



**FY25 Barlow School Brownfield Cleanup Grant Application
Narrative Information Sheet**

1. Applicant Identification:

Ballard County Economic and Industrial Development Board (Ballard EDC)
297 Kentucky Avenue, Kevil, KY 42053

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

3. Funding Requested:

- a. Assessment Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$1,081,850

4. Location:

- a. City: Barlow b. County: Ballard c. State: Kentucky
- *Map included as attachment to visually depict the proposed site

5. Property Information:

Old Barlow School, 132 S. 8th Street, Barlow, KY 42024

6. Contacts:

- a. Project Director:
Todd Cooper, Judge Executive of Ballard County will serve as
270-335-5176; todd.cooper@discoverballardcounty.com
P.O. Box 276,
Wickliffe, Ky 42087
- b. Chief Executive / Highest Ranking Elected Official:
Todd Cooper, Judge Executive of Ballard County will serve as
270-335-5176; todd.cooper@discoverballardcounty.com
P.O. Box 276,
Wickliffe, Ky 42087

7. Population: City of Barlow: 653


8. Other Factors:


Other Factors	Page
Community Population is 15,000 or less	1 (Section 1.a.i.)
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	N/A
The proposed brownfield site(s) is impacted by mine-scarred land	N/A

Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3 (Section 1.c.ii & 1.c.iii)
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3 (Section 1.b.ii)
The reuse of the priority site(s) will incorporate energy efficiency measures.	3 (Section 1.b.ii)
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2 (Section 1.b.i & 1.b.ii)
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

9. Releasing Copies of Applications: N/A

Former Barlow School / Kentucky West RE-Center Adaptive Reuse Project

 Approximate Subject Property Boundary

50 25 0 50 Feet




FY25 BARLOW SCHOOL BROWNFIELD CLEANUP GRANT

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1. a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area

The target area for brownfield cleanup is the City of Barlow, a rural, small town, surrounded by agricultural land, located near the Ballard Wildlife Management Area in Ballard County, western Kentucky. Located near the confluence of the Ohio and Mississippi Rivers, Barlow is the gateway to a 16,000-acre wildlife management area comprising eleven oxbow lakes, tupelo and cypress swamps, and wetlands with a nearby observation tower for wildlife viewing. As part of the Mississippi Flyway, 40% of all migrating waterfowl and shorebirds travel this route. The 653 residents of Barlow have experienced significant challenges over the last decade from job loss and proximity to nearby polluting sites. Over 300 jobs were lost in Ballard County in 2013 when the nearby United States Enrichment Corporation was decommissioned. Originally known as Paducah Gaseous Diffusion Plant, it produced enriched uranium for nuclear weapons and is now undergoing remediation. An additional 356 jobs were lost in Ballard County when Verso Paper Mill closed in 2016. The closure also significantly impacted family-owned logging firms supplying the mill, as well as significant losses in trucking services, energy, food, housing, and health care. The University of Kentucky Forestry Extension office estimated the initial economic loss to Ballard County at \$301 million ([UK Forestry](#)). Now 58.5% of residents must travel outside of the county for work. Barlow is in a disadvantaged census tract and is in the 65th percentile for households where the income is less than or equal to twice the federal poverty level ([CEJST](#)). With the loss of jobs, small population, and high rates of poverty, Barlow's tax revenue has dramatically decreased, limiting the available funding to undertake brownfield remediation. The Old Barlow School at 132 S. 8th Street is now owned and under planning for revitalization by the Ballard County Economic and Industrial Development Board (Ballard EDC) as the **Kentucky West RE-Center Adaptive Reuse Project (RE-Center)**. If funded, this brownfield cleanup grant will transform a blighted property to create the **RE-Center**. The redevelopment will have a transformative impact, creating economic self-sufficiency for the City of Barlow through tourism revenue and jobs, vocational education in new agricultural techniques and mechanics, and community use.

1.a.ii. Description of the Proposed Brownfield Site(s)

The Old Barlow School is a two-story, 45,000-square-foot brick building with a subsurface boiler room. From 1908 to 1993, over 30,000 children passed through the doors of the Barlow School making it a loved and integral part of Barlow's history. From 1993 to 2012 the site was owned and operated by Wilson Equipment, a farm implement and equipment business. The site has been vacant and deteriorating since 2012 and has become an area of blight. Phase I and II environmental site assessments (ESAs) were conducted under Kentucky's Targeted Brownfields Assessment (TBA) program. The ESAs revealed asbestos-containing materials and lead-based paint within building materials. Asbestos was identified in the window caulking, tile and mastic, pipe insulation, boiler breeching grout, roof tar, tar paper, and flashing. The foundation and walls of the school appear to be solid. Water intrusion from the roof and broken windows need repair to prevent further damage and potential mold growth. Extensive peeling lead-based paint was noted both inside and outside that must be remediated prior to renovation activities. As is common with brownfield sites and areas of blight, illegal dumping of tires will need to be disposed of accordingly. A chain-link and barbed-wire fence has been erected around the property to discourage further illicit activity. This cleanup grant will completely remediate all environmental hazards to facilitate beneficial reuse of this historic structure.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Five western Kentucky counties, including Ballard, formed a regional partnership known as The West Kentucky Alliance for a Vibrant Economy (WAVE). Through their strategic planning process, they

