be a commercial and retail hub due to its prime downtown location. Redevelopment of the historic district of Maysville is a goal of the city; to protect the rich history, spur development through reuse, and encourage tourism that has become a major economic driver for the area. These initiatives align with the Maysville-Mason County Comprehensive Plan, and the Buffalo Trace Comprehensive Economic Development Strategy. Both site reuses encourage downtown development based around cultural resources and support growth of local business and tourism. In Scottsville (TA 3), the priority site identified is a former industrial manufacturing facility. With the investment of EPA Brownfields funding, it could be restored to a productive economic driver for the community. The projected reuse fits within the region's Comprehensive Economic Development Strategy as well as the Allen County Strategic Plan and will bring jobs to spur the local economy and lead to other opportunities for redevelopment and revitalization.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The redevelopment of brownfield sites throughout the three target areas will benefit underserved communities in both economic and noneconomic ways. All priority sites are vacant, and it is not anticipated that planned redevelopment will displace businesses or residents. For any future brownfield redevelopment plans throughout the target areas, KYDEP will work with stakeholders to prevent or minimize displacement in the community and encourage energy efficient measures throughout redevelopment planning and construction. Redevelopment in the urban area of Louisville (TA 1) will provide both economic and noneconomic benefits to the community. The planned nonprofit development includes affordable housing, community facilities, and office and commercial spaces. RPOP's model is centered on including Russell residents in all aspects of project planning and decision-making and offers the possibility of resident ownership in the



development. In addition, the redevelopment of these sites addresses a long-vacant and blighted property and brings opportunity for temporary construction jobs, leading to an economic benefit of increased income and tax revenues. Redevelopment in the rural area of Maysville (TA 2) benefit the community in many ways. The reuse of the former drycleaner is set to be a commercial and retail business hub as it is situated amongst other downtown businesses on that block. Therefore, it will have an economic benefit of job creation and new business growth as well as a noneconomic benefit of blight removal that encourages residents and visitors to enjoy the historic downtown. The reuse of the abandoned railyard presents a unique opportunity for economic development in the form of new commercial space as well as a noneconomic benefit in the creation of a place where tourists and residents can enjoy a view of the city's historic riverfront. Redevelopment in the rural area of Scottsville (TA 3) is primarily an economic benefit. The redevelopment of the former industrial facility will bring in new industry and stimulate economic development in the area as well as ease the community's concerns about contamination left on-site.

**1.c. Strategy for Leveraging Resources** 1.c.i. Resources Needed for Site Reuse: KYDEP's brownfields program utilizes 128(a) funding from EPA to provide education, outreach, and assessment services to local governments, nonprofits, and quasi-governmental agencies. In recent years, KYDEP has devoted increasing amounts of 128(a) funds to assessment activities. This funding would allow KYDEP to better utilize 128(a) funds across the state and provide opportunities to reach new underserved areas. KYDEP also operates a State Brownfields Revolving Loan Fund that can be used to fund the cleanup of brownfield sites. The fund provides no-interest loans or sub-grants to local governments. Each of these resources help to support the completion of site assessments and remediation, and KYDEP will continue to provide guidance to communities regarding strategy for leveraging resources for future redevelopment activities including Community Development Block Grant funding, grants through the Appalachian Regional Commission, and EPA Brownfield Cleanup grants.

1.c.ii. Use of Existing Infrastructure: There are opportunities to use existing infrastructure at each of the priority sites and throughout the target areas. Existing infrastructure, including roads, power, and water/sewer are sufficient for future redevelopment of the priority sites listed in 1.a.ii. If existing infrastructure needs upgraded, KYDEP will work with municipalities to seek out funding sources to supplement their budgets for maintenance, repair, and installation.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. Community Need** 2.a.i. The Community's Need for Funding: Kentucky's brownfield challenges vary greatly across the state. From rural cities that are facing population loss and disinvestment, to poverty-stricken urban areas, many communities cannot afford the required assessments to cleanup and reuse brownfield sites. Consequently, viable green space or prime farmland is taken for industrial/commercial development while once-thriving downtown and industrial regions sit blighted and unused. Funding from the EPA Brownfields Program will greatly benefit communities throughout the state that have an inability to draw on other sources of funding to carry out brownfield redevelopment and meet their unique needs. Kentucky's per capita income is \$33,515 (US \$41,261) and 16.4% of the population is in poverty (US 11.1%).<sup>1</sup> Louisville's Russell neighborhood, the City of Maysville, and the City of Scottsville are all areas

