

# FIVCO Area Development District FY26 Brownfield Assessment Grant

## Narrative Information Sheet – FIVCO Area Development District

R04-26-A-022

### Applicant Identification

FIVCO Area Development District, 32 FIVCO Court, Grayson, KY 41143

### Funding Requested

Assessment Grant Type: Community Wide

Federal Funds Requested: \$500,000.00

### Location:

The FIVCO ADD Region consists of:

Cities of Ashland, Catlettsburg, Grayson, Olive Hill, Sandy Hook, Bellefonte, Flatwoods, Greenup, Raceland, Russell, South Shore, Worthington, Wurtland, and Louisa.

Counties of Boyd, Carter, Elliott, Greenup, & Lawrence

State of Kentucky

### Target Area and Priority Site Information:

Target Area: Cities of Catlettsburg, Grayson, and South Shore

Census Tract if Target Area is smaller than a city/town: Not Applicable

Priority Site Addresses

Target Area 1 Tri-State Pump & Supply – 2501 Center St., Catlettsburg, KY 41171

Target Area 2 Old Carter County Jail – 300 W. Main St., Grayson, KY 41143

Target Area 3 Abandoned Shell Station – 40 Church St., South Shore Ky, 41175

### Contacts:

#### Project Director

Lashawna Miller, Phone: 606-929-1366, ext. 111

Email: [lashawna@fivco.org](mailto:lashawna@fivco.org)

Mailing Address: 32 FIVCO Court, Grayson, KY 41143

#### Chief Executive/Highest Ranking Elected Official

Lance Hanshaw, Executive Director: Phone: 606-929-1366, ext. 100

Email: [lance@fivco.org](mailto:lance@fivco.org)

Mailing Address: 32 FIVCO Court, Grayson, KY 41143

### Population of Target Areas:

Catlettsburg, Kentucky – 1,780 from the 2020 census

Grayson, Kentucky – 4,217 from the 2020 census

South Shore, Kentucky – 1,110 as of 2020 census

# FIVCO Area Development District FY26 Brownfield Assessment Grant

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### Other Factors

Other Factors	Page #
Community population is 15,000 or less.	3
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).	
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.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section 3.A.(2)</a> , for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

**Letter from the State or Tribal Environmental Authority:** A support letter from Kiersten O’Leary, Brownfield Coordinator with the Energy and Environmental Cabinet, is included as an attachment to this application.

**Releasing Copies of Applications:** Not applicable; the application does not contain confidential, privileged, or sensitive information.



**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

January 8, 2026

Lance Hanshaw  
Executive Director  
FIVCO Area Development District  
32 FIVCO Court  
Grayson, KY 41143

Re: Letter of Support for FY26 Brownfield Community-Wide Assessment Grant

Dear Mr. Hanshaw:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of FIVCO Area Development District to identify and assess brownfield sites in the 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. We support your application for a FY26 Brownfield Community-Wide Assessment Grant and look forward to continuing our work with your community on this important issue.

Sincerely,

A handwritten signature in cursive script that reads "Kiersten O'Leary".

Kiersten O'Leary  
Brownfield Coordinator

Cc: Kenneth Logsdon, Division of Waste Management  
Ben Walter, Division of Waste Management, Morehead Regional Office  
Lashawna Miller, FIVCO Area Development District

## PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Target Area and Brownfields

#### 1.a Overview of Brownfield Challenges and Description of Target Area:

The FIVCO Area Development District (ADD) - an abbreviation for Five-County, pronounced “five-co” - serves five counties in Northeastern Kentucky. Anchored long the Ohio River and extending south into the Appalachian foothills. FIVCO is a regional planning agency that administers programs to promote the economic and social development, as well as the health and education of the region. FIVCO is seeking a Community-Wide Assessment grant to initiate a regional Brownfields program within its geographic boundary, comprised of Boyd, Carter, Elliott, Greenup and Lawrence Counties, and the municipalities contained therein. Comprised primarily of small, rural cities, the five-county region encompasses 1,562 square miles of Kentucky’s land area, is home to 132,209 residents, and has an average poverty rate of 22%, which is double that of the national poverty rate of 10.6%, (census.gov/quickfacts).

The FIVCO region is closely tied to the Ohio River corridor that historically supported transportation, commerce, and industrial development. Proximity to the river, rail lines, and regional highway networks helped drive the growth of heavy industry, manufacturing, and energy-related activities, leaving a legacy of former industrial sites that now present opportunities for cleanup, redevelopment, and reinvestment. Historic industrial and commercial activities in FIVCO’s river cities and railroad corridors have left an abundance of blighted properties with unclear environmental histories.