identified the most significant issues impacting the region economically, including tourism, workforce training, and small business entrepreneurship, which all align with the goals of the **RE-Center**. The Economic Development Action Plan 2020 prepared for The Ballard County Chamber of Commerce and Fiscal Court utilized community surveys and community meetings to facilitate input by community stakeholders. Job opportunities were identified as the greatest challenge faced by residents of Ballard County. The community surveys also revealed that promoting the wildlife and habitat of the nearby Ballard Wildlife Management Area is a priority for community stakeholders. The priorities of both the county and region align with those of the **RE-Center** to utilize tourism revenue and jobs, community use, vocational education, and small business development to achieve economic self-sufficiency for the City of Barlow. As the gateway city to a 16,000-acre wildlife refuge, Barlow is positioned to capitalize on the tourism dollars generated by recreational activities through the **RE-Center** with a coffee shop, restaurant, entertainment, and retail spaces that can serve tourists and locals alike. The Old Barlow School gym (and adjacent stage) will serve as an event space for 800 people. A prior owner, Wilson Equipment, installed double-height doors for large farm machinery in the gym that can be opened to allow extra seating for concerts on the surrounding parkland. Weekly concerts are planned for the **RE-Center** as well as seasonal music and art festivals. Antique car festivals are planned twice yearly with an attendance of 3,000 per event. The community would also like to utilize the event space and stage for community theater productions. At 45,000 square feet, the **RE-Center** can fulfill many functions. Committed employers are coming to the region with a desperate need for a skilled workforce. This is critically important for the area given the massive job losses experienced throughout the past couple of decades. The Old Barlow School can fulfill its legacy as an educational institution to prepare local workers for the future, including in renewable energy. The classrooms will be utilized for vocational training for two industries being developed in and around Ballard County: The West Kentucky Regional Riverport Authority, expected to be operational in 2027, and the BrightNight Gage Solar Project, operational in 2026 in Ballard County. Renewable power projects can be a catalyst for job creation from companies that want to site their offices or facilities in communities with available renewable power, that support this type of infrastructure investment. Similarly, the Riverport, a regional effort between Ballard and three adjacent counties, is projected to move 1.2 billion tons of freight totaling an estimated \$1.9 billion yearly when it opens in 2027. The 2,000 feet of river frontage and 69 adjacent acres of undeveloped land re vital to the Riverport project, as cited in the 2021 Feasibility Analysis ([WKRR Analysis](#)). With vocational training facilities in the RE-Center, local residents will get skills needed to undertake the jobs offered. The local community has indicated a desire to use the classroom space to teach community members how to repair, repurpose, and recycle everyday items rather than sending them to the landfill. With a strong agricultural history and the support of nearby Murray State University's Hutson School of Agriculture, the City of Barlow would like to consider climate adaptation and offer local farmers classes in aquaponics, raising fish and plants together as a sustainable low carbon production model and hydroponics for those crops not suited to aquaponics. Both innovative methods are environmentally friendly, utilizing vertical farming by growing crops in stacked layers to increase the food production per acre, growing crops faster, extending the growing season, and utilizing less water than traditional farming methods. Aquaponics and hydroponics are projected to play a significant role in the future of sustainable agriculture and through vocational education Barlow and Ballard County will be ready to meet this need. More than 10,000 cars a day pass by the Old Ballard School since it is adjacent to US Route 60, a major east-west highway. Ballard County is one of few western Kentucky counties with direct access to other states and the **RE-Center** is positioned to capitalize on this traffic and serve both tourists and the community when it is redeveloped.

1.b.ii. Outcomes and Benefits of Reuse Strategy

The proposed redevelopment plans for the Old Barlow School site are critical to reversing the negative impacts of blight on Barlow's main city corridor. The **RE-Center** will stimulate economic development in the area surrounding this priority site. The outcomes and benefits from the cleanup of the brownfield site will facilitate job growth, generate revenue, and eradicate an area of blight through the restoration of

the historical building surrounded by parkland on the main town corridor. Weekly concerts are planned for the RE-Center event space, with seasonal music, art festivals, and antique car shows. The revitalized space is projected to attract 50,000 visitors in the first year, providing 25 full time jobs and 100 permanent part time jobs. The projected revenue for this combined with the coffee shop and restaurant is \$1,825,000 in the first year with a significant increase in revenue by the second year. Antique car festivals twice yearly draw an attendance of 3,000 per event. The **RE-Center** reuse strategy includes vocational training facilities so local residents gain the skills sets to undertake the jobs offered by Riverport and BrightNight Gage Solar. Energy-efficient measures are planned, such as low-flow toilets, Energy Star appliances, LED lighting, renewable energy from rooftop solar panels, 5,000-gallon tanks for rainwater capture for agricultural reuse, landscaping with plants native to western KY, and an analysis of existing tree canopy. This remediation and thoughtful reuse acknowledges the need for climate adaptation/mitigation and will be important to the nearby protected wildlife refuge and fragile ecology.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization

The Kentucky Brownfields Program was instrumental in getting the site assessed with both Phase I and II ESAs as well as an ABCA. Ballard EDC has reviewed the ESAs and ABCA for the site valued at \$25,000. The ABCA reflects the current market prices and Davis Bacon Wage rates and the Build America, Buy America Act (BABAA) requirements. No further need for assessment or characterization is anticipated. If, during remediation and development, previously unknown site conditions require assessment, then Ballard EDC will work with the City of Barlow, Ballard County, and the Purchase Area Development District (PADD) to find the necessary resources for further assessment and remediation.

