



Application Information Sheet

FY26 EPA Brownfield Community Wide Assessment Grant

Funding Opportunity Number: EPA-OLEM-OBLR-25-04

1. Applicant Identification:

Northern Kentucky Area Development District
22 Spiral Drive, Florence, KY 41042

2. Website URL:

www.nkadd.org

3. Funding Requested:

- a. *Assessment Grant Type:* Community Wide
- b. *Federal Funds Requested:* \$500,000

4. Location:

Falmouth, Pendleton County, Kentucky

5. Target Area and Priority Site Information:

*Map included as attachment to visually depict the proposed target area and priority sites

- a. *Target Area:* City of Falmouth, Kentucky
- b. *Priority Sites:*

1. Former McDonald-Holt Distillery
 - Water Street, Falmouth, Kentucky 41040 (38.679856, -84.331745)
 - (Census Tract 21191930300)
2. Former Pendleton Woolen Mills
 - Water Street, Falmouth, Kentucky 41040 (38.679454, -84.330488)
 - (Census Tract 21191930300)

6. Contacts:

- a. *Project Director:*

Katie Jo Kirkpatrick, Associate Director
NKADD
22 Spiral Drive, Florence, KY 41042
Katiejo.kirkpatrick@nkadd.org; (859) 692-2482

- b. *Chief Executive / Highest Ranking Elected Official:*

Tara Johnson-Noem, Executive Director
NKADD

Northern Kentucky Area Development District
22 Spiral Drive Florence KY 41042
859.283.1885 --- nkadd.org

22 Spiral Drive, Florence, KY 41042

Tara.noem@nkadd.org; (859) 283-1885

7. Population:

City of Falmouth: 2,216 (2020 US Census Data)

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	1 & 6 (sections 1a & 2a)
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	2 (section 1b)
The priority site(s) is in a federally designated flood plain.	2 (section 1b)
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3-4 (section 1e)
The reuse of the priority site(s) will incorporate energy efficiency measures.	4 (section 1e)
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3-4 (sections 1d & 1e)
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) , for priority sites within the target areas.	9 (section 3e)
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority:

A letter of acknowledgement and support from the Kentucky Brownfields Coordinator is attached.

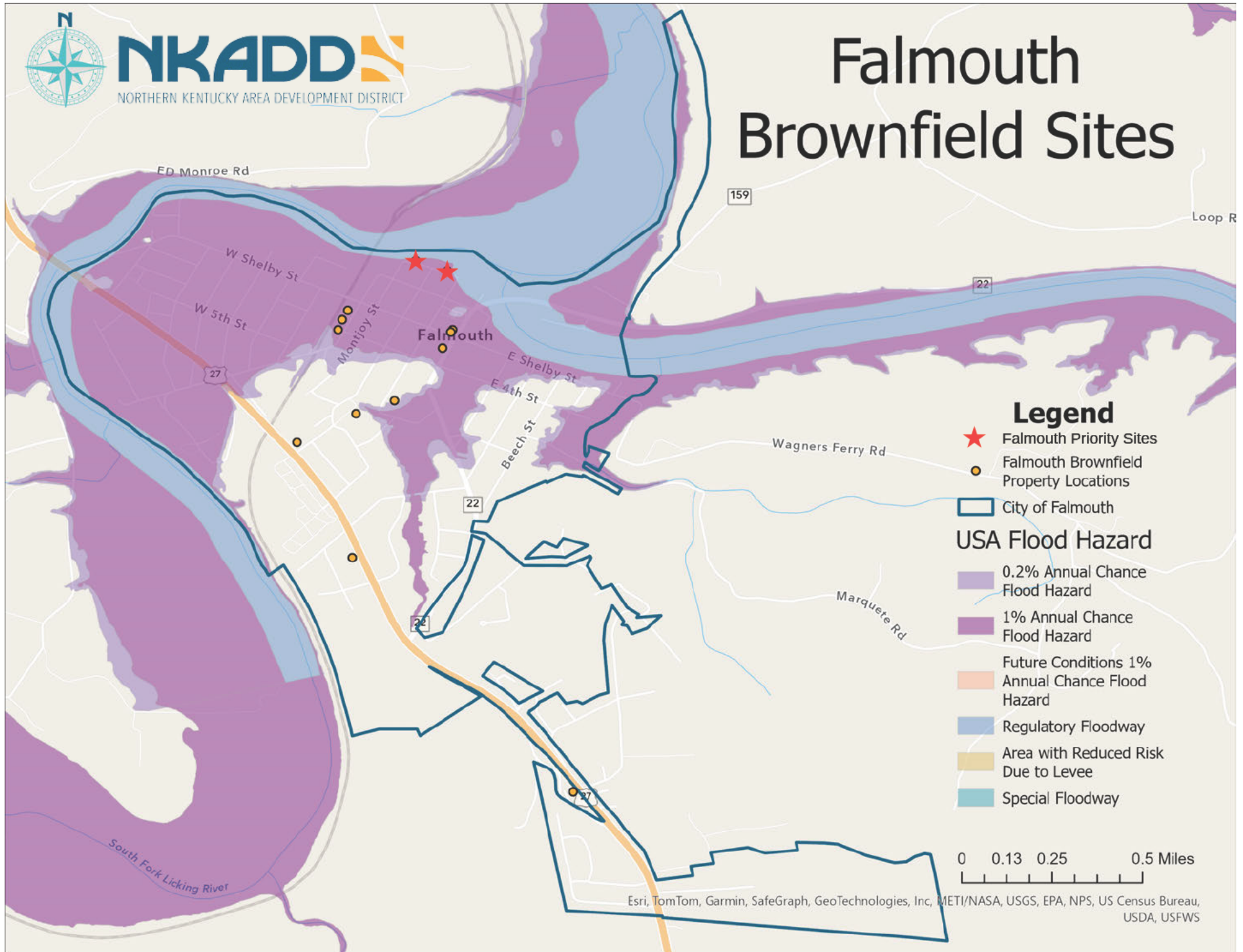
10. Releasing Copies of Applications

Not applicable



NKADD
NORTHERN KENTUCKY AREA DEVELOPMENT DISTRICT

Falmouth Brownfield Sites





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 20, 2026

Tara Johnson-Noem
Executive Director
Northern Kentucky Area Development District
22 Spiral Drive
Florence, KY 41042

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

Dear Ms. Johnson-Noem:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of Northern Kentucky 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 blue ink that reads "Kiersten O'Leary".