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<sup>1</sup> Climate and Economic Justice Screening Tool



with sensitive populations in need of revitalization. All three target areas (TAs) are low-income and small population. A summary table to demonstrate community need is included below:

County	Census Tract	Census Tract Population <sup>2</sup>	Low Income Percentile <sup>1</sup>	Per Capita Income <sup>3</sup>
Target Area 1: Louisville’s Russell Neighborhood				
Jefferson	21111000600	1,496	89 <sup>th</sup> percentile	\$22,125
Target Area 2: Maysville				
Mason	21161960200	3,325	92 <sup>nd</sup> percentile	\$26,080
	21161960300	4,179	72 <sup>nd</sup> percentile	\$30,969
Target Area 3: Scottsville				
Allen	21003920300	4,855	72 <sup>nd</sup> percentile	\$28,893
	21003920400	4,329	86 <sup>th</sup> percentile	\$26,395

**2.a.ii. Threats to Sensitive Populations:** (1) Health or Welfare of Sensitive Populations: The target areas (TAs) identified have higher than average percentages of sensitive populations, including minorities, those living in poverty, and people with disabilities, which increases the impact that brownfield sites have on their communities. Kentucky’s poverty rate is 16.1% (US 12.5%) and all of the TAs have poverty rates significantly higher than the state and national average (Louisville 26.7%, Maysville 43.6%, Scottsville 19.4%).<sup>4</sup> According to the US Census, Louisville’s TA has a 95% minority population (percentage nonwhite) compared to 34.1% in the US and 15.2% in the state.<sup>4</sup> Additionally, all three TAs have a high population of people with disabilities (Louisville 28.9%; Maysville 20.2%, Scottsville 19.3%) compared to 12.9% in the US and 17.6% in the state.<sup>4</sup> The assessment and reuse of brownfield sites in these communities will help to identify and reduce threats to human health and the welfare of sensitive populations by improving the quality of life for residents in these underserved communities and providing opportunities for economic prosperity.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the CDC, Kentucky ranks in the top 10 nationally for heart disease-related deaths and has the second highest cancer death rate in the U.S.<sup>5</sup> All three Target Areas (TAs) have lower life expectancy rates than the statewide rates, as well as a higher incidence of heart disease. Factors such as proximity to diesel particulate matter, lead-based paint, nitrogen dioxide and other chemicals can increase health risks. The EJ Screen Report shows Louisville’s Russell Neighborhood (TA 1) in the 82<sup>nd</sup> percentile for Diesel Particulate Matter, 94<sup>th</sup> percentile for Lead Paint, 96<sup>th</sup> percentile for Nitrogen Dioxide, and 92<sup>nd</sup> percentile for Underground Storage Tanks, which compounds the health issues (cancer, heart disease, and asthma) associated with the priority brownfield sites in this TA.<sup>6</sup> Maysville (TA 2) is in the 84<sup>th</sup> percentile for Lead Paint, 86<sup>th</sup> percentile for Underground Storage Tanks, and the 76<sup>th</sup> percentile for Wastewater Discharge.<sup>6</sup> In Scottsville (TA 3), there is a much higher number of Risk Management Program (RMP) facilities than the rest of the state (84<sup>th</sup> percentile), the city is also in the 68<sup>th</sup> percentile for Underground Storage Tanks and the 66<sup>th</sup> percentile for Nitrogen Dioxide.<sup>6</sup>

1 Climate and Economic Justice Screening Tool  
 2 US Census: 2022 American Community Survey  
 3 EPA’s Environmental Justice Screening and Mapping Tool (EJScreen)  
 4 US Census: 2022 American Community Survey  
 5 Centers for Disease Control and Prevention – National Center for Health Statistics  
 6 EPA’s Environmental Justice Screening and Mapping Tool (EJScreen)