1.c.ii. Resources Needed for Site Remediation

Remediation of the site is estimated at \$1,081,850 and without EPA Brownfields Cleanup Grant funding, the project will not be attainable. The amount of funding requested will cover the proposed cleanup activities and secure window and roof openings as a result of abatement activities in accordance with BABAA. Securing the openings will alleviate water intrusion and preserve structural integrity for redevelopment. The Kentucky Brownfield Program Cleaner Commonwealth Fund provides low interest/partially forgivable loans for brownfield cleanup through the EPA-funded RLF and Ballard EDC can obtain additional remediation funding support from this source if needed.

1.c.iii. Resources Needed for Site Reuse

As evidenced by the narrative attachments, over \$92,000 in donations has been leveraged to date for the Old Barlow School project that is not dependent on the award of this grant. Ballard EDC has a proven record of leveraging for redevelopment. Ballard EDC will work with WAVE, PADD, Kentucky West, and other partners to secure additional funding from the following sources:

- **USDA Rural Development:** As stated in the attached letter of support, USDA is committed to supporting the redevelopment of the Old Barlow School as an education center and multipurpose venue. Funding will assist in the purchase of \$30,000 in facility equipment for an agricultural greenhouse training facility to educate and train rural residents within the RE-Center, foster economic development, and cover start-up venture costs.
- **Community Development Block Grant (CDBG):** CDBG funding is available for this project as it would meet two national objectives of the program, eliminating slum and blight and serving low to moderate income communities. Ballard County EDC will work with Kentucky West to apply for this \$500,000 opportunity.
- **Kentucky 415 Program (State Brownfield Program):** The site is in the process of entering the program and it will afford all liability incentives available under a property management plan.
- **KDWM Superfund Branch Tax Incentive Program:** offers 95% reduction in state property/ad valorem tax and up to \$150k in income tax credits for brownfield cleanup costs for up to 10 successive years.

- NPS Land and Water Conservation Grant: provides funding for outdoor recreation facilities that could be incorporated into the sustainability and green spaces for the RE-Center property. Additionally, anonymous private entities have committed financial assistance with building renovation upon completion of abatement of environmental issues.

1.c.iv. Use of Existing Infrastructure

The existing Barlow School building is planned for restoration and reuse. The 45,000-square foot brick building is structurally sound. This redevelopment will use existing infrastructure for electric, water, and sewer connections with modifications to accommodate additional uses. Upgrades to the existing infrastructure will be incorporated to handle supplementing the property with solar power.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding

The City of Barlow has a population of 653 people with only 7,728 people in Ballard County as a whole. Because of this small population and the low-income situation, the City of Barlow does not have the operating budget to tackle this asbestos and lead-based paint abatement. The City of Barlow, including the school, are located within a disadvantaged census tract (21007950200) in the 65th percentile for households where the income is less than or equal to twice the federal poverty level (CEJST). According to census data, only 43% of adults in the City of Barlow have a high school education. Census data for City of Barlow and Ballard County lists the following indicators of need:

	City of Barlow	Kentucky	United States	Source
Median income	\$30,000	\$59,200	\$74,800	County Health Rankings (Census.gov)
Children on Free/Reduced Lunch	60%	57%	51%	County Health Rankings
Poverty rate	34%	16.4 %	12.5%	census.gov
Childhood Poverty	21.9	21.2%	16.0%	USDA.gov Census.gov
Unemployment	87%	3.9%	3.7%	Bureau of Labor Statistics (Census.gov)

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Poverty is a significant issue in the City of Barlow especially among senior citizens and children. Over 58% of households aged 60 or over rely on supplemental government assistance([census.gov](#)). Childhood poverty is at 21.9% compared to 16% nationally and 60% of children take part in the free and reduced lunch program. The City of Barlow and the proposed RE-Center site are located within a disadvantaged census tract in the 65th percentile for households where the income is less than or equal to twice the federal poverty level (CEJST). According to the community surveys conducted as part of the Ballard Strategic Plan, a high portion of senior citizens will be leaving the workforce and retiring soon. Sensitive Barlow populations (such as children, low-income residents, and senior citizens) are vulnerable to exposure to contaminants from the nearby Superfund cleanup sites and vocational hazards. The Health Resources and Services Administration has designated Ballard County as a Medically Underserved Area, which can exacerbate health conditions ([data.hrsa.gov](#)). Barlow and Ballard County are in the 94th percentile for low life expectancy according to (CEJST) Only 43% of Barlow residents have a high school education. The City of Barlow is experiencing difficulties in growing the population as younger generations move out of the area seeking opportunities for

employment. The **RE-Center** will provide training to support younger generations with limited education to seek employment in local emerging industries.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Kentucky has one of the highest rates of **asthma** in the nation at 11.5% compared to the national average of 9.9% (CDC.gov). The Kentucky Cabinet for Health and Family Services reports the asthma rate among Kentucky’s children is 24% with asthma being the most chronic common disease dealt with in public schools (chfs.ky.gov). The health disparities for the City of Barlow compared to the nation are obvious in the table below. The **RE-Center** will address and reduce threats to populations in the target area of Barlow through expanded employment opportunities to give residents access to quality healthcare. Air pollution hazards will be mitigated by use of renewable energy.