Kiersten O'Leary
Brownfield Coordinator

Cc: Kenneth Logsdon, Division of Waste Management
Adam Fritsch, Division of Waste Management, Florence Regional Office
Katie Jo Kirkpatrick, Northern Kentucky Area Development District

FY26 Community Wide Assessment Grant Application Narrative

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1a. Overview of Brownfield Challenges and Description of Target Area: The Northern Kentucky Area Development District (NKADD) serves eight counties in Northern Kentucky as one of Kentucky's fifteen Area Development Districts, encompassing 52 incorporated cities and towns within a region located south of the Ohio River that includes a mix of urban metropolitan counties and rural Appalachian influenced communities. The geographic boundary for this grant is the NKADD region, with the target area defined as the City of Falmouth, Kentucky, located in the northernmost part of the state at the confluence of the South Fork and Main Fork of the Licking River. Falmouth is the seat of Pendleton County and is beloved by 2,216 residents whose Kincaid Regional Theater is known for its excellence and who welcome the Kentucky Wool Festival each year, a tradition harkening back to the opening of Pendleton Woolen Mills's first facility there. Located in Census Tract 21191930300, the city encompasses approximately 1,540 acres containing a concentrated inventory of vacant and underutilized properties shaped by historic industrial, commercial, and transportation uses. Founded in 1793 by European settlers who came by way of Virginia, Falmouth developed as a river based industrial and commercial center supported by mills, distilleries, tobacco related operations, agricultural commerce, manufacturing, and the L&N Railroad, with many properties constructed near riverfront and rail corridors that later became vulnerable to disinvestment as industries declined. These brownfield challenges have been significantly compounded by recurring extreme weather events, including catastrophic flooding in 1964, 1997, and 2020 that inundated river adjacent industrial and commercial properties, damaged aging infrastructure, and accelerated site abandonment by increasing environmental uncertainty and redevelopment costs; the 1997 flood alone submerged most of the city, destroyed approximately 600 homes, and rendered multiple properties economically infeasible for reinvestment without environmental assessment and remediation. A deadly tornado in 1968 caused approximately \$7 million in damage, leaving structurally compromised buildings and debris-laden sites that were never fully remediated, further expanding the city's brownfield inventory. Today, Falmouth contains numerous suspected brownfield sites including former mills, distilleries, gas stations, a school, manufacturing facilities, and other historic commercial structures that are suspected to contain hazardous building materials such as asbestos and lead based paint as well as soil, groundwater, and soil vapor contamination from historic industrial and commercial activity. Flooding events increase the risk that contaminants are mobilized and redistributed, heightening the potential for human exposure and environmental harm, while vacant and deteriorating structures pose physical safety hazards, attract illegal dumping, and contribute to neighborhood blight that depresses surrounding property values and discourages private investment. These conditions have had direct and lasting impacts on community health, safety, and economic stability, contributing to stalled redevelopment, limited job creation, and a weakened tax base, most recently exacerbated by the July 2024 closure of Hammer Strength, which resulted in the loss of approximately 120 jobs and an estimated \$60,000 in annual tax revenue. Falmouth now faces a poverty rate of 28.2%, with child poverty estimated at 51.6%, leaving residents particularly vulnerable to the cumulative impacts of environmental hazards and economic disinvestment. Through the proposed EPA Brownfields Assessment Grant (EPA Grant), NKADD seeks to directly address these challenges within clearly defined geographic boundaries in the City of Falmouth by supporting environmental assessments of contaminated and flood impacted properties that have remained vacant or underutilized due to the lack of funding and environmental certainty. By identifying contamination, evaluating risks, and prioritizing sites for cleanup, the grant will reduce public health and safety threats, remove real and perceived barriers to redevelopment, restore developable land for appropriate reuse including commercial, light industrial, housing, and green space, and catalyze reinvestment, job creation, and long term economic recovery in one of NKADD's most underserved communities by removing the financial roadblock preventing planning and revitalization.

1b. Description of the Priority Brownfield Site(s) : NKADD's Brownfield Advisory Committee (BAC) identified 11 brownfield sites in Falmouth with suspected contamination tied to historic industrial uses; Sites 1 and 2 on Water Street were prioritized for assessment because they present the highest immediate need and opportunity for reuse. These contiguous riverfront parcels total more than five acres, are fully vacant with no remaining structures, and are located within the federally designated floodplain between Mountjoy Street and Chapel Street, an area repeatedly impacted by flooding. Their former uses as the McDonald-Holt Distillery and the Pendleton Woolen Mills indicate a high likelihood of soil contamination from metals, petroleum compounds,

solvents, and other industrial pollutants, with flooding increasing the risk of contaminant migration. Both sites have clear ownership, direct roadway access, and alignment with the City's planned riverfront green space reuse, making them the most assessment-ready sites in the inventory and the most likely to leverage assessment results into future cleanup funding and near-term public reuse.