Justice40 Disadvantaged Communities - Health<sup>7</sup>

Priority Site / Census Tract	Disadvantage and other key stats	Percentile
Target Area 1 – Louisville’s Russell Neighborhood		
Priority Sites 1 & 2 CT: 21111000600	Asthma	96 <sup>th</sup>
	Low Life Expectancy	96 <sup>th</sup>
	Diabetes	97 <sup>th</sup>
	Heart Disease	89 <sup>th</sup>
Target Area 2 - Maysville		
Priority Sites 1 & 2 CT: 21161960300	Asthma	60 <sup>th</sup>
	Low Life Expectancy	75 <sup>th</sup>
	Diabetes	82 <sup>nd</sup>
	Heart Disease	90 <sup>th</sup>
Target Area 3 - Scottsville		
Priority Site 1 CT: 21003920400	Asthma	75 <sup>th</sup>
	Low Life Expectancy	84 <sup>th</sup>
	Diabetes	77 <sup>th</sup>
	Heart Disease	86 <sup>th</sup>

The assessment, cleanup, and reuse of brownfields in the target areas, and across the state, will lessen environmental hazards such as exposure to hazardous substances, pollutants, contaminants, and petroleum. This will greatly improve the health of these communities by decreasing the prevalence of health issues including asthma, heart disease, and cancer.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: All three target areas identified in this application are disadvantaged according to the Climate and Economic Justice Screening Tool (CEJST) and were selected due to their ability to further objectives that support the Justice40 Initiative. Louisville’s TA triggered the following criteria: energy, health, housing, legacy pollution, transportation, and workforce development and has a 95% minority population according to the US Census. Maysville’s TA triggered the following criteria: health, housing, climate change, and workforce development. It is in the 90<sup>th</sup> percentile for projected flood risk and 14% of its population (age 25 or older) have less than a high school education.<sup>7</sup> Scottsville’s TA triggered the following criteria: climate change, health, and transportation. The city ranks in the 90<sup>th</sup> percentile for expected population loss rate due to climate change and in the 93<sup>rd</sup> percentile for transportation barriers.<sup>7</sup> The proposed reuse of the priority sites as affordable housing, community centers, new business, and economic drivers will greatly improve the health and well-being of the sensitive populations and remedy many of the environmental and socioeconomic justice issues affecting these underserved communities.

(b) Advancing Environmental Justice: It is the intention of KYDEP and project partners to have meaningful engagement in all target areas by facilitating community engagement sessions to address site inventory, potential contaminants, and future reuses of brownfield sites. This two-way communication with stakeholders will proactively prevent or minimize displacement in the TAs. All the priority sites are vacant, and it is not anticipated that the planned redevelopment will displace businesses or residents. In Louisville’s Russell Neighborhood (TA 1), significant community engagement has already begun. The nonprofit RPOP has been engaging Russell residents for over four years in over 50 formal and informal virtual and in-person meetings. This

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<sup>7</sup> Climate and Economic Justice Screening Tool



engagement has led to the successful development of a list of first tenants, key themes to be represented on-site, and a concept design and has built momentum for future project leadership.

**2.b. Community Engagement: 2.b.i. Project Involvement & 2.b.ii. Project Roles:** The following local, community-based organizations (CBOs), and municipal project partners will assist in outreach, site inventory, and reuse planning for the target areas identified within this application. When additional sites are identified outside of the target areas, KYDEP will work to find project partners to assist with outreach and engagement efforts.