	City of Barlow	United States	Source
Asthma	11.3	9.9	CDC.gov
Coronary Heart Disease	8.6	6.8	CDC.gov
Cancer	9.4	8.2	CDC.gov
Diabetes	13.4	12.0	CDC.gov
Obesity	38.2	33.3	CDC.gov
Premature Death	518	390	NIH.gov
Air Pollution	8.7	7.4	NIH.gov

(3) Environmental Justice

(3.a) Identification of Environmental Justice Issues

The environmental justice issues affecting the City of Barlow are that it is an underserved rural community, and it is further disadvantaged by the level of persistent poverty. According to the EPA EJScreen, the City of Barlow and Ballard County are located in disadvantaged census tracts (CEJST). Residents in the target area are in the 66th percentile for access to transportation, a critical service gap given that most residents commute for job opportunities. Barlow is a small, rural, economically, and environmentally disadvantaged community so federal assistance through an EPA brownfields Cleanup Grant is needed to ensure environmental justice outcomes.

(3.b) Advancing Environmental Justice

The cleanup of the former Old Barlow School site will advance environmental justice and improve the health and economic status of residents by creating more jobs; improving health through cleanup of contaminants identified in the environment; redeveloping this catalyst site into revenue-generating businesses that will jumpstart local tourism, adding greenspace, and adding a solar array as a clean energy source (as an investment in the physical wellbeing). The 25 permanent full-time and 100 permanent part-time jobs will help to retain, rather than displace, residents in a city with an unemployment rate of over 87 percent. The target property is vacant so no businesses or residents will be displaced. To the contrary, **RE-Center** is dedicated to preserving the small rural community of Barlow through job creation and increased tax revenue to support public services.

2.b. Community Engagement

2.b.i. Project Involvement (5 points) and 2.b.ii. Project Roles

Ballard EDC commits to public participation that encompasses a wide range of views on the development and implementation of the EPA Brownfield Cleanup Grant Project. The following community partners have agreed to assist in program implementation.

Name of Organization	Contact Information	Role
West Kentucky Alliance for a Vibrant Economy (WAVE)	Tony Brannon, Director 270.462.2394	Assisting in creating and sustaining new businesses and jobs
City Of Barlow	Peggy Meriedeth, Mayor 270-334-3500 cityofbarlow@galaxycable.net	Target funds and share information to help to direct the development, promote through website
Kentucky Great River Region Organization (KYGRRO)	Lindsay Bowles, Executive Director 573-427-8348 Lindsay@KYGRRO.com	Assisting in creating and sustaining new businesses and jobs through tourism
Ballard County School System	Casey Allen, Superintendent 270-665-8400 casey.allen@ballard.kyschools.us	Training and Education
Boy Scouts of America, Four Rivers District	John Wood, Troop Leader [REDACTED]	Training and Education
Barlow Baptist Church	Scott Fickes, Pastor 270-334-3555 sfickes@fbcbarrow.com	Public meeting space in target area and distribute educational and program information to congregation
Murray State University	Brian Parr, Dean of Hutson School of Agriculture, Murray State 270-809-2966 bparr@murraystate.edu	Assisting in creating and sustaining new businesses and jobs
Ballard County Senior Citizen Center	Monica Glisson, Chair, Ballard Senior Citizen Advisory Council 270-334-3115 bcsc@brtc.net	Provide public meeting space in target area and distribute educational and program information

2.b.iii. Incorporating Community Input

To achieve a wide range of views on the development and implementation of the EPA Brownfield Cleanup Grant Project, Ballard EDC will prepare a Community Involvement Plan (CIP) using EPA guidance (epa.gov) at the start of the brownfield grant. Ballard EDC commits to providing fair treatment and meaningful involvement through public participation for all residents and stakeholders regardless of race, color, national origin, disability, or income. Ballard EDC is aware that public participation is a process consisting of a series of activities and actions over the entirety of the brownfield cleanup grant to both inform and obtain meaningful input from the public. Ballard EDC is aware that building effective relationships with stakeholders can only be successful with thorough and thoughtful planning of meeting announcements, educational materials on brownfields, and progress reports on the project shared via churches, senior centers, community centers and others with wide community ties. Meetings will be held quarterly (or as needed) with a virtual attendance option and advertised through newspapers, television, radio, and social media. Members of the public who are unable to attend in person can provide feedback/input through emails, phone calls, or by mailing letters. Accommodations for individuals under ADA or individuals needing translation will be provided when notice is given at least 48 hours before the meeting. Ballard EDC is committed to providing the public with ample opportunity for meaningful involvement so they can influence decisions that affect their lives.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (55 pts)