The Cities of Grayson, Catlettsburg and South Shore will be the target areas and the focus of initial grant activities. However, it is the intention of FIVCO to expand assessment activities throughout the geographic boundary. The natural resources of the land in the region, namely coal deposits, and the prime geographical location have historically been the strongest assets in the region. The area has long been a transportation hub for transporting logs on waterways or coal and steel by truck or rail. Economic conditions within the FIVCO region have been decimated by the loss of employment in the steel, railroad, and coal industries, impacting the diversity of the economic base within the region for the past 10 years. Three of the region’s five counties are considered coal-impacted communities. South Shore has lost over 25% of its population since 2000, and continued to decline into the early 2020s, a long-term sign of potential economic stagnation. Grayson shows recent population decline (~3.4% since 2020), aligning with broader regional challenges in retaining residents. Catlettsburg’s population shrank by 6.17% from 2022 to 2023, indicating a recent local demographic decline.

The City of Grayson is the county seat of Carter County. It is a small community historically centered on local services and manufacturing. In 1968 the U.S. Army Corps of Engineers constructed the Grayson Dam creating Grayson Lake. That boosted recreation and tourism at that time. However, the city now faces ongoing challenges associated with brownfield properties resulting from the historic rail, manufacturing, and commercial uses, including vacant lots and underutilized buildings within the downtown core. Assessing these sites is critical to returning key properties to productive use, supporting much-needed housing development and small businesses in downtown Grayson.

The City of Catlettsburg is uniquely situated at the confluence of Kentucky, West Virginia, and Ohio, serving as a regional gateway to the Big Sandy River and an important transportation and industrial corridor. Its strategic river and rail access once supported one of the world’s largest hardwood timber markets, along with related manufacturing, warehousing, and transportation uses. Catlettsburg’s long industrial riverfront history has resulted in numerous brownfield sites – many of which are highly visible when entering the city and along primary transportation corridors – including deteriorating downtown buildings, underutilized industrial properties, and vacant lots along the riverfront. Several downtown structures have recently been demolished due to prolonged vacancy and disrepair, underscoring the urgency of addressing environmental conditions to prevent further loss of historic resources.

The City of South Shore is located in Greenup County, directly on the south bank of the Ohio River. South Shore faces environmental and redevelopment challenges that are very similar to Catlettsburg and other small-scale river cities. Despite its small size, the city faces a number of brownfield challenges, including abandoned storefronts, an abandoned gas station, and a former drive-in theater, all located in close proximity to residential areas and the river. These underutilized and potentially contaminated properties contribute to blight, limit opportunities for housing and commercial investment, and pose environmental and public health concerns for nearby residents.

An EPA Brownfields assessment grant will spark revitalization in the cities of Grayson, Catlettsburg, and South Shore, as well as the FIVCO region. The assessment of brownfield sites will position the region to take full advantage of economic and redevelopment opportunities. Grant funds will be used to address historic contamination that has inhibited redevelopment in the target areas by revitalizing the current blighted and unusable properties and paving the way for them to become community assets, housing, job-creating businesses, and commercial and recreational spaces for the community to enjoy.

#### 1.b Description of the Priority Brownfield Site(s)

A preliminary site inventory conducted by FIVCO staff, in partnership with Blueprint Kentucky and the KY Brownfield Program, revealed over 80 Brownfield sites in the FIVCO region. These include former gas stations, dry cleaners, vacant lots, abandoned downtown buildings, old plant warehouses, former automotive shops, and a 1930's jail, which due to age or prior use, have suspected pollutants and contaminants that hinder redevelopment. The following 3 priority sites were chosen for their prime locations, redevelopment potential, proximity to residents, and potential health impacts:

<b>Priority Site &amp; Description:</b>	<b>Uses:</b>	<b>Suspected Contaminants:</b>
<b>1) 2501 Center St. Catlettsburg, KY 41171</b>	<b>Past:</b> Tri State Pump & Supply <b>Current:</b> Vacant, riverfront and downtown core. <b>Proposed:</b> Retail space, with 1-2 efficiency apartments above.	Volatile Organic Compounds Semi-Volatile Organic Compounds ACM LBP
<b>2) 300 W. Main St. Grayson, KY 41143</b>	<b>Past:</b> Old Carter County Jail <b>Current:</b> Vacant, connect to government office building. <b>Proposed:</b> EOC- 911 Center	ACM LBP
<b>3) 40 Church St. South Shore, KY 41175</b>	<b>Past:</b> Abandoned Shell Station <b>Current:</b> Vacant <b>Proposed:</b> Single family housing units.	ACM LBP Petroleum Constituents

**1.c Identifying Additional Sites**

A preliminary inventory of the FIVCO region has already been conducted. Identification of additional sites and site selection will be made by the Brownfields Advisory Committee (BAC), which will be comprised of a broad spectrum of community members and stakeholders. The services of EDR will be used to obtain historic Sanborn maps and ariel photographs to identify potential properties of interest or concern within the geographic boundary. The BAC will select sites for assessment based on several factors, including: 1) eligibility based on EPA requirements; 2) potential for reuse as housing; 3) redevelopment potential emphasizing job creation; 4) extent or perception of contamination; 5) availability of site access; and 6) public input. Once a site is selected, EPA will be contacted to verify eligibility.