Sites Description (all within Census Tract 21191930300)	Uses:	Suspected Contaminants
<p>1. Priority Site: Water St 0.55-acre lot located between Mountjoy St and Maple Ave, former site of the McDonald-Holt Distillery from 1882-1919. Federally designated floodplain.</p>	<p>Former: Distillery, warehouse, and office space Current: Vacant lot, no structures Proposed: Riverfront green space</p>	<p>Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), heavy metals, polyaromatic hydrocarbons (PAHs), acids and caustic agents, polychlorinated biphenyls (PCBs), lead-based paint (LBP)</p>
<p>2. Priority Site: Water St 4.47-acre lot located between Maple Ave and Chapel St, former site of historic Pendleton Woolen Mills from 1866-early 1900s. Federally designated floodplain.</p>	<p>Former: Fabric mill Current: Vacant lot, no structures Proposed: Riverfront green space</p>	<p>Heavy metals, VOCs, SVOC's, PCBs, PAHs, Petroleum hydrocarbons, industrial solvents, trichloroethylene (TCE), tetrachloroethylene (PCE), LBP, grease, and lubricants</p>
<p>3. 303 Park St 0.29-acre lot, 1 of 3 sites on same block, bordered by a railroad line and a historically active commerce area. Federally designated floodplain.</p>	<p>Former: Passenger train station, flour mill, tobacco warehouse, coal shed, turntable Current: Car wash Proposed: Light industrial</p>	<p>Petroleum hydrocarbons, heavy metals, asbestos, LBP, PCBs, creosote and PAHs, pesticides and fumigants, VOCs, SVOCs, coal residue</p>
<p>4. 311 Park St 0.45-acre lot containing an office building. 2 of 3 sites on same block, bordered by a railroad line and a historically active commerce area. Federally designated floodplain.</p>	<p>Former: Passenger train station, flour mill, tobacco warehouse, coal shed, turntable Current: Office space Proposed: Light industrial reutilizing existing historic building</p>	<p>Petroleum hydrocarbons, heavy metals, asbestos, LBP, PCBs, creosote and PAHs, pesticides and fumigants, VOCs, SVOCs, coal residue</p>
<p>5. South of 311 Park St 1.08-acre tram yard owned by Louisville & Nashville Railroad. 3 of 3 sites on same block, bordered by a railroad line and a historically active commerce area. Federally designated floodplain.</p>	<p>Former: Passenger train station, flour mill, tobacco warehouse, coal shed, turntable Current: Vacant with building Proposed: Light industrial reutilizing existing historic building</p>	<p>Petroleum hydrocarbons, heavy metals, asbestos, PCBs, creosote and PAHs, pesticides and fumigants, VOCs, SVOCs, coal residue</p>
<p>6. 100 West Shelby St 0.07-acre parcel. Assembly Building built in 1892 by Gus Schubert, located within the Central Falmouth Historic District. Federally designated floodplain.</p>	<p>Former: Drug store, assembly hall, housing, bank, pool hall, saloon, speakeasy, theatre, and various shops. Current: Vacant lot, no structure Proposed: Green space</p>	<p>LBP, mercury, PCBs, underground heating oil tanks, pharmaceutical and chemical residues, mold, and mildew</p>
<p>7. 500 S Chapel St 4.54-acre building with a 35K-sf building, formerly the old Falmouth High School</p>	<p>Former: School building Current: Vacant with building Proposed: Income-aligned housing reutilizing existing historic building</p>	<p>Asbestos, LBP, PCBs, mercury, underground heating oil tanks, mold, VOCs, SVOCs</p>
<p>8. 512 Maple Ave 0.35-acre site of former Falmouth Hospital, with a 16K-sf building.</p>	<p>Former: Hospital Current: Vacant with building Proposed: Income-aligned housing reutilizing existing historic building</p>	<p>Asbestos, LBP, mercury, PCBs, radioactive materials, VOCs, SVOCs, heavy metals</p>
<p>9. 261 Ridgeway Ave 0.51-acre lot, formerly a Gulf Gas Station.</p>	<p>Former: Gas Station Current: Vacant with building Proposed: Tourism and business corridor on US27 between Cincinnati and Lexington</p>	<p>Petroleum hydrocarbons, VOCs, SVOCs, heavy metals, PAHs, asbestos, LBP, PCBs, underground storage tanks (USTs), solvents, and degreasers</p>

<p>10. 594 Ridgeway Ave 0.71-acre lot, the former site of Showalter Dealership built in 1947.</p>	<p>Former: Car Dealership Current: Vacant with building Proposed: Tourism and business corridor on US27 between Cincinnati and Lexington</p>	<p>Petroleum hydrocarbons, VOCs, PCBs, heavy metals, SVOCs, PAHs, asbestos, LBP, solvents, and degreasers</p>
<p>11. 568 US 27 2.67-acre lot with a former service station with apartment housing built in 1951.</p>	<p>Former: Service station, apartments Current: Vacant with building Proposed: Residential and commercial mixed-use</p>	<p>Petroleum hydrocarbons, USTs, VOCs, SVOCs, heavy metals, PAHs, asbestos, LBP, PCBs, solvents, and degreasers</p>

1c. Identifying Additional Sites: The BAC already conducted an initial inventory of the target area, composed of a broad spectrum of community members. Additional site selection will be considered and prioritized. While the grant focus is on Falmouth, the BAC will include representatives across the district for a broader understanding of brownfield community needs across the ADD. Therefore, this grant may be made available to sites anywhere within NKADD, if identified as eligible and prioritized by the BAC. The BAC will select sites for assessment consideration based on 1) eligibility based on EPA requirements; 2) locations in underserved communities; 3) connection to existing area-wide plans; 4) redevelopment potential emphasizing job creation; 5) extent or perception of contamination; 6) availability of site access; and 7) public input.

1d. Reuse Strategy & Alignment with Revitalization Plans: NKADD’s brownfield redevelopment strategy aligns with Falmouth’s community-driven goals for economic and employment growth, historic preservation, housing security, and environmental resilience as well as goals of regional entities. By targeting key sites such as the Old Falmouth School and the former hospital at 512 Maple Avenue, NKADD’s plan directly responds to the [2023 Northern Kentucky Housing Data Analysis](#) call for income-aligned housing and would transform vacant yet structurally valuable spaces into affordable residences on 4.54- and 3.05-acre plots. This approach also meets Pendleton County’s Comprehensive Plan goals for sustainable growth and bolsters the community’s housing stock. In support of environmental resilience, NKADD plans to repurpose historic sites along Water Street, such as the former McDonald-Holt Distillery (Priority Site 1) and Pendleton Woolen Mills (Priority Site 2), into low-impact recreational areas. This transformation addresses flood risks in line with [Pendleton County’s floodplain management](#) strategies and [Falmouth’s 2012 Design Guidelines](#), which advocate for integrating natural landscapes to reduce flooding and attract tourism. NKADD’s focus on green space also supports the [KORRRR Plan’s](#) principles and [OKI Strategic Regional Policy Plan](#) by establishing vibrant, accessible recreation areas that strengthen Falmouth’s appeal to visitors while promoting regional vitality through enhanced land use. The brownfield initiative will catalyze local tourism and economic revitalization. Downtown sites such as the historic Assembly Building (Site 6), are slated to retain their architectural character while being revitalized as dynamic commercial spaces within the Central Falmouth Historic District. Meanwhile, Ridgeway Avenue properties (Sites 9,10,11) along US-27 will be transformed into tourism hubs, attracting travelers from Cincinnati and Lexington. This coordinated effort not only preserves Falmouth’s heritage but also fosters a resilient economic base through expanded housing, business, and tourism, ensuring that redevelopment aligns with both local planning and broader regional objectives.