Name of organization/entity/group	Point of contact (name & email)	Specific involvement in the project or assistance provided
<b>Louisville Project Partners</b>		
Louisville- Jefferson County Metro Government	Sara Ellis, AICP <a href="mailto:sara.ellis@louisvilleky.gov">sara.ellis@louisvilleky.gov</a>	Provide meeting locations, developing and implementing a public outreach plan for the Louisville TA; assistance with communicating project details/progress to public; utility connections, street closures, local permitting, etc. as needed
Russell: A Place of Promise (CBO)	Theresa Zawacki [REDACTED]	Help to engage community members and residents of the Russell Neighborhood in the brownfield planning process; share information on the brownfield efforts via newsletters/social media/other outreach
<b>Maysville Project Partners</b>		
City of Maysville (City Government)	Debra Cotterill <a href="mailto:debracotterill@cityofmaysvilleky.gov">debracotterill@cityofmaysvilleky.gov</a>	Provide meeting locations, public venues, assistance with communicating project details/progress to public; utility connections, street closures, local permitting, etc. as needed
Buffalo Trace Area Development District	Kristie Dodge <a href="mailto:kdodge@btadd.com">kdodge@btadd.com</a>	Assistance with communicating project details/progress and identifying potential funding sources for site development
Mason County Fiscal Court	FC Owen McNeil <a href="mailto:masoncojudge@masoncountykentucky.gov">masoncojudge@masoncountykentucky.gov</a>	Provide meeting space, solicit information, and provide outreach to specifically targeted populations
<b>Scottsville Project Partners</b>		
Allen County	Dennis Harper <a href="mailto:dennis@allencountykentucky.com">dennis@allencountykentucky.com</a>	Local government who will assist with community outreach, identifying sites, provide cleanup and reuse input and ensure all plans align with local reuse plans; provide meeting space for community outreach
Heart of Scottsville (CBO)	Hannah Brooks [REDACTED]	Help to engage community members within their sphere of influence in the brownfield planning process; share information on the brownfield efforts via newsletters/social media/other outreach
Barren River Area Development District	Emily Hathcock <a href="mailto:emily.hathcock@bradd.org">emily.hathcock@bradd.org</a>	Assistance with communicating project details/progress and identifying potential funding sources for site development
Allen County-Scottsville Industrial Development Authority	Johnny Hobdy <a href="mailto:jlhobdy@nctc.com">jlhobdy@nctc.com</a>	Assisting with economic development outreach, identifying sites, and cleanup and reuse input

**2.b.iii. Incorporating Community Input:** The KYDEP Brownfields Project Director will lead community outreach and engagement efforts with support from the project team (KYDEP staff and partners). Informational sessions that will detail the brownfield process, expectations of success for revitalization, potential sites within the target area, and how target-area residents and project partners can be involved in the process will be held for community leaders, project partners, developers, and citizens. All citizen concerns or comments will be addressed within two weeks of receipt via email or phone call. Project progress will be communicated through the KYDEP website, Kentucky Brownfields Program GIS Hub, and social media.



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

KYDEP is requesting \$2,000,000 in funds to support the Brownfields Program based on sites in target areas (discussed in 1.a.ii) and anticipated sites found during the Site Inventory Task. KYDEP will not be utilizing this grant funding for equipment or construction expenses.

#### 3.a. Description of Tasks/Activities and Outputs

<b>Task 1: Outreach</b>
i. Project Implementation: The KYDEP Project Director will coordinate and contract with a university-led community development program in Kentucky to generate outreach materials, conduct community engagement, and create social media posts to share project information. KYDEP and community development program staff will lead community meetings to keep the public informed on project information. Printed outreach materials and contracts are budgeted.
ii. Anticipated Project Schedule: Community meetings to be held in the target areas to build a site inventory and provide education and outreach on the state’s Brownfields Program. Outreach materials to be created in the 1st quarter and posted quarterly throughout the grant.
iii. Task/Activity Lead: KYDEP Kiersten O’Leary, Brownfields Project Director
iv. Outputs: 50 community outreach events/meetings, brochures, handouts, social media posts, summary of community events in EPA-required quarterly reports.
<b>Task 2: Site Inventory</b>
i. Project Implementation: KYDEP Brownfields Project Director and a university-led community development program in Kentucky will work with TA residents during community meetings to create a site inventory in each target area. Abandoned and blighted properties identified by community members will be evaluated by KYDEP staff. Through a 128(a) Small Technical Assistance Grant (TAG) in 2019, KYDEP worked with the West Virginia University (WVU) Brownfields, Abandoned, Dilapidated Buildings (BAD) program to learn how to implement this program in Kentucky. A BAD Buildings Report that includes a prioritized site inventory, a detailed plan for next steps in addressing blight, and potential funding sources for redevelopment will be created for each target area.
ii. Anticipated Project Schedule: Community meetings held in 1st quarter will continue with the inventory process, with the evaluation ranking process taking place in the 3rd quarter and continuing throughout the award period. Additional meetings throughout the target areas will continue in years one and two to build out the site inventory and keep stakeholders informed.
iii. Task/Activity Lead: KYDEP Kiersten O’Leary, Brownfields Project Director
iv. Outputs: Target Area Site Inventory List, 3 BAD Buildings Reports
<b>Task 3: Assessment</b>
i. Project Implementation: KYDEP will conduct in-house Environmental Site Assessment (ESA) activities at selected sites. Others will be contracted out. Phase Is, Phase IIs, Quality Assurance Project Plans (QAPPs), and Hazardous Building Materials Surveys will be obtained.
ii. Anticipated Project Schedule: Assessment activities begin in the 2nd quarter and continue throughout the grant.
iii. Task/Activity Lead: KYDEP Annabel McKee, Brownfields Project Manager
iv. Outputs: 75 Phase Is, 17 Phase IIs, 17 QAPPs, 50 Hazardous Building Materials Surveys.
<b>Task 4: Remediation/Reuse Planning</b>
i. Project Implementation: For projects identified for cleanup, KYDEP staff will contract out ABCAs and/or Cleanup Plans. These include estimating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health and environmental risks. KYDEP staff and contracted outreach team will host charrettes/visioning sessions for key properties and