**Revitalization of the Target Area**

**1.d Reuse Strategy and Alignment with Revitalization Plans**

Of the three priority sites listed above, two sites have been identified as catalyst sites. Clean, affordable and disability-friendly housing is the most important community need followed closely by jobs according to a Community Needs Assessment that was performed for FIVCO's CEDS. In the last ten years Kentucky has lost 10.6% or 7,300 jobs, (kystats.ky.gov). Therefore, brownfield revitalization will focus on these two immediate community needs. FIVCO region identified an old jail, former full-line pump distributor and a gas station as catalyst sites for job creation due to the current buildings and locations.

FIVCO's Comprehensive Economic Development Strategy (CEDS) is updated annually in partnership with local governments and a broad spectrum of community stakeholders to identify needs and formulate strategies to meet the needs and priorities of the communities within the FIVCO region. The reuse strategy advances the following goals and objectives of the CEDS:

- Develop marketing plan to entice new businesses (supported by Brownfield planning)
- Provide financial support for downtown revitalization (supported by USEPA Brownfield Assessment Funding)
- Have prime sites/locations better prepared for development (supported by USEPA Brownfield Assessment Funding)
- Offer wide variety of indoor and outdoor experiences for visitors, and
- Attain SO2 air quality standards to improve health and public safety standards for the region. (supported by USEPA Brownfield Assessment Funding)

**1.e Outcomes and Benefits of Reuse Strategy**

Assessment, clean-up and reuse of brownfields will stimulate economic growth through job creation, increased tourism revenue, and increased property values. Temporary construction, trade and skilled labor jobs will be created during the remediation and renovation phase. Reuse of the three priority sites will create an estimated 50 permanent jobs, providing residents with employment opportunities and the cities with additional occupational tax revenue.

A study conducted by the Northeast-Midwest Institute in 2008 concluded that Brownfield cleanup and redevelopment lead to property value increases from 5% to 15% for properties that are located up to ¾ mile from the site. This grant funding has the opportunity to possibly affect hundreds of FIVCO properties. The grant will facilitate the preservation of undeveloped property by repurposing existing buildings. The cities will implement building codes that will incentivize renewable and energy efficiency measures, such as the installation of solar panels, energy efficient lighting, low-flow toilets, geothermal heating/cooling at the priority sites.

**Strategy for Leveraging Resources**

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

FIVCO has more than 50 years of experience assisting its constituent governments with leveraging funds for community and economic development projects. Funding packages for the Brownfield redevelopment projects will be tailored to the reuse and owner (i.e., government, non-profit, or private investor) eligibility. Potential sources of grants, loans, and incentives include, but are not limited to the following:

- USEPA Brownfield Cleanup Grants: funds remediation of contaminants. Government and non-profits are eligible to apply.
- Abandoned Mine Lands Reclamation Program: offers grants to enhance economic recovery and diversity to coal impacted areas, which includes all five counties in the FIVCO region.
- Appalachian Regional Commission: Three counties in the FIVCO region are classified as “Distressed” while the remaining two counties are classified as “At-Risk of being Distressed”. The distressed counties are eligible for the highest percentage of ARC funding. Objective 3.5 of ARC’s 2022-2026 Strategic Plan is to redevelop and repurpose unused, underutilized, or neglected sites, Brownfields, to fuel economic development.
- HUD Community Development Block Grant: Economic development and housing projects are eligible as they will benefit low to moderate income persons and/or eliminate slums and blight.

The assessment grant will promote the reuse of Brownfields by providing information that is essential to prospective investors, such as the degree of contamination and remediation costs.

**1.g Use of Existing Infrastructure**

All priority sites are equipped with the necessary infrastructure, such as water, sewer, electricity, broadband, and access to transportation. Work performed under this grant will support the use of existing infrastructure by creating additional commercial customers which will generate additional revenue to finance maintenance and future upgrades.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

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

The FIVCO region is comprised of mainly small, rural communities that are impoverished. The counties of Boyd, Carter, and Greenup which hold the three priority sites are classified as USDA persistent poverty counties, child poverty counties, and low employment counties. They also contain multiple brownfield properties associated with historic industrial, rail, riverfront, and manufacturing uses that continue to hinder economic revitalization. Carter, Boyd, and Greenup Counties experience persistent economic challenges, including below-average incomes, elevated poverty rates, and constrained local tax bases. According to the U.S. Census Bureau, the FIVCO region’s poverty rate is 21.5%, significantly higher than Kentucky (16.5%) and the United States (11.5%). Job losses in and around our region coupled with the region’s low per capita income (only \$25,283 compared to the state’s \$33,515) and low median household income (\$49,170 compared to the state’s \$59,341). The priority cities are small population centers that function as service and employment hubs for surrounding rural areas. According to the 2020 census, Grayson has a population of approximately 4,217, Catlettsburg 1,780, and South Shore 1,110. Historic job losses tied to the decline of coal-related industries, river-based manufacturing, rail operations, and supporting industrial facilities have reduced employment opportunities and significantly weakened municipal tax revenues. As a result, local governments operate with minimal discretionary funding and lack the financial capacity to conduct environmental site assessments necessary to move brownfield properties toward productive reuse. EPA Brownfield Assessment funding is critical to overcoming these barriers. A \$500,000 EPA investment will enable FIVCO and its partner communities to conduct Phase I and Phase II Environmental Site Assessments, develop cleanup and reuse planning, and reduce uncertainty that currently deters redevelopment. These assessment activities will position priority sites to leverage additional federal, state, and regional funding sources, including Community Development Block Grants (CDBG), Appalachian Regional Commission (ARC) funding, and Abandoned Mine Land Economic Revitalization (AMLER) funds, serving as a catalyst for long-term economic recovery in the region.