1e. Outcomes & Benefits of Reuse Strategy: NKADD’s brownfield redevelopment strategy will transform underused and blighted sites throughout Falmouth into productive community assets that support economic growth, income-aligned housing, and environmental resilience. Through this grant, NKADD will help the City identify and prepare priority properties for cleanup and reuse that directly benefit residents most affected by unemployment, poverty, and repeated flood events. Assessing the priority sites will reduce environmental and public health risks by identifying unaddressed contamination and exposure pathways. Based on comparable small-town brownfield redevelopments, assessed sites are expected to support 25 to 40 permanent jobs and leverage private and public reinvestment in the low seven-figure range following cleanup. The reuse plan emphasizes three complementary goals that align with local and regional revitalization priorities: **1. Income-Aligned Housing (Sites 7,8,11):** Redevelopment will expand the supply of safe, affordable, and energy-efficient housing for low- and moderate-income residents. Reuse of vacant or former industrial parcels will provide an

estimated 25-30 units of mixed-income housing that will stabilize population loss, support workforce retention, and increase household spending in the local economy thereby strengthening Falmouth's tax base. Energy-efficient design standards such as incorporating high performance windows and roofing, energy-efficient water heaters and appliances, and improved building insulation will reduce utility costs and long-term operating expenses for residents. Renewable energy solutions such as rooftop or shared solar installations to lower household electricity costs, geothermal heating and cooling systems to provide stable and efficient year-round comfort reduces the energy burden for low- and moderate-income residents while supporting long-term housing affordability and community stability. **2. Commercial and Mixed-Use Development (Sites 3,4,5,9,10,11):** Cleanup and adaptive reuse of downtown and corridor properties will provide new space for small businesses, tourism-related ventures, and community services. All commercial and mixed-use sites will incorporate energy-efficient and renewable technologies, including rooftop or canopy-mounted solar to offset commercial electricity demand, geothermal heating and cooling systems to reduce operating costs for mixed-use tenants, improving long-term affordability, marketability, and downtown economic sustainability. **3. Greenspace and Flood-Resilient Infrastructure (Sites 1,2,6):** River-adjacent and flood-prone parcels in Falmouth will be repurposed as parks, trails, and open space designed to safely accommodate periodic flooding while reducing environmental risk. Planned improvements along Water Street include restoration of 1,000 to 1,500 linear feet of native riparian buffers, stabilization of eroding streambanks, and installation of green infrastructure features such as bioswales, rain gardens, and permeable walking surfaces across an estimated 2 to 4 acres of flood-prone land. These features will slow runoff, reduce erosion, and limit contaminant migration during high-water events, while providing passive recreation and river access. Where appropriate, engineered soil caps with integrated drainage systems will be used to isolate contaminated soils and maintain long-term protectiveness under flood conditions. Collectively, these improvements are expected to reduce stormwater runoff volumes from remediated parcels by an estimated 20 to 35 % during heavy rain events. These investments align with Pendleton County's flood management and outdoor recreation goals and strengthen Falmouth's resilience as a riverfront community. Guided by NKADD's BAC and consistent with the Pendleton County Comprehensive Plan, this strategy prioritizes flood-compatible reuse that benefits vulnerable populations while supporting long-term economic stability. By linking environmental cleanup with attainable housing, local business development, and resilient greenspace, NKADD's program will catalyze equitable growth and position Falmouth as a model for small-town recovery.

If. Resources Needed for Site Reuse: NKADD's brownfield redevelopment strategy will leverage a robust network of federal, state, and private resources, amplifying the EPA grant's impact by integrating funds from sources, such as Kentucky's Government Resources Accelerating Needed Transformation (GRANT.) program. That program will help redevelop properties after brownfield assessment is completed. These resources, complemented by NKADD's Revolving Loan Funds (RLF) for brownfields and small businesses, will support environmental cleanups, phased development, and startup while strategically aligning with Pendleton County's comprehensive development and resilience goals.

Existing secured funding includes:

- **NKADD's Brownfield RLF:** NKADD provides funds for the remediation of brownfield sites through EPA Brownfield Cleanup RLF funds awarded to NKADD in 2012. As the RLF receives program income, NKADD plans to utilize those funds for additional remediation activities. **Amount: \$850,000**
- **NKADD Small Business RLF:** NKADD's Small Business Lending Program provides flexible financing capital for small businesses unable to obtain sufficient private financing for projects deemed of economic benefit to the area and its workforce. **Amount of \$390,000**
- **CDBG:** The HUD's Community Development Block Grant (CDBG) was awarded to the City of Falmouth for the redevelopment of the Old Falmouth School Complex. **Amount \$750,000**

To amplify EPA funding, NKADD will collaborate closely with economic development and real estate partners to drive impactful redevelopment. NKADD's Small Business Lending Program and RLF extend flexible capital for businesses that lack private financing, targeting projects that will strengthen the workforce and economic fabric of the region. Additionally, NKADD's EPA Brownfield Cleanup RLF funds, awarded in 2012, enabled brownfield remediation with an ongoing program income to support phased cleanup activities. Investors benefitted from opportunity zones within NKADD's eight-county regilongcially in Pendleton County, where

federal tax incentives attract capital gains investments, further enhancing the long-term economic and environmental resilience. NKADD will promote appropriate incentives, grants, and loan opportunities aligned with the redevelopment goals of each assessed site and will foster diverse public and private partnerships to support eligibility and successful project implementation. These funding sources could include but are not limited to the following: **Kentucky 415 Program (State Brownfield Program)** (All Sites); **Private Investment** (All Sites); **USDA Rural Business Loans and Grant** (Sites 3,4,5,6,9, 10, 11); **USEPA Brownfield Cleanup Grants** (All Sites); **Cleaner Commonwealth Fund** (All Sites); **KDWM Superfund Branch Tax Incentive Program** (All Sites); **HUD Community Development Block Grant (CDBG)** (Sites 7,8,11); **KDEP Small Operators Tank Removal Account** (Sites 9, 11); **NPS Land and Water Conservation Grant**. (Sites 1,2, 6,7).