create Brownfield Revitalization Plans and Site Reuse Assessments for communities in most need (EPA Approved Planning Activities).
ii. Anticipated Project Schedule: Plans and charrettes begin in the 6th quarter and continue throughout the grant.
iii. Task/Activity Lead: KYDEP Kiersten O’Leary, Brownfields Project Director
iv. Outputs: 20 ABCAs, 6 Visioning Sessions/Charrettes, 3 Brownfield Revitalization Plans, 3 Site Reuse Assessments
<b>Task 5: Programmatic Support</b>
i. Project Implementation: KYDEP Brownfield Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The KYDEP staff will complete ACRES reporting, yearly financial reporting, quarterly reporting, MBE/WBE forms, and all additional support for the grant. The travel budget allows for KYDEP staff to attend ten national/regional/grantee brownfield events.
ii. Anticipated Project Schedule: ACRES & quarterly reporting begins in the 1st quarter and continues through the grant period. Annual reporting and forms created in the 5th, 9th, 13th, and 17th quarters and during final closeout.
iii. Task/Activity Lead: KYDEP Annabel McKee, Brownfield Project Manager
iv. Outputs: ACRES database reporting, 5 annual financial reports, 20 quarterly reports, 5 MBE/WBE forms, programmatic support for the five-year grant period. Staff to attend ten conferences.

**3.b. Cost Estimates:** The budget for this project includes personnel, fringe benefits, states’ indirect rate, travel, supplies, and contractual agreements. KYDEP staff is capable and available to perform Task 5 in-house and will contract with a university-led community development program to perform Tasks 1, 2, and 4. KYDEP will conduct in-house assessments and contract with Environmental Professionals to perform Task 3. Personnel pay rates are an average of \$49.75 per hour with fringe rate of 42%, and State Indirect Cost rate of 48%. **Eighty-nine percent (89%) of the budget will be spent on contracts for site specific activities through #2 Site Inventory Task, #3 Assessment Task, and #4 Remediation/Reuse Task.**

**Task 1 Outreach:** Personnel: 50 Community Outreach events/meetings, brochures, handouts, social media posts, summary of community events in EPA-required quarterly reports (\$42,285.50). Travel: 2 Staff staying overnight in target area hotels, incidentals, and per diem (\$2,189.58). Supplies: Folders, flash drives, ink, paper, printouts (\$3,877.00). Contractual: Contract with a university-led community development program in Kentucky \$360,000. **Task 2 Site Inventory:** Personnel: Target Area Site Inventory List and 3 BAD Buildings Reports (\$9,000). Contractual: Contract with a university-led community development program in Kentucky (\$240,000). **Task 3 Assessment:** Personnel: Coordinating, tracking, and managing ESA contracts and reports (\$6,000). Contractual: 75 Phase I ESAs at \$6,067.99 each for a total of \$455,099.09; 17 Phase II ESAs at \$10,000 each for a total of \$170,000; 17 QAPPs at \$5,933.33 each for a total of \$100,866.67; 50 Hazardous Building Materials Surveys at \$7,105.00 each for a total of \$355,250.00. **Task 4 Remediation Planning:** Personnel: Coordinating and managing 6 Vision Sessions/Charrettes, creating 3 Brownfields Revitalization Plans, and 3 Site Reuse Assessments (\$5,000). Supplies: Ink, paper, printouts, pens, folders (\$1,110.23). Contractual: 22 ABCAs at \$4,900 each for a total of \$109,607.45. **Task 5 Programmatic Support:** Personnel: ACRES database reporting, 5 annual financial reports, 20 quarterly reports, 5 MBE/WBE forms, programmatic support for the five-year grant period (\$28,047.00). Travel: 2 staff to attend 10 conferences (\$2,000).