<b>2022</b>	<b>FIVCO Region</b>	<b>Kentucky</b>	<b>United States</b>
Poverty Rate	21.5%	16.5%	11.5%
Per Capita Income	\$25,283	\$33,515	\$41,261

Median Household Income	\$49,170	\$59,341	\$74,580
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Source: United States Census Bureau; United States Census Bureau Quick facts

## 2.b Health or Welfare of Sensitive Populations

Sensitive Populations, including young children, older adults, pregnant women, people of color, and people living at or below the poverty limit, are more vulnerable to health threats from Brownfield contaminants due to compromised immune systems and/or lack of access to adequate healthcare. The FIVCO region contains all these groups, including a disproportionately high percentage of low-income residents (21.5% in poverty) and older adults aged 65 and older (20.9% within the FIVCO region as compared to 17.8% in Kentucky). The priority sites expose residents to toxic contaminants in the air, dust, soil, surface water, and groundwater. Potential health threats of these contaminants include respiratory, heart, liver, kidney, spleen, neurological, and nervous system damage, as well as cancer ([www.atsdr.cdc.gov](http://www.atsdr.cdc.gov)). The assessment, followed by clean-up of Brownfield sites, will reduce the health risks to residents of this region.

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

All five counties that make up the FIVCO region rank near the bottom of Kentucky's counties for the healthiest ([www.countyhealthrankings.org](http://www.countyhealthrankings.org)). The suspected contaminants of the priority sites include SVOCs, VOCs, asbestos, and lead paint. Studies show that exposure to contaminants present at Brownfield sites are linked to higher risk of birth defects, cancers, stroke, lung, kidney, and heart disease. This grant will identify and facilitate the cleanup of contaminants, helping to reduce the target area's greater-than-normal incidences of disease associated with exposure to environmental contaminants, as indicated in the table below:

Prevalence of Health Condition	FIVCO Region	Kentucky	United States
Low Birth Weight	9.6%	9%	8%
All Cancers*	509.9	509.9	439.1
Kidney and Renal Cancer*	20.2	22.3	17
Lung and Bronchus Cancer*	91.4	79.3	49.1

\*Age Adjusted Incidence Rate per 100K residents

Sources: <https://gis.cdc.gov/cancer/USCU> and [countyhealthrankings.org](http://www.countyhealthrankings.org)

## 2.d Economically Impoverished/Disproportionately Impacted Populations

FIVCO serves communities that are economically impoverished and disproportionately impacted by the legacy of industrial, governmental, and commercial operations. The target areas of Grayson, Catlettsburg, and South Shore developed around rail, river-based industry, manufacturing, and energy-related activities that, while historically important, have left behind underutilized and potentially contaminated properties. These properties continue to contribute to environmental risk, economic disinvestment, and reduced quality of life for surrounding residents. Residents in the target areas experience elevated poverty rates, below-average household incomes, limited employment opportunities, and reduced access to healthcare and transportation, increasing vulnerability to environmental hazards and limiting local capacity to address contamination. Brownfield sites within the target areas are located near residential neighborhoods and community facilities, resulting in economically disadvantaged populations disproportionately bearing the negative environmental consequences associated with legacy contamination and blight.

This EPA Brownfields Assessment Grant will identify, evaluate, and document environmental conditions at priority sites through Phase I and Phase II Environmental Site Assessments. These activities will reduce uncertainty, identify exposure pathways, and inform risk-based cleanup and reuse decisions, directly addressing threats to economically impoverished and disproportionately impacted populations. Projected reuse strategies will focus on returning brownfield properties to productive use in ways that meet community-identified needs, including job creation, expansion of essential services, downtown and riverfront revitalization, and development of safe and affordable housing.

By facilitating cleanup and redevelopment, this grant will help reduce blight, improve neighborhood conditions, and stimulate economic activity in areas that have experienced long-term disinvestment. Through assessment-driven planning and community-informed reuse, this project will help reduce environmental risks, remove barriers to reinvestment, and improve economic and environmental conditions for populations that have historically shouldered a disproportionate share of environmental and economic harm.

## Community Engagement

### 2.e Project Involvement and 2.f Project Roles

The following community partner organizations have regional influence and relationships with diverse segments of the target area population. These organizations will provide support and assistance to FIVCO's Brownfield program.