1g. Use of Existing Infrastructure: The redevelopment plan will leverage existing infrastructure at identified sites while targeting specific upgrades necessary to support safe, resilient reuse. For example, Site 6, the Assembly Building, will utilize its existing foundation, structural shell, Main Street roadway access, and existing water, sewer, and electrical connections, with planned upgrades including structural stabilization, selective demolition, asbestos and lead-based paint abatement, and modernization of electrical and plumbing systems to support mixed commercial and community uses. Site 7, the Old Falmouth School, will build on the existing building footprint, foundations, utility laterals, and neighborhood pedestrian connections, with needed improvements including partial demolition of unsafe sections, stormwater management enhancements to reduce flood risk, energy-efficient HVAC and electrical upgrades, and accessibility and site grading improvements. Downtown properties will rely on existing roadways, sidewalks, utilities, and historic commercial structures, while requiring streetscape and pedestrian safety improvements, utility capacity upgrades for mixed-use redevelopment, flood resilience measures such as drainage and green infrastructure, and remediation of legacy hazards including lead-based paint. Infrastructure upgrades will be coordinated with cleanup activities and funded through a combination of EPA Brownfields Cleanup and RLF program income, CDBG funds, Kentucky Infrastructure Authority wastewater and stormwater programs, EDA Public Works funding, Transportation Alternatives Program funds, and other state and federal economic development sources to ensure long-term project viability and compliance.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2a. The Community’s Need for Funding: The City of Falmouth, with a population of 2,216, faces acute economic and environmental distress that cannot be addressed without EPA support. Repeated catastrophic flooding, including the 1997 flood that caused an estimated \$50 million in damages and the April 2025 Licking River crest of 38.6 feet, has eroded the city’s tax base, depressed property values, and deterred reinvestment, making Falmouth one of the most flood-prone communities in Kentucky. Municipal revenues are extremely limited, with less than \$10,000 annually allocated to capital improvements, a shortfall so severe that the local fire department is at risk of closure due to ongoing budget constraints, underscoring the city’s inability to fund even basic public safety services. These challenges coincide with high unemployment, low household incomes, aging housing stock, and a projected shortage of 216 housing units by 2028 ([NKADD’s 2023 Housing Study](#).) NKADD lacks independent taxing authority to fund site assessments or redevelopment planning on its own. EPA Brownfields funding is critical to catalyze assessment and in turn reinvestment, job creation, and weather resilience.

Economic Indicators of Need	Falmouth	Kentucky	USA
Population	2,214	4,526,154	334,914,895
Poverty Rate	28.2%	16.4%	12.6%
Unemployment Rate	5.1%	4.5%	3.7%
Median Household Income	\$38,021	\$60,183	\$74,755

Source: US Census Bureau 2019-2023 American Community Survey 2023 Data

2b. Health or Welfare of Sensitive Populations: Brownfield contamination in Falmouth disproportionately affects sensitive populations, including young children, senior citizens, people with disabilities, and residents living at or below the poverty line, many of whom already face compounded health and housing vulnerabilities. In Falmouth, 28.2% of residents live in poverty, more than double the national rate of 12.6%, limiting access to preventive health care, environmental risk mitigation, and stable housing. Children aged five or younger make up 8% of the population, exceeding state and national averages, while 21.1% of residents are age 65 or older, a population more susceptible to respiratory, cardiovascular, and immune system impacts associated with exposure to contaminants such as lead, asbestos, and petroleum related compounds commonly found at brownfield sites.

Disability prevalence in Falmouth is 18%, indicating a significant share of residents who may face mobility limitations, chronic health conditions, or fixed incomes that heighten vulnerability to unsafe environmental conditions. Housing insecurity further exacerbates these risks. Repeated flooding, aging housing stock, and a projected shortage of 216 housing units by 2028 have forced many low-income families and seniors to rely on older, poorly maintained structures that are more likely to be located near contaminated sites or contain hazardous building materials. 30 % of children in Pendleton County live in single parent households, increasing economic strain and reducing household capacity to relocate away from environmental hazards. Limited access to health care compounds these challenges, as approximately 7% of Falmouth residents are uninsured ([Kentucky Center for Economic Policy](#)) and medically underserved gaps persist, reducing early detection and treatment of environmentally linked health conditions. Vacant and blighted brownfield properties also pose safety risks, attract illegal dumping, and contribute to neighborhood disinvestment, further undermining physical and mental wellbeing in already stressed households. The EPA Grant will directly benefit these sensitive populations by identifying and evaluating environmental hazards, reducing uncertainty about site safety, and enabling the

Sensitive Population	Falmouth	Kentucky	USA
Poverty Rate	28.2%	16.4%	12.6%
Age 5 or Younger	8.03%	5.7%	6%
Age 65 or Older	21.1%	17%	17%
Disability Prevalence	18.4%*	24%	13.0%

Sources: US Census Bureau 2019-2023 American Community Survey 2023 Data, *NKADD Pendleton County KY 177 Socioeconomic Study

community to pursue cleanup and remediation funding. By advancing assessments that support the redevelopment of contaminated and flood prone properties into safe, resilient, and attainable housing and community uses, the grant will reduce exposure risks, improve neighborhood conditions, and strengthen long term health and welfare outcomes for Falmouth’s most vulnerable residents.

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health data for Kentucky, available only at the county level, reveal significant health challenges. [The United Health Foundation](#) ranks

Kentucky 41st overall in national health measures, with especially poor rankings of 49th in chronic obstructive pulmonary disease (COPD), 47th in cardiovascular disease, 45th in diabetes and chronic kidney disease, and 44th for both high blood pressure and premature death. According to

Greater Than Normal Incidence	Pendleton Co.	Kentucky	United States
Cancer (age adjusted)	532	513.7	444.4
Heart Disease	6,600	6,300	4,900
Asthma (adult lifetime)	n/a	14.7%	13.3%
Asthma (child lifetime)	n/a	13.8%	13.3%
Premature Birth	n/a	11.7%	10.4%

Rates per 100,000

Source: National Cancer Institute / CDC : Asthma in Kentucky / CDC: Preterm Birth Rate /NCHS


NKADD’s partner [Three Rivers District Health Department](#), life expectancy in Pendleton is 74.35 years, more than 5 years below the national average. Leading causes of death include heart disease (257.5 per 100K) and cancer (213.8 per 100K), with an age-adjusted cancer rate of 532 per 100K. Notably, lung cancer is the leading cause of death for adults aged 45-64 and 65-84, with malignant neoplasms topping the list for individuals under 75 (148.7 per 100K). These health outcomes are influenced by socio-economic factors but are exacerbated by environmental conditions, contaminants, and exposure pathways. Phase I and Phase II assessments will be designed to specifically identify contaminant sources, exposure pathways, and affected media associated with the elevated cancer, respiratory, and cardiovascular conditions documented in the target population. In Falmouth, many older commercial buildings within the target redevelopment area, particularly those constructed prior to the mid-1970s and located along the historic downtown and riverfront corridors, are likely to contain lead-based paint, asbestos-containing materials, and PCBs. These legacy contaminants pose documented risks of respiratory illness and increased cancer incidence, including lung cancer, and represent a direct public health concern for nearby residents, workers, and visitors if not accurately assessed and remediated. Unregulated use and mishandling of VOCs, SVOCs, metals, and petroleum products at mill sites further compound these risks. Prolonged exposure can lead to severe health issues, including cancer, liver disorders, neurological damage, and weakened immune systems. The target area’s most vulnerable populations, including children, the elderly, and low-income residents, face a heightened risk of these adverse health effects. This grant aims to facilitate the assessment, cleanup, and redevelopment of contaminated sites, addressing contributing factors to disease. Mitigation efforts will focus on reducing contaminated dust and fine particles to prevent inhalation and ingestion.