3.a. Proposed Cleanup Plan

Ballard EDC will procure a qualified contractor to prepare and submit a cleanup plan for remediation of environmental hazards, and appropriate recycling or disposal of remediation wastes and debris. The proposed cleanup plan will expand on the attached draft ABCA and will provide detailed remedial activities and cleanup costs. Multiple options for addressing each of the environmental hazards were evaluated during the ABCA, and the feasible, cost effective, remedial options were identified based on the planned redevelopment as the **Kentucky West RE-Center Adaptive Reuse Project**. The proposed cleanup plan activities will be in accordance with a Kentucky Department for Environmental Protection (KDEP) approved cleanup plan:

- Abatement and disposal of asbestos-containing material (ACM)
- Abatement and disposal of lead-based paint (LBP)

The proposed cleanup plan for the site will discuss the recognized environmental conditions (RECs) identified and evaluated in the ESAs and ABCA. In addition, the cleanup plan will identify the nature and extent of environmentally impacted areas on the site; the site preparation work needed to prepare for remediation; and remedial activities needed to implement corrective measures and protect site workers, visitors, and the environment during planned future land uses. The cleanup plan will also identify the permits required, the project stakeholders, the chain-of-authority, and communication and reporting procedures. Building openings during cleanup activities will be secured with similar materials that will comply with the BABAA provisions of the Infrastructure Investment and Jobs Act and are reflected within the budget provided below.

3.b. Description of Tasks/Activities and Outputs

3.b.i. Project Implementation

Task/Activity: Task 1 - Project Management and Reporting
EPA-funded tasks/activities: Ballard EDC will provide project management and programmatic support throughout the project. This includes overseeing grant implementation, including financial and programmatic management to ensure compliance with the cooperative agreement, schedule, and terms and conditions for the 4-year grant period.
3.b.ii. Anticipated Project Schedule: Task 1 will begin immediately upon award and will continue throughout the 4-year duration of the project. Monthly project team meetings will occur to ensure successful management of time and budget. This task will be led by Todd Cooper, Executive Director.
3.b.iii. Task/Activity Lead: Ballard EDC and QEP
3.b.iv. Outputs: QEP procurement, 2 conferences attended, 16 Quarterly reports, 1 closeout report, ACRES Updates, annual MBE/WBE reporting
Task/Activity: Task 2 - Community Involvement and Engagement
EPA-funded tasks/activities: Ballard EDC will work with the PADD, Murray State University, Kentucky West, and other community action groups to ensure that all project stakeholders are afforded meaningful participation in all aspects of the cleanup and redevelopment processes. Public/neighborhood meetings will be conducted on a progress or semi-annual basis. All activities will be conducted in accordance with the approved CIP.
3.b.ii. Anticipated Project Schedule: This task will be initiated within 3 months of the grant award and will continue through the duration of grant period.
3.b.iii. Task/Activity Lead: Ballard EDC and QEP
3.b.iv. Outputs: 1 CIP, a minimum of 8 community meetings, preparation and distribution of preparation/update of factsheets semi-annually at minimum to be shared at public meetings, in local newspapers, and social media platforms.

Task/Activity: Task 3- Planning, Cleanup, and Final Reporting
EPA-funded tasks/activities: This task includes planning and implementation of asbestos and LBP abatement, installation of materials to secure openings from the abatement in accordance with BABAA, and final reporting.
<p>3.b.ii. Anticipated Project Schedule: The major aspects and timeline of this accelerated 2-year site cleanup include:</p> <ul style="list-style-type: none"> • Quarter 2, Year 1 – Procurement of an abatement contractor to manage cleanup activities, preparation of final ABCA, site cleanup plan, QAPP and HASP. • Quarters 3 & 4, Year 1 – ACM and LBP abatement in accordance with applicable regulations associated with the building in preparation for redevelopment. • Quarter 1-2, Year 2 – Oversight and Installation of materials to secure the building openings and roof with similar or equivalent materials in accordance with BABAA requirements. <p>Quarter 3-4, Year 2 – At the completion of the cleanup, a summary of activities will be prepared for inclusion in a final cleanup report. Ballard EDC anticipates that KDEP and EPA will review each phase of the cleanup process, and a final report will be prepared at the completion of the cleanup and grant period of performance.</p>
3.b.iii. Task/Activity Lead: Ballard EDC, QEP
3.b.iv. Outputs: Abatement contractor procurement, Final ABCA, QAPP, HASP, Cleanup Plan, Completion of cleanup, secure building openings in accordance with BABAA, Cleanup Report, and Completion Report.

3.c. Cost Estimates

The budget table below provides a breakdown of the \$1,081,850 cleanup funding and estimated costs for each task associated with the successful implementation and completion of the EPA Cleanup Grant. Ballard EDC is requesting a Cleanup Grant in the amount of \$1,081,850 for tasks described above.

Budget Categories	Project Tasks			Totals
	Task 1: Project Management & Reporting	Task 2: Community Involvement & Engagement	Task 3: Planning, Cleanup & Reporting	
Personnel	\$28,800	\$2,400	\$0	\$31,200
Travel	\$7,600	\$0	\$0	\$7,600
Supplies	\$0	\$1,000	\$0	\$1,000
Contractual*	\$40,000	\$30,000	\$972,050	\$1,042,050
Total Direct Costs	\$76,400	\$33,400	\$972,050	\$1,081,850
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$76,400	\$33,400	\$972,050	\$1,081,850

Task 1 - Project Management and Reporting

Personnel: \$28,800 Ballard EDC Executive Director (12 hours per month x 48 months x \$50/hr = \$28,800); **Travel: \$7,600** grantee training will include attendance of the Executive Director to attend 4 regional and national Brownfield conferences. The budgets include: airfare: one person for four conferences @\$600 per trip (\$2,400); parking/transport \$100 @ 4 trips (\$400); lodging 1 person @ \$250 each night for 4 days and 4 trips (\$4,000); and per diem of \$50 each day for 1 person 4 days and 4 trips (\$800). This budget utilized the most recent national and regional Brownfield conferences to determine budget. **Contractual: \$40,000** QEP preparing quarterly and annual project management reports for 48 months.