Budget Categories		Project Tasks \$2,000,000					Total
		Outreach	Site Inventory	Assessment	Remediation/ Reuse Planning	Programmatic Support	
Direct Costs	Personnel	42,285.50	9,000.00	6,000.00	5,000.00	28,047.00	<b>90,332.50</b>
	Fringe Benefits	31,039.35	6,606.38	4,404.25	3,670.21	20,587.69	<b>66,307.89</b>
	Travel	2,189.58				2,000.00	<b>4,189.58</b>
	Equipment						
	Supplies	3,877.00			1,110.23		<b>4,987.23</b>
	Contractual	360,000.00	240,000.00	1,081,215.75	109,607.45		<b>1,790,823.20</b>
	Construction						
	Other						
<b>Total Direct Costs</b>		<b>439,391.43</b>	<b>255,606.38</b>	<b>1,091,620.00</b>	<b>119,387.89</b>	<b>50,634.69</b>	<b>1,956,640.40</b>
Indirect Costs		20,297.04	4,320.00	2,880.00	2,400.00	13,462.56	<b>43,359.60</b>
<b>Total Budget</b>		<b>459,688.47</b>	<b>259,926.38</b>	<b>1,094,500.00</b>	<b>121,787.89</b>	<b>64,097.25</b>	<b>2,000,000.00</b>

**3.c. Plan to Measure and Evaluate Environmental Progress and Results:** KYDEP’s Brownfields Project Director and Project Manager will meet weekly to review progress of all outputs identified in 3.a. using internal tracking systems and the KYDEP’s TEMPO360 database and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports in the ACRES database. In addition, project expenditures and activities will be compared to the established project schedule and communicated to the department budget branch for analysis to ensure this grant project will be completed within the five-year time frame. Site-specific information will be entered and tracked in the ACRES database, internal tracking systems, and TEMPO360. In the event the project goals are not being reached in a timely manner, KYDEP will have monthly calls to their EPA Project Officer to address issues.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE** **4.a. Programmatic Capability** 4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, & 4.a.iii. Description of Key Staff:

KYDEP is the environmental regulator for the state and has a well-established Brownfields Program in place that manages Brownfields Assessment Grants, assessment activities, a Brownfields Revolving Loan Fund (RLF), and all required reporting that facilitates remediation of sites across the state. KYDEP monitors, evaluates, and reports outputs and outcomes for various environmental programs such as the Targeted Brownfield Assessments (TBAs), execution of loans and grants, environmental cleanup of sites, and project oversight. KYDEP works directly with local communities through educational outreach via grant and Brownfields 101 workshops, newsletters, and partnerships with other organizations including Area Development Districts (ADDs) and a university-led community development program. The KYDEP staff who oversee the program are well-versed in all aspects of the brownfield lifecycle and have experience in assessment, remediation, and redevelopment of brownfield sites throughout the state. **Kiersten O’Leary** will serve as the **Brownfields Project Director**. Mrs. O’Leary is the Brownfield Program Coordinator and has been with KYDEP since January of



2022. She has over eight years of experience in community development, grant administration, and project management. For this project, she will be responsible for the daily activities of administering this brownfield grant, community outreach and engagement, and coordinating with internal and external stakeholders. **Annabel McKee** will serve as the **Brownfield Project Manager** and will assist Mrs. O’Leary in all aspects of administering this Brownfield Grant. Ms. McKee has six years of experience in financial tracking, reporting, and oversight as well as three years of experience in management of federal funds, grants, and contract agreements. For this project, she will be responsible for expenditure of funds and completion of administrative and financial requirements, as well as oversight of assessment activities and all required reporting. **Kenneth Logsdon**, Registered Geologist Supervisor in the Division of Waste Management, will assist in conducting environmental assessments and reviewing quality assurance documentation.

