

George Sparks  
Chairman

# Buffalo Trace

## Area Development District

R04-26-A-024

Kevin Cornette  
Executive Director

201 Government Street, Suite 300  
P O Box 460

Maysville, Kentucky 41056

Fax 606-564-0955

606-564-6894

800-998-4347

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[www.btadd.com](http://www.btadd.com)

### **Narrative Information Sheet**

#### **1. Applicant Identification**

Buffalo Trace Area Development District  
201 Government Street, Suite 300  
PO Box 460  
Maysville, KY 41056

#### **2. Website URL:**

<https://www.btadd.com>

#### **3. Funding Requested**

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

#### **4. Location:**

- a. Cities: Augusta, Brooksville, Germantown, Ewing, Flemingsburg, Concord, Vanceburg, Dover, Maysville, Sardis, Mount Olivet
- b. Counties: Bracken, Fleming, Lewis