Task2- Community Involvement and Engagement

Personnel: \$2,400 Ballard EDC Executive Director and Community Involvement Coordinator to manage, advertise, and conduct a minimum of eight meetings (2 people for 8 meetings x 3 hours x \$50 = \$2,400); **Supplies: \$1,000** for printing supplies; **Contractual: \$30,000** QEP will prepare CIP, visual

presentations of progress reports, prepare fact sheets and attend all meetings to discuss project procedures and answer technical questions (\$30,000).

Task 3- Planning, Cleanup, and Final Reporting

Contractual: This task includes completing the final ABCA, QAPP, Health & Safety Plan, Remedial Action Plan, Bid Documents/Specifications, coordinating with state and federal regulatory agencies, and selection of the abatement contractor (\$30,000). Abatement of asbestos and LBP-containing materials, appropriate transportation and disposal of all remedial waste, and oversight of the abatement contractor(s) by the QEP and air monitoring and asbestos clearance sampling, and cleanup completion report to the KDEP and USEPA (\$583,300). Oversight and installation of materials to secure the building openings and roof with similar or equivalent materials in accordance with BABAA requirements (\$358,750).

3.d. Plan to Measure and Evaluate Environmental Progress and Results

The environmental results will be measured and evaluated by tracking the anticipated outcomes of the brownfield site cleanup activities: a 45,000 square foot formerly contaminated property will be fully remediated for reuse as a coffee shop and a restaurant for tourists, wildlife refuge visitors, campers, and residents; a regional arts and crafts retail space; a theater; classrooms for vocational education and workforce training in agriculture and mechanics; an indoor/outdoor concert venue; and surrounding parkland that will be utilized during concerts, antique car shows, farmers' markets, and by the community. This property that served to educate for so long, now an environmental hazard and blight, will be reimagined as a multipurpose education and sustainability hub to teach the residents how to thrive by becoming self-sufficient while learning sustainability practices. Permanent jobs will be generated, including maintenance staff, teachers, and gardeners. Improved health and reduction of environmental justice issues will also result as health hazards are removed, sustainable practices are taught, and healthy lifestyle is incorporated through the agricultural components of the redevelopment. This project will generate more funding to be leveraged publicly and privately as development interest increases from this catalyst site.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure and 4.a.ii. Description of Key Staff

The Ballard Economic Development & Industrial Board (Ballard EDC) is a nonprofit 501(c)3 that was formed to assist start-up businesses and is undertaking the community-backed redevelopment and reuse of the Old Barlow School site. Restoration of the school and added green space at the target site will eradicate an area of blight on the main town corridor and will stimulate economic growth in the City of Barlow and Ballard County by facilitating job growth, generating revenue through tourism, and providing vocational opportunities. Todd Cooper, Judge Executive of Ballard County will serve as **Executive Director**. He will oversee the grant and all project activities. He has over 10 years of experience managing redevelopment projects and spearheaded the vision of the RE-Center with local stakeholders. Judge Cooper has a master's degree in economic development from Murray State and is a native of Ballard County and with extensive experience in project management and fundraising. He has served as Judge Executive for almost a decade and has managed several projects in Ballard County, including \$2,391,609 in Federal Emergency Management Agency (FEMA) funding to support the first responders and citizens of Ballard County in their efforts to respond to, mitigate and recover from natural disasters (primarily flooding) in 2009, 2011, 2019, 2021, and 2024. In addition, he managed \$1.6 million in Treasury Department funds from the American Rescue Plan Act (ARPA). This past experience has equipped Judge Cooper with the skills to oversee the project activities, monitor performance, and the responsibilities for EPA reporting for the Barlow School Brownfields Cleanup Grant. Jerry Pace, Board Chairman of The Ballard Economic Development & Industrial Board (Ballard EDC) will serve as the **Community Involvement Coordinator (CIC)** for the Barlow School project and will ensure that all project stakeholders are afforded meaningful participation in grant activities. Mr. Jeremy Buchanan, Executive Director of the Purchase Area Development District

(PADD), will serve as **Project Coordinator**. He will assist with fostering regional strategies, solutions, and partnerships to improve the overall quality of life for the citizens in Barlow, Ballard County, and the Purchase Area. Mr. Buchanan has a master's degree in public administration and has administered over \$25 million in Community Development Block Grants alone, as well many other projects with various funding sources. He is familiar with large renovation projects and will bring leadership, and the full resources of the Purchase Area Development District by ensuring additional resources are acquired, as needed, to successfully complete the project. The Ballard Economic Development & Industrial Board, consisting of local elected officials and citizen members, has grown substantially in its community engagement capacity and service provision since its inception in 1982 and has several members available to assist with operations of the grant. The experience of the PADD staff, Judge Cooper, Ballard EDC, and the QEP will ensure the timely and successful expenditure of grant funds and completion of all technical administrative requirements of the grant.