Organization Name	Point of Contact	Involvement in Project
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Northeast Kentucky Chamber of Commerce; Multi- County organization of business professionals.	Name: Scott Martin Title: President/CEO Phone: 606-324-5111 Email: <a href="mailto:scott@hekychamber.com">scott@hekychamber.com</a>	Members will serve on Brownfields Advisory Committee (BAC). Will help connect with local businesses and network with potential incoming business.
Northeast Kentucky Regional Industrial Authority; five-county partnership for regional economic development.	Name: Tom Saylor Title: Administrative Assistant Phone: 606-929-1366 Email: <a href="mailto:eastpark@fivco.org">eastpark@fivco.org</a>	Members will serve on BAC, assisting with identifying site reuse.
UK King’s Daughters; local healthcare system serving the FIVCO Region.	Name: Sara Marks Title: President/CEO Phone: 606-408-4000 Email : <a href="mailto:sara.marks@kdmc.kdhs.us">sara.marks@kdmc.kdhs.us</a>	Assist with public outreach to disadvantaged populations that do not typically engage in the public process.
Northeast Kentucky Community Action Agency; a five-county agency dedicated to meeting community needs.	Name: Victoria Greene Title: Executive Director Phone: 606-286-4443 Email: <a href="mailto:victoria.greene@nkcaa.net">victoria.greene@nkcaa.net</a>	Provide public meeting space for outreach events and facilitate two-way communication with members of the community.
Northeast Kentucky Economic Development Authority; two-county partnership for regional economic development.	Name: Hunter Boyd Title: Executive Director Phone: 606-831-5331 Email: <a href="mailto:hboyd@boydcountyky.gov">hboyd@boydcountyky.gov</a>	Members will serve on BAC, raise awareness of FIVCO region redevelopment opportunities with potential developers, and help identify site reuse.

## 2.g Incorporating Community Input

FIVCO plans to build a regional Brownfield program that will extend beyond this first grant, with the success of this grant providing the foundation.

FIVCO is aware that it is necessary to build trust before meaningful community input can be expected. FIVCO will begin presenting educational material at partner community organization meetings, and community festivals upon the announcement of the grant award. A Community Involvement Plan (CIP) will be drafted within 60 days of executing the Cooperative Agreement. A Brownfields Advisory Committee (BAC) will be formed from members of partner organizations, stakeholders, diverse members of the community, and target area residents. All people, regardless of race, age, income, or disability will be invited and encouraged to participate and given equal access to the decision-making process. FIVCO will hold quarterly BAC meetings throughout the four-year grant period or until the grant is closed. BAC meetings will consist of Brownfields education, site identification, and progress reports. The BAC meetings will be open to the public, and advertised through FIVCO and partner websites, social media, newspaper, and radio. The meeting facility will be ADA accessible and located within FIVCO’s five county region, at locations convenient for target residents. Language translation will be provided upon request. BAC meetings will offer virtual meeting options, using platforms such as ZOOM, to accommodate social distancing requirements or any other restrictions that limit one’s ability to attend in-person. Opportunity will be given to the public to ask questions or make suggestions regarding the prioritizing, selection, and reuse of Brownfield sites. The BAC will consider and respond in a timely manner to each suggestion. Project progress will be communicated to the public by posting a quarterly report on FIVCO’s website. Those without internet service may request a printed copy at the FIVCO office. FIVCO will begin the planning process approximately one-year into the grant, after significant public education and outreach has been conducted.

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

### Description of Tasks/Activities and Outputs

<b>Task/Activity 1: Project Management</b>
a. <u>Project Implementation</u> <ul style="list-style-type: none"> <li>• Procure a Qualified Environmental Professional (QEP) through a competitive procurement process to provide overall project management and technical oversight for Tasks 2–5.</li> <li>• Ensure all EPA-funded activities are eligible, compliant with the Cooperative Agreement, and implemented in accordance with EPA-approved workplans.</li> <li>• Manage grant administration, procurement, invoicing, recordkeeping, and quarterly reporting to EPA Region 4.</li> </ul>