4.a.iv. Acquiring Additional Resources: KYDEP has the in-house capacity to programmatically manage the Assessment Grant, as well as perform many of the technical components. KYDEP staff includes licensed engineers and geologists who act as Qualified Environmental Professionals. Due to staffing limitations; however, additional outside expertise is likely to be required. KYDEP’s Brownfields Program contracts out assessment activities to contractors on a master service agreement, which allows for the selection of qualified small businesses, women-owned, and minority-owned businesses to perform work. KYDEP will continue to ensure all procurement procedures comply with EPA requirements for “Professional Service” including 2 CFR §§ 200 and 1500, and with the local contracting and procurement process.

**4.b. Past Performance and Accomplishments** 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: KYDEP has received several grants through the EPA Brownfields Program. Section 128(a) funding has been critical to the Brownfields program for almost two decades and has funded community outreach events, site assessments, the liability protection program, and staff training opportunities. In 2016, KYDEP was awarded a \$400,000 104(k) Community-Wide Assessment Grant. During the grant period, KYDEP assessed 40 properties which are all accurately reflected in the ACRES database. In 2012, KYDEP was awarded an RLF grant in the amount of \$850,000. Since that time, five supplemental awards have been made under that Cooperative Agreement (CA) for a total of \$1,975,000. During the project period, KYDEP has awarded four loans (totaling \$1,360,000) and eight subgrants (totaling \$535,000). All funds for this CA are obligated and the grant is expected to be closed out prior to the end of the project period. In 2023, KYDEP received a \$1M supplemental RLF award under a new CA and applications have been received totaling \$1M. Funds are expected to be fully expended during the project period and ACRES is up to date for both RLFs.

(2) Compliance with Grant Requirements: KYDEP has a history of successful compliance with schedules, terms and conditions, and work plans as well as a history of on-time reporting with EPA. Forms and reports were submitted in a timely manner for all grants and outputs were recorded in ACRES. The previous 104(k) assessment grant was expended successfully and closed out in December of 2022. The 2012 RLF grant will close in 2026, three active projects remain under the current CA. It is anticipated that the 2023 RLF grant will be expended prior to the end of the project period. Active 128(a) grants are committed to ongoing, eligible grant activities and will help to support activities in this assessment grant through brownfields education and outreach.



**Kentucky Brownfield Program**  
**FY25 Community-Wide Assessment Grants for Tribes and States**  
**Threshold**



## **Threshold Criteria**

### **1. Applicant Eligibility**

The Kentucky Energy and Environment Cabinet (EEC), Brownfields Program (KYBFP) is an eligible applicant as a state government.

### **2. Community Involvement**

The KYDEP Brownfield Project Director and the Brownfield Project Manager will continue to work with a university-led community development program in each target area to guide the project, lead community engagement, and support outreach activities at the local level and across the entire state. Throughout this grant project period and beyond KYDEP will hold community outreach events and meetings for community leaders, project partners, developers, and citizens both in person and virtual. The sessions will detail expectations of success for revitalization, potential sites within the target area, and how target-area residents and project partners can be involved in the process. Any citizen concerns or comments will be addressed as soon as possible via email, phone call, or posting on the KY Brownfields website. Outreach materials will include articles, press releases, success stories, and web and social media updates. The tools utilized will include but not be limited to public meetings, public notices, social media outreach, e-mail lists, websites, brochures, fact sheets, and news releases. KYDEP will take reasonable steps to ensure that all persons are provided meaningful access and an equal opportunity to participate in our services, activities, and programs. KYDEP will offer virtual options and multiple meeting opportunities at different times to allow for folks with different availabilities to participate.

### **3. Available Balance of Open Community-wide Assessment Grant**

KYBFP does not have an open Community-wide Assessment Grant for States and Tribes

### **4. Target Areas and Priority Sites**

- Louisville, Jefferson County, KY: Census Tract 21111000600
  - Priority Site 1 – 3048 W Muhammad Ali Blvd., Louisville, KY 40212
  - Priority Site 2 – 3033 Vermont Avenue, Louisville, KY 40212
- Maysville, Mason County, KY: Census Tracts 21161960200 and 21161960300
  - Priority Site 3 – 407 W 2nd. Street, Maysville, KY 41056
  - Priority Site 4 – 27 E 2nd Street, Maysville, KY 41056
- Scottsville, Allen County, KY: 21003920300 and 21003920400
  - Priority Site 5 – 2640 Old Gallatin Road, Scottsville, KY 42164

### **5. Contractors and Named Subrecipients**

Not Applicable.