4.a.iii. Acquiring Additional Resources (5 points)

The Ballard Economic Development & Industrial Board (Ballard EDC) has policies and procedures in place to properly procure contracted assistance for the cleanup grant. Ballard EDC will follow all appropriate procurement processes, per EPA policy and associated provisions in EPA's solicitation clauses. Ballard EDC will comply with a Request for Proposals (RFP) that will be advertised by newspaper and Ballard EDC's website for firms with experience in brownfield assessment grants. Ballard EDC is committed to economic development within the community and will provide careful consideration to local, small, minority, and woman-owned businesses with expertise in related remedial brownfield site management. Ballard EDC will consult with the Kentucky Brownfields Program staff and use the resources of the EPA Region 4 TAB provider.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

Ballard EDC has never received an EPA Brownfield Grant but has received and successfully administered other federal grants. Recent grants similar in scope, relevance or size are listed below.

Project: Disaster Flooding Relief. **Award** \$1.2 million in Federal Emergency Management Agency funds for disaster relief. **Outputs/Outcomes:** Support the work of first responders and citizens of Ballard County in their efforts to respond to, mitigate, and recover from flooding by rebuilding bridges, roads, and other infrastructure. To date, \$400K has been expended for replacement of Brooking Bridge (004C0004N) that failed from flooding; the county incurred costs of over \$435K for engineering, planning, and permitting. FEMA has reimbursed \$400K of the \$435K. In July 2024, the county procured a contractor to build a new 130-foot bridge on the site. The remaining FEMA award will be reimbursed as the bridge is constructed.

Project: Zito Media Property. **Award** \$78,000 in US Department of Agriculture funds for mold abatement. **Outputs/Outcomes:** Mold removal to prepare the site for redevelopment. The redeveloped site now employs 30 people and serves as the County Government offices (Judge Executive, Emergency Management, and Sheriff's Department).

Project: Town Country Grocery Store. **Award:** \$83,000 in Tennessee Valley Authority/Regional Development Agency Assistance Program (RDAAPP) funds. **Outputs/Outcomes:** Asbestos abatement so the dilapidated old grocery store could be demolished, eradicating a community eyesore and preparing the site for redevelopment.

(2) Compliance with Grant Requirements

All grant terms and conditions were met for the projects listed above. Grant funds were expended within the performance period. Financial reports, progress reports and final reports were issued to the funding agencies without any compliance issues identified.



BALLARD EDC
— BUILDING A BETTER FUTURE —

Threshold Criteria



**FY25 Barlow School Cleanup Grant
Threshold Criteria
Provided as Attachment(s)**

1. APPLICANT ELIGIBILITY:

(a) Applicant Type: Ballard County Economic and Industrial Development Board (Ballard EDC) is a 501(c)3 non-profit corporation in good standing with the Commonwealth of Kentucky. Non-profit documentation is presented in the attachments.

(b) Eligibility: Ballard EDC affirms it is *not* exempt from Federal taxation under section 501(c)(4).

2. PREVIOUSLY AWARDED CLEANUP GRANTS:

Ballard EDC affirms that the proposed site (132 S. 8th Street, Barlow, KY) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS:

Ballard EDC affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. SITE OWNERSHIP:

The current owner of the proposed site at 132 S. 8th Street in Barlow is Ballard County Economic and Industrial Development Board (Ballard EDC).

5. BASIC SITE INFORMATION:

(a) Name of Site: Kentucky West RE-Center Adaptive Reuse Project (RE-Center)

(b) Site Address: 132 S. 8th Street, Barlow, Ballard County, Kentucky 42024

6. STATUS AND HISTORY OF CONTAMINATION AT THE SITE:

(a) Site Contaminants: The Phase II Environmental Site Assessment (ESA) conducted at the proposed property documented hazardous substances on the site.

(b) Operational History and Current Use: The proposed site (Formerly known as the Old Barlow School) contains a two-story, 45,000-square foot brick building that was used as a school from 1908 to 1993. From 1993 to 2012 the site was occupied by a farm implement and equipment business. Since 2012, the site has been vacant and deteriorating. Ballard EDC is planning for multipurpose adaptive redevelopment and reuse of the site.

(c) Environmental Concerns: Environmental threats include hazardous substances, which are known to cause human health issues.

(d) Cause of Contamination and Nature of Extent: The site building was constructed with building materials deemed acceptable at the time of construction. Hazardous substance contamination is found throughout the 45,000-square foot former school building.

7. BROWNFIELD SITE DEFINITION:

Ballard EDC affirms that the proposed site at 132 S. 8th Street is not:

(a) Listed or proposed for listing on the National Priority List;

(b) 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) Subject to the jurisdiction, custody, or control of the U.S. Government.

8. ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS:

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I ESA (report dated March 6, 2024) and Phase II ESA (report dated March 1, 2024) at the proposed site. The Phase I ESA was then updated by Tetra Tech and dated October 2, 2024.