Identifying and removing these contaminants in Falmouth's brownfield sites is the critical first step in reducing exposure and improving health outcomes for sensitive populations.

2d. Economically Impoverished/Disproportionately Impacted Populations: Falmouth, Kentucky is a small rural city where persistent poverty, job loss, and recurring environmental disasters have created severe economic and environmental disparities. The city's **28.2% poverty rate** and **51% child poverty rate** far exceed state and national levels. Median household income is **\$38,177**, 40 % below Kentucky's median, and **21 % of residents are age 65 or older**, while **8% are under 5**, with both age groups being extremely sensitive to environmental and health risks. Pendleton County's **18.4% disability rate** also surpasses the U.S. rate of 13 %, further heightening local vulnerability. Economic hardship has been worsened by industrial decline and the repeated natural disasters. The 1997 flood destroyed 600 homes and much of downtown, while more recent floods in 2020 and 2025 again damaged low-income neighborhoods near the Licking River. Closure of the Hammer Strength manufacturing facility in 2024 eliminated 120 jobs and \$60,000 in annual tax revenue, reducing employment opportunities and shrinking the city's tax base. Historic mills, gas stations, and industrial sites, many in flood-prone areas, left behind contamination from lead, petroleum, and asbestos. Residents living near these brownfields are among the community's lowest-income and least able to fund cleanup or mitigation. The proposed EPA Grant will address these inequities by serving as a critical first step toward cleanup and reuse. Through site-specific Phase I and Phase II assessments, NKADD will identify environmental conditions, evaluate risks, and generate the data needed to guide future cleanup and redevelopment decisions. Assessment results will inform realistic reuse planning that supports income-aligned housing, commercial and tourism-oriented redevelopment, and flood-resilient greenspace. By focusing assessment activities on areas of highest need, the project will clarify pathways to remediation, reduce uncertainty that deters investment, and position Falmouth's most economically and environmentally burdened residents to benefit from subsequent cleanup, revitalization, and long-term community resilience.

2e. Project Involvement and 2f. Project Roles: NKADD has engaged a range of local and regional organizations with direct relevance to brownfields assessment, redevelopment planning, public health, housing, and economic revitalization in Falmouth. Core project partners include the City of Falmouth, which will support site access, local coordination, and alignment with municipal priorities; Pendleton County officials, who will assist with data sharing and infrastructure coordination; and regional economic development and planning partners that will help integrate assessment results into broader redevelopment strategies. Local business representatives and property owners within the target area will participate in site identification and reuse discussions to ensure assessments reflect real redevelopment conditions. Public health, housing, and senior advocacy organizations will provide input on sensitive populations, exposure concerns, and community needs relevant to site prioritization.

Organization	Contact Info	Org Mission Statement & Project Role
Pendleton County Joint Planning Commission	Janet Scanlon, Chair Phone 859.654.1108	Mission Statement: To guide the city's future growth. Project Role: Serve on BAC, provide flood plain expertise and decision on sustainability practice developments.
Pendleton County Fiscal Court	David Fields, Judge Executive pendletoncountyjudgeexec@gmail.com Phone 859.654.4321	Mission Statement: To responsibly manage county resources, uphold public safety, & enhance infrastructure. Project Role: Serve on BAC, provide project authorization.
City of Falmouth	Mayor Sabrina Hazen mayor@cityoffalmouth.com Phone 859.462.1887	Mission Statement: To lead with integrity, promote sustainable growth and improve the quality of life for all residents. Project Role: Serve on BAC, provide project authorization.
Northern Kentucky Community Action Commission	Catrena Bowman cbowman@nkcac.org Phone 859.654.4054	Mission Statement: To promote, educate, advocate, and provide equitable services to elevate the quality-of-life Project Role: Serve on community-based committees, provide meeting space, distribute project information.

St. Francis Xavier Church		Mission Statement: To reflect Christ's presence in all activities and warmly welcome visitors.. Project Role: Serve on community-based committees, provide meeting space, distribute project materials.
Pendleton Co Tourism & Economic Development	Tami Vater economicdev@pendletoncountyky.gov Phone 859.654.4567	Mission Statement: To promote Pendleton County to residents and visitors. Project Role: Serve on BAC, track and provide economic data to support site selection and development decisions.