<ul style="list-style-type: none"> <li>• Coordinate project activities among FIVCO ADD staff, municipalities, the Brownfields Advisory Committee (BAC), and EPA..</li> </ul>
<p>b. <u>Anticipated Project Schedule</u></p> <ul style="list-style-type: none"> <li>• Project management and grant administration will begin immediately upon execution of the Cooperative Agreement and continue throughout the 4-year period of performance.</li> <li>• QEP procurement will be completed within the first 60 days.</li> </ul>
<p>c. <u>Task/Activity Lead</u></p> <ul style="list-style-type: none"> <li>• FIVCO ADD will lead grant administration and coordination.</li> <li>• QEP will lead technical project management due to environmental expertise.</li> </ul>
<p>d. <u>Outputs</u></p> <ul style="list-style-type: none"> <li>• Executed QEP contract.</li> <li>• EPA-approved workplans and amendments (as needed).</li> <li>• Quarterly progress and financial reports (minimum of 16).</li> </ul>
<p><b>Task/Activity 2: Community Engagement and Site Inventory</b></p>
<p>a. <u>Project Implementation</u></p> <ul style="list-style-type: none"> <li>• Develop, submit, and implement an EPA-approved Community Involvement Plan (CIP) within 60 days of Cooperative Agreement execution.</li> <li>• Establish and convene a Brownfields Advisory Committee (BAC) representing local governments, community organizations, healthcare partners, businesses, and residents.</li> <li>• Conduct targeted outreach to economically disadvantaged and disproportionately impacted populations to support site identification and prioritization.</li> <li>• Maintain and expand a regional brownfields site inventory using historic research tools (e.g., Sanborn maps, aerial imagery, and EDR reports).</li> <li>• Verify site eligibility with EPA prior to assessment activities.</li> </ul>
<p>b. <u>Anticipated Project Schedule</u></p> <ul style="list-style-type: none"> <li>• CIP development and approval: Months 1–2.</li> <li>• BAC formation: Months 1–3.</li> <li>• Outreach activities and site inventory updates: Ongoing throughout Years 1–4.</li> </ul>
<p>c. <u>Task/Activity Lead</u></p> <ul style="list-style-type: none"> <li>• FIVCO ADD will lead community engagement and coordination.</li> <li>• QEP will provide technical assistance for site screening and eligibility.</li> </ul>
<p>d. <u>Outputs</u></p> <ul style="list-style-type: none"> <li>• EPA-approved Community Involvement Plan.</li> <li>• Brownfields Advisory Committee roster.</li> <li>• Minimum of 12 public meetings/outreach events.</li> <li>• Regional brownfields inventory identifying at least 20 additional candidate sites.</li> </ul>
<p><b>Task/Activity 3: Site Assessments</b></p>
<p>a. <u>Project Implementation</u></p> <ul style="list-style-type: none"> <li>• Develop and submit an EPA-approved generic Quality Assurance Project Plan (QAPP) to support assessment activities.</li> <li>• Conduct Phase I Environmental Site Assessments in accordance with ASTM E1527 standards.</li> <li>• Conduct Phase II Environmental Site Assessments, including sampling and laboratory analysis, where contamination is suspected.</li> <li>• Prepare site-specific assessment reports documenting environmental conditions, exposure pathways, and redevelopment constraints.</li> </ul>
<p>b. <u>Anticipated Project Schedule</u></p> <ul style="list-style-type: none"> <li>• QAPP development and approval: Months 3–6.</li> <li>• Phase I ESAs: Years 1–3.</li> <li>• Phase II ESAs: Years 2–4.</li> </ul>
<p>c. <u>Task/Activity Lead</u></p> <ul style="list-style-type: none"> <li>• QEP will lead all assessment activities.</li> <li>• FIVCO ADD will coordinate site access, scheduling, and community notification.</li> </ul>
<p>d. <u>Outputs</u></p> <ul style="list-style-type: none"> <li>• EPA-approved generic QAPP.</li> <li>• Minimum of 12 Phase I ESAs.</li> </ul>

- Minimum of 6 Phase II ESAs.
- Assessment reports suitable for reuse and cleanup planning.

**Task/Activity 4: Reuse and Revitalization Planning**

a. Project Implementation

- Conduct community visioning sessions for priority and catalyst sites to identify reuse preferences aligned with community needs, including housing and job creation.
- Prepare reuse and revitalization plans that align with local comprehensive plans, FIVCO’s CEDS, and EPA Brownfields objectives.
- Coordinate planning activities with local governments and potential redevelopment partners.

b. Anticipated Project Schedule

- Visioning sessions: Years 2–3.
- Reuse and revitalization plans: Years 3–4.

c. Task/Activity Lead

- FIVCO ADD will lead reuse planning and stakeholder coordination.
- QEP and planning consultants will support technical analysis and documentation.

d. Outputs

- Minimum of 3 site-specific reuse and revitalization plans.
- Community visioning summaries.
- Conceptual redevelopment scenarios.

**Task/Activity 5: Site Remediation**

a. Project Implementation

- Prepare cleanup options analyses, conceptual remediation approaches, and preliminary remediation cost estimates for assessed sites.
- Identify regulatory requirements and funding strategies to support future cleanup implementation.
- Coordinate with EPA and the Kentucky Brownfield Program to ensure consistency with cleanup grant eligibility.

b. Anticipated Project Schedule

- Remediation planning activities: Years 3–4.

c. Task/Activity Lead

- QEP will lead remediation planning and cost estimating.
- FIVCO ADD will coordinate with site owners and regulatory partners.

d. Outputs

- Cleanup options analyses.
- Preliminary remediation cost estimates.
- Documentation supporting future EPA Cleanup Grant applications.