9. SITE CHARACTERIZATION:

(a) N/A

(b) Current letter from the Kentucky Department for Environmental Protection (KDEP) is attached. The proposed site has been enrolled in KDEP's Targeted Brownfield Assessment Program. KDEP certifies in the attached letter that there is sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site.

(c) N/A

10. ENFORCEMENT OR OTHER ACTIONS:

There are no known past or current enforcement, or other actions related to the proposed site. Freedom of Information Act (FOIA) review of the historical files did not reveal any non-compliance with KDEP or EPA. Ballard EDC is not responsible for the contamination at the proposed site. Furthermore, there were no established Phase I ESA standards when the school building was constructed over 100 years ago.

11. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION:

Ballard EDC affirms that the proposed site at 132 S. 8th Street in Barlow, KY does not need a Property-Specific Determination.

12. THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY:

(a) Property Ownership Eligibility – Hazardous Substance Sites

(iii) LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition:

(i) How was the property acquired: Donation from a non-profit

(ii) Date property was acquired: November 13, 2024

(iii) Nature of ownership: Donation

(iv) Party from whom the property was acquired: Kentucky West Inc. (a non-profit organization)

(v) Relationships or affiliations with prior owners: None

(b) Pre-Purchase Inquiry

(i) An initial Phase I ESA (dated March 6, 2024) and a Phase II ESA (dated March 1, 2024) were conducted under Kentucky's Targeted Brownfields Assessment program by Tetra Tech on behalf of the City of Barlow, Kentucky West, Inc., and Ballard EDC. Tetra Tech updated the Phase I report (dated October 2, 2024) on behalf of the City of Barlow, Kentucky West, Inc., and Ballard EDC.

(ii) The Phase I and Phase II assessments discussed above were conducted by a qualified environmental professional as defined in 40 CFR 312.10. The Phase I ESA (dated October 2, 2024) contains the declaration by the qualified environmental professional as required per 40 CFR 312.21(d).

(iii) The March 6, 2024 Phase I ESA was updated on October 2, 2024. The proposed property transacted to Ballard EDC on November 13, 2024.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

No disposal of hazardous substances has occurred at the site since Ballard EDC acquired the property. Ballard EDC has not caused or contributed to any release of hazardous substances at the site. Ballard EDC affirms that we have not, at any given time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses

There have been no site uses since acquisition. The property is currently vacant.

(e) Continuing Obligations

- (i) No releases are occurring.
- (ii) The site will not be disturbed to threaten a future release. Ballard EDC will operate under a property management plan in accordance with the KDEP Brownfield Program.
- (iii) Limiting access to the property will prevent exposure to any previously released hazardous substances. The proposed site is currently surrounded by a fence to prevent access.

Ballard EDC affirms our commitment to:

- (i) Comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls,
- (ii) Assist and cooperate with those performing the cleanup and providing access to the property,
- (iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and
- (iv) Provide all legally required notices.

13. CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE:

(a) Cleanup oversight: The proposed site has been entered into the Kentucky Brownfields Program. Ballard EDC affirms we will work with KDEP and EPA to ensure a suitable cleanup is completed. Ballard EDC will acquire the appropriate technical expertise to ensure that cleanup is consistent with competitive procurement provisions of 2 CFR 200.317 through 200.327. Ballard EDC will ensure technical expertise is in place prior to the beginning of cleanup activities.

(b) Access: Access to neighboring properties will not be necessary to carry out the anticipated response activities.

14. COMMUNITY NOTIFICATION:

(a) Copy of draft ABCA attached

(b) Copy of Community Notification attached, which was posted to the Ballard County website on 9/26/24.

(c) Summary of the meeting notes from the public meeting held on October 14, 2024 are attached.

(d) Submission of Community Notification Documents and draft ABCA are attached.

15. CONTRACTORS AND NAMED SUBRECIPIENTS:

N/A



Andy Beshear
GOVERNOR

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

300 Sower Boulevard
Frankfort, Kentucky 40601
Phone: (502) 564-2150
Fax: 502-564-4245

Rebecca Goodman
SECRETARY

Anthony R. Hatton
COMMISSIONER

October 2, 2024

Todd Cooper
Ballard County Judge Executive
297 Kentucky Avenue
Kevil, KY 42053

Re: FY25 EPA Brownfield Cleanup Grant Application

Dear Mr. Cooper:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the Ballard County Economic & Industrial Development Board to address brownfield sites in your community. DEP is the state agency charged by the legislature with the responsibility of implementing the Kentucky equivalent of the federal Superfund program, and as such, is an essential component of any attempt to systematically address brownfields redevelopment.

Supporting documentation for your project, located at 132 S 8th Street, Barlow, KY, 42024 indicates that the cleanup involves asbestos and lead based paint (LBP). Based on a review of the hazardous materials survey, it appears that your site is fully characterized and ready for remediation.

Asbestos and lead-based paint removed during remediation do not fall under the Division of Waste Management regulations. As such, your program does not qualify to enter Kentucky's Voluntary Environmental Cleanup Program.

Sincerely,

Kiersten O'Leary
Kiersten O'Leary
Brownfield Coordinator

Cc: Cliff Hall, Division of Waste Management
James Hathcock, Division of Waste Management, Paducah Regional Office
Jerry Pace, Ballard County Economic & Industrial Development Board
Tracy Hobbs, Ballard County