2g. Incorporating Community Input: Community input will be actively solicited, documented, and incorporated throughout the assessment process for priority sites in Falmouth, with engagement focused on residents, property owners, businesses, nonprofits, and local officials directly affected by flood-prone conditions, vacant properties, and suspected contamination within the target area. NKADD will gather input through in-person and virtual public meetings, webinars, structured surveys, facilitated focus groups, formal comment periods following presentation of assessment findings, and one-on-one meetings with property owners. A Brownfields Advisory Committee composed of residents, community leaders, nonprofit representatives, business owners, and local government staff will meet quarterly over the four-year project period to review assessment progress, provide recommendations, and guide site prioritization based on EPA eligibility, site access, perceived contamination, redevelopment feasibility, and public input. Project updates and assessment findings will be communicated through widely advertised meetings, email and social media updates, local media, and posted notices, with brochures and fact sheets distributed through partner organizations and public facilities. NKADD will track and summarize all feedback received and respond by refining site priorities, adjusting assessment scopes, or clarifying findings, with summaries of input and resulting actions shared at subsequent meetings and posted on NKADD's website to ensure transparency and accountability.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task 1: Project Management and Reporting
3a. Project Implementation: Develop Work Plan, procure a Qualified Environmental Professional (QEP) in accordance with 2 CFR 200.317-200.326, oversee and ensure compliance with the cooperative agreement, complete quarterly reports, Disadvantaged Business Enterprise (DBE), annual reports, and ACRES database entries, finalize and prioritize existing brownfield inventory, and travel to regional and national conferences.
3b. Anticipated Project Schedule: ACRES reporting begins in the 1 st Quarter and quarterly reporting begins in the 2 nd Quarter and continues throughout the project. Prioritized inventory by 3 rd Quarter. Annual reporting and forms will be created in the 5 th , 9 th , and 13 th Quarters and during final closeout.
3c. Task/Activity Lead: NKADD Project Director with support from QEP
3d: Outputs: Work plan, quarterly reports, DBE and close-out reports, ACRES entries, prioritized inventory
Task 2: Community Outreach
3a. Project Implementation: Develop CIP. Convene community visioning and quarterly BAC meetings to provide brownfields education, project updates, solicit input on site recommendations for site reuse and redevelopment. Arrange community education meetings. Prepare and distribute brownfield educational brochures.
3b. Anticipated Project Schedule: BAC meetings will begin in the 1 st Quarter. CIP by 2 nd Quarter. Community meetings 3 rd and 7 th Quarters. Brochures ready for the first community education meeting in the 3rd Quarter.
3c. Task/Activity Lead: NKADD Project Manager with support from QEP
3d: Outputs: 1 CIP, 16 BAC meetings, 2 community meetings, brochures available for all communities served.
Task 3: Brownfield Site Identification and Environmental Assessments
3a. Project Implementation: Phase I ESAs will be performed for prioritized sites. Phase II ESAs will be completed as needed based on Phase I results. Generic QAPP, Site Eligibility Determinations (SEDs) and Site Specific (SS)-QAPPs will be developed prior to Phase II ESAs. Health monitoring conducted in accordance with EPA guidance.
3b. Anticipated Project Schedule: Assessment activities to begin in the 2nd Quarter and continue throughout the grant project.
3c. Task/Activity Lead: QEP with oversight by the project manager and Health Department
3d: Outputs: 19 Phase I ESAs; 8 Phase II ESAs; one Generic QAPP, 8 SEDs and 8 SSQAPPs.
Task 4: Remediation and Reuse Planning
3a. Project Implementation: Based on the results of the Phase II ESAs, the QEP will prepare Analyses of Brownfield Cleanup Alternatives (ABCAs). Develop market study and reuse plans.

3b. Anticipated Project Schedule: October 2025 – October 2029; first ABCA anticipated by 5th Quarter.

3c. Task/Activity Lead: QEP with direction from project manager

3d. Outputs: 8 ABCAs, 3 market studies, 2 reuse plans

3e. Cost Estimates: NKADD has budgeted to allocate more than 30% of awarded funds to tasks related to reuse/area-wide planning activities.

Budget Categories		Project Tasks					Total
		Task 1 Management/ Reporting	Task 2 Community Outreach	Task 3 Site ID/ Assessments	Task 4 Remediation/ Reuse Planning	Admin Costs	
Direct Costs	Personnel	\$ 6,466	\$ 11,016	\$ -	\$ -	\$ -	\$ 17,482
	Fringe Benefits	\$ 3,233	\$ 5,544	\$ -	\$ -	\$ -	\$ 8,777
	Travel	\$ 10,560	\$ 140	\$ -	\$ -	\$ -	\$ 10,700
	Supplies	\$ -	\$ 2,670	\$ -	\$ -	\$ -	\$ 2,670
	Contractual	\$ 10,000	\$ 11,500	\$ 288,000	\$ 150,871	\$ -	\$ 460,371
Total Direct Costs		\$ 30,259	\$ 30,870	\$ 288,000	\$ 150,871	\$ -	\$ 500,000
Total Budget		\$ 30,259	\$ 30,870	\$ 288,000	\$ 150,871	\$ -	\$ 500,000

**The following categories have no costs budgeted: Equipment, Construction, Other, and Indirect Costs*

Task 1 (\$30,259): Personnel (\$6,466): NKADD Project Director 48 hrs (12 hrs/yr) @ \$64.37/hr = \$3,090. NKADD Project Manager 96 hours (24 hrs/yr) \$35.17/hr = \$3376. Total = \$6,466. **Fringe Benefits (\$3,233):** Total = \$3,233. **Travel (\$10,560):** 2 NKADD staff to attend 2 national brownfields conferences during grant cycle \$2,640 per person per conference = \$10,560. **Contractual (\$10,000):** ACRES database reporting, yearly financial reporting, quarterly reporting, DBE forms, programmatic support = \$10,000. **Task 2 (\$30,870): Personnel (\$11,016):** NKADD Project Director 40 hrs (10 hr/yr) @ \$64.37/hr = \$2,575. NKADD Project Manager 240 hours (60 hrs/yr) @ \$35.17/hr = \$8,441. Total = \$11,016. **Fringe Benefits (\$5,544):** Total = \$5,544. **Travel (\$140):** Mileage for 2 NKADD staff to separately transport to attend community meetings \$70 x 2 = \$140. **Supplies (\$2,670):** Community Involvement Plan materials \$810, Outreach plan materials (website, handouts, social media) \$885, community meeting materials \$975 = \$2670. **Contractual (\$11,500):** Community Involvement Plan \$2,250, Outreach Plan, \$2,250, 2 Community Education Meetings \$7,000 (\$3,500ea) = \$11,500. **Task 3 (\$288,000): Contractual (\$288,000):** 19 Phase I ESAs @ \$5,000ea = \$95,000, 1 Generic QAPP = \$5,000, 8 SS QAPPs @ \$3,500ea = \$28,000, 8 Phase II EASs @ \$20,000ea = \$160,000. Total = \$288,000. **Task 4 (\$150,871): Contractual (\$150,871):** 8 ABCAs @ \$4,000ea = \$32,000, 2 Site Reuse Plans @ \$29,749ea = \$59,498, 3 Market Studies @ \$19,791ea = \$59,373. Total = \$150,799.

3f. Plan to Measure and Evaluate Environmental Progress and Results: NKADD Project Manager and the QEP will track, measure, and evaluate progress on this assessment grant using Microsoft Project or similar software. To ensure the grant is on schedule, the BAC will meet with the QEP quarterly to track all outputs identified in 3.a., including the number of Phase I and II environmental assessments, ABCAs generated, and cleanup redevelopment plans. Meetings will be utilized to report progress in meeting goals and achieving scope of work objectives; to review project expenditures; and to share quarterly reports prepared for the EPA to ensure the grant project will be completed in the 4-year period. Specific information will be entered into and tracked in the ACRES database for each site. Outcomes will be tracked in Microsoft Project, including the number of community meetings held by the BAC and number of attendees; informational materials distributed; acres ready for adaptive reuse; jobs created; and the amount of private investment and other funding leveraged for redevelopment. If necessary, NKADD will create a Corrective Action Plan (CAP) to address identified shortcomings and help the Community-wide Assessment project get back on schedule and/or budget. NKADD will issue a final report of overall project results, and eventual project outcomes for each community.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4a. Organizational Capacity, 4b. Organizational Structure, 4c. Description of Key Staff: NKADD has successfully managed brownfield assessment, multipurpose, and RLF grants for communities across the ADD since 2010. The mission continues with this assessment grant to help one of the most underserved populations.