**3.e Cost Estimates**

<b>Budget Categories</b>	<b>Task 1 Program Management</b>	<b>Task 2 Community Outreach</b>	<b>Task 3 Inventory and Phase I &amp; II ESA</b>	<b>Task 4 Cleanup &amp; Reuse Planning</b>	<b>Total</b>
<b>Direct Costs</b>					
Personnel	\$22,000	\$11,000			\$33,000
Fringe	\$6,600	\$3,300			\$9,900
Travel	\$1,400	\$5,600			\$7,000
Contracts	\$17,000	\$15,000	\$300,000	\$118,500	\$450,500
<b>Total Direct Costs</b>	\$47,000	\$34,900	\$300,000	\$118,500	\$500,000
<b>Total Indirect Costs</b>					
<b>Total Federal</b>	\$47,000	\$34,900	\$300,000	\$118,500	\$500,000

**Task 1 – Program Management (\$47,000 total)**

FIVCO will provide overall program management for the EPA Brownfields grant, including coordination with EPA Region staff, compliance with EPA Brownfields and ACRES requirements, procurement oversight, contract administration, and review of all contractor deliverables. FIVCO will ensure that all grant-funded activities are

implemented in accordance with federal regulations, approved work plans, and applicable EPA guidance. A Qualified Environmental Professional (QEP) will be responsible for maintaining the EPA ACRES database and ensuring accurate, complete, and timely reporting throughout the grant period. Program management activities will also include preparation of required performance reports, reimbursement requests, and internal documentation to support audit and compliance requirements.

Direct program personnel costs total **\$22,000**, representing FIVCO staff time dedicated to grant administration, coordination, reporting oversight, and internal compliance activities. Fringe benefits total **\$6,600**, calculated at approximately 30 percent of personnel costs and include payroll taxes, retirement contributions, and health insurance. Travel costs total **\$1,400** and support limited local travel associated with project coordination meetings and oversight activities. Contracted services total **\$17,000** and include professional support for ACRES reporting assistance, technical coordination with the QEP, and supplemental administrative and compliance support necessary for effective grant management.

**Cost Estimate Basis:**

The cost estimate for program management was developed based on FIVCO's historical costs administering federal and state grants of similar scope and complexity, including staff labor rates, fringe benefit rates, and typical travel expenses. Anticipated contractual support needs for ACRES reporting and compliance activities are based on documented market rates and consultation with environmental professionals experienced in EPA Brownfields Assessment grants. All costs are reasonable, allocable, allowable, and necessary to successfully administer the grant within the 4-year period of performance.

**Task 2 – Community Outreach (\$34,900 total)**

FIVCO will conduct community outreach activities to support site identification, prioritization, and redevelopment planning efforts under the Brownfields program. Outreach efforts will ensure meaningful engagement with residents, local governments, community organizations, and other stakeholders, with particular emphasis on underserved and environmental justice communities within the project area. Activities under this task include development and distribution of outreach materials, coordination and facilitation of public meetings or workshops, documentation of community input, and ongoing communication regarding project progress and opportunities for involvement. Direct personnel costs total **\$11,000**, representing FIVCO staff time dedicated to outreach planning, stakeholder coordination, meeting facilitation, and documentation. Fringe benefits total **\$3,300**, calculated at approximately 30 percent of personnel costs. Travel costs total **\$5,600** and support in-person outreach activities, including attendance at public meetings and stakeholder engagement events. Contracted services total **\$15,000** and include professional services for outreach material development, meeting facilitation support, and technical assistance to ensure outreach activities are inclusive, accessible, and consistent with EPA public participation expectations.

**Cost Estimate Basis:**

The cost estimate for community outreach activities was developed based on FIVCO's experience conducting public participation and stakeholder engagement under federally funded planning and economic development programs. Estimates reflect anticipated staff hours, local travel requirements, and prevailing consultant rates for outreach material development and meeting facilitation consistent with EPA Brownfields public involvement guidance.

**Task 3 – Phase I & II Site Assessments and Updated Inventory (\$300,000 total)**

FIVCO will conduct site inventory activities and perform Phase I and Phase II Environmental Site Assessments (ESAs) at eligible Brownfields properties in accordance with EPA Brownfields guidelines and ASTM standards. All work under this task will be performed by qualified environmental consultants under contract and overseen by a Qualified Environmental Professional (QEP).

Activities may include site eligibility determinations, records reviews, site inspections, sampling and analysis, and preparation of environmental assessment reports.

Contractual costs total **\$300,000**, which include:

- Development and maintenance of a Brownfields site inventory
- Completion of multiple Phase I ESAs (estimated \$4,000–\$6,000 per site)
- Completion of Phase II ESAs, including sampling, laboratory analysis, and reporting (estimated \$45,000–\$75,000 per site)

**Cost Estimate Basis:**

The cost estimate for site assessments and inventory development was developed using documented market rates and recent procurement pricing for EPA Brownfields assessment projects in Kentucky and the Appalachian region. Estimates reflect typical costs for Phase I and Phase II ESAs performed by qualified environmental consultants in compliance with EPA Brownfields program requirements.