As the primary regional economic development organization for eight northern Kentucky counties, NKADD has proven capability in managing large-scale grants, ensuring compliance with administrative, financial, and programmatic requirements. Under the leadership of Executive Director, Tara Johnson-Noem, who has extensive experience managing a \$24 million budget and over 155 funding sources, NKADD administers a range of federal and state programs, including the Workforce Innovation and Opportunity Act (WIOA) contracts, Medicaid waivers, and community development projects. Johnson-Noem's oversight includes diverse grants, such as CDBGs, Transportation and Safe Streets, and Water and Sewer Planning. She brings specific experience in managing the EPA Brownfield Program, ensuring compliance with 2 CFR 200 regulations, and overseeing fund disbursement. The Brownfields Assessment Grant Project Manager, Katie Jo Kirkpatrick, will manage daily grant operations, bringing over 20 years of community planning experience, including hazard mitigation, housing, and regional infrastructure. NKADD's organizational structure includes the formation of a BAC to ensure timely, strategic, community-led decision-making. The BAC will prioritize sites, oversee outreach, and collaborate with public and private entities to address environmental and economic development goals. This framework reflects NKADD's commitment to robust community partnership and capacity to successfully manage the EPA Grant.

4d. Acquiring Additional Resources: NKADD follows the Kentucky Model Procurement Code (KRS 45A), which is more stringent than federal 2 CFR 200, to acquire any additional expertise or resources needed to complete grant requirements. The Code outlines the required methods for bidding, negotiating, and awarding contracts. Competitive sealed bidding is the standard process and includes requisitioning, public solicitation, receipt of responses, evaluation, and contract award. When sealed bidding is not practical, NKADD may use competitive negotiation through a Request for Proposals (RFP) or Request for Quotations (RFQ). NKADD will consult with Kentucky Brownfields Program staff and the EPA Region 4 Technical Assistance to Brownfield provider to ensure proper guidance throughout procurement and project implementation.

4e. (1) Accomplishments: NKADD successfully led a 2010 Coalition Petroleum Assessment Grant, completing 4 Phase I and 2 Phase II ESAs, all while adhering to EPA timelines, including work plan development, community partnerships, consultant procurement, and quarterly reporting. Closed out in 2013 with full fund utilization, this grant exemplified NKADD's capacity for thorough project execution. The \$850,000 Brownfield RLF Grant, awarded in 2012, aimed at lead and asbestos cleanup in single-family homes for low-income redevelopment, faced staff turnover but was extended with a no-cost extension. The RLF post closeout program income is currently \$55,196.26 and will aim to support cleanup based on assessment conducted within the FY25 community-wide assessment grant. The 2014 Coalition Assessment grant for both petroleum and hazardous substances also submitted quarterly reports and ACRES updates in a timely manner. This grant was closed out in 2017 with \$63,294.44 remaining. During the life cycle of the grant NKADD experienced some staff turnover causing unforeseen transition periods. NKADD worked with their EPA Project Officer to maintain compliance with the work plan and to get back on schedule. Momentum was regained in 2016, and staff worked persistently to expend funds and provide assessment activities to property owners and community agencies in need. NKADD collaborated with the EPA Project Officer to regain momentum by 2016, leading to noteworthy progress in completing 25 Phase I, 3 Phase II ESAs, and 4 cleanup plans. The FY20 EPA Brownfield Assessment Grant, now closed out, achieved 33 Phase I ESAs, and successfully enabled immediate redevelopment because no Recognized Environmental Conditions (RECs) were identified, assisting economic development activity during the height of the Covid pandemic. The requested FY25 EPA Community-wide Brownfields Assessment Grant will build on this track record, expanding services to rural areas and supporting economic revitalization spurred by prior successful assessments.

4e. (2) Compliance with Grant Requirements: All grant agreement terms and conditions were met for the projects above, including financial reports, quarterly progress reports, and final reports. NKADD is fully compliant with all reporting and performance protocols. All grants are in close-out status. Project files will be maintained according to EPA retention requirements.



Threshold Criteria

FY26 EPA Brownfield Community Wide Assessment Grant

Funding Opportunity Number: EPA-OLEM-OBLR-25-04

1. Applicant Eligibility:

- a. *Eligibility:* The Northern Kentucky Area Development District (NKADD) was established as a special purpose unit of government by the Kentucky General Assembly in 1972 with the enactment of Kentucky Revised Statute 147A.050. NKADD is a 501(c)3 entity and, as such, is an eligible applicant. See the attachments for supporting documentation.
- b. NKADD affirms it is not exempt from Federal taxation under section 501(c)(4).

2. Community Involvement:

NKADD will emphasize shared decision-making, transparency, and sustained community engagement throughout all phases of the Brownfield Assessment program. Community involvement will be structured, ongoing, and accessible. NKADD commits to providing fair treatment and meaningful involvement through public participation for all residents and stakeholders.

To support meaningful participation, NKADD will convene a Brownfield Advisory Committee composed of residents, community leaders, local government representatives, nonprofit partners, and other stakeholders. The committee will meet quarterly over the project period and will help identify priority sites, review assessment findings, and provide input on potential reuse strategies. NKADD will also host multiple public meetings, offering both in-person and virtual participation options, to update the brownfield inventory, share assessment progress, and solicit community feedback.

To ensure transparency and broad access to information, NKADD will establish a dedicated Brownfields webpage to serve as a centralized hub for project updates, meeting notices, assessment milestones, and opportunities for public comment. Outreach will be supported through a multi-channel communication strategy including local newspapers, newsletters, social media, fact sheets, and community postings. NKADD will also engage state and local agencies, developers, lenders, and elected officials to strengthen pathways from assessment to redevelopment, ensuring community-informed priorities are supported through implementation.

3. Expenditure of Existing Grant Funds:

NKADD affirms it does not have any open EPA Brownfields Assessment or Multipurpose Grants.

4. Contractors and Named Subrecipients:

Not applicable. A contractor has not been procured and there are no subrecipients included in this application.