**Task 4 – Cleanup & Reuse Planning (\$118,500 total)**

FIVCO will support cleanup planning and reuse planning activities for assessed Brownfield sites to facilitate future remediation and redevelopment. These activities will be conducted in coordination with community stakeholders and consistent with EPA Brownfields cleanup and reuse planning guidance.

All work under this task will be completed through contractual services totaling **\$118,500**, representing approximately **1,185 hours at \$100 per hour** of professional planning and technical support. Activities may include:

- Cleanup alternatives analysis
- Conceptual site reuse planning
- Evaluation of redevelopment constraints and opportunities
- Preparation of cleanup and/or reuse planning documents suitable for future funding applications

#### **Cost Estimate Basis:**

The cost estimate for cleanup and reuse planning was developed using standard hourly rates for environmental planning and redevelopment professionals based on documented market rates and the anticipated scope and complexity of services required. Estimates are consistent with costs incurred on comparable EPA Brownfields-funded planning efforts in similar rural and small-community contexts.

### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

#### **Programmatic Capability**

##### **4.a Organizational Capacity, 4.b Organizational Structure, and 4.c Description of Key Staff**

FIVCO is small, but our employees are capable and well accomplished in serving the communities in our region. We have 24 employees under 4 departments within our ADD. FIVCO is governed by a Board of Directors comprised of local elected officials and citizen members, who played a key role in the selection of our brownfield priority sites. The Board has approved the submittal of this application. FIVCO employs a professional staff of planners, administrators, case managers, and support personnel. Numerous federal contracts are implemented to fund the agency's various programs. In addition to the agency-wide Single Audit, each program is monitored by its funding source. The high frequency of requests for assistance from counties, cities, industrial authorities, water districts, and other organizations indicates the professionalism and quality of work provided by the FIVCO staff. The Community and Economic Development Department provides project planning, technical assistance, grant application preparation, and administrative services to units of local government in its 5-county service area. FIVCO employs two certified Community Development Block Grant (CDBG) Administrators. During the previous fiscal year, the Community and Economic Development Department managed 50 projects, valued at \$65,873,681, and prepared 27 new grant applications.

Lance Hanshaw, FIVCO's Executive Director, will be responsible for ensuring compliance with the Cooperative Agreement. Lashawna Miller, Associate Director of Community and Economic Development, will be the project manager. She has a Bachelor's degree and has been employed at FIVCO since 2022. Ms. Miller oversees the following projects administration of a \$200,000 CDBG grant for Genesis Recovery Center annually, a \$4,000,000 AMLER grant for Pathways, Inc., she also works on various other CDBG and ARC projects. Ms. Miller will be supervised by Luke Stapleton, the Director of Community and Economic Development. Mr. Stapleton has been employed with FIVCO since 2024 and holds a Bachelor's degree. Mr. Stapleton will monitor key activities and will be available to fill in or assign other staff if the need arises. Erin Collier, FIVCO's Chief Financial Officer, will provide the financial management of the USEPA Brownfields grant. FIVCO's existing fiscal internal control procedures will be followed in the management of USEPA funds.

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

FIVCO will contract QEP to lead the environmental assessment, cleanup, and reuse planning tasks. The QEP will also support outreach efforts and project reporting tasks. A Request for Qualifications for firms to provide brownfields consulting services for the duration of the project will be released in compliance with 2 CFR part 200 and 2 CFR part 15000 requirements FIVCO is experienced in obtaining and managing contractors. In addition, FIVCO will encourage the QEP to seek local and minority owed contractors whenever possible.

#### **Past Performance and Accomplishments**

**4.e** FIVCO has never received an EPA Brownfields Grant.

##### **4.f Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements**

FIVCO has received and successfully administered many federally and non-federally funded financial assistance agreements. The following are recent grants of similar size, scope, and relevance:

(1) Purpose and Accomplishments

A. Project: King's Daughters Medical Center Expansion

Funding: \$4,000,000 in Economic Development Administration Funds.

Purpose: To expand capacity and operations to accommodate increased patient load.

Outputs: Hospital expansion, equipment purchase, and creation of 250 new jobs.

B. Genesis Recovery Center

Funding: \$200,000 in Community Development Block Grant Funds

Purpose: To reimburse operation costs, specifically salaries for the Genesis Kentucky Recovery Center, benefits, and associated administrative costs.

Outputs: Reimbursed intended costs and retained sufficient staffing.

C. Louisa Wastewater Treatment Plant Flood Mitigation

Funding: \$6,461,000.00 FEMA HMGP

Purpose: Mitigate damage to treatment plant from floodwaters

Outputs: Move portions of treatment plant and primary pump station out of flood zone

(2) Compliance with Grant Requirements

The projects described above were successfully completed and the intended purposes were achieved. All required reporting was completed in a timely manner. The projects were monitored by the funding agencies with no adverse findings cited or compliance issues identified and have been granted close-out status. Project files will be maintained in accordance with the funding agency's record retention requirements.

**4.g Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements**

Not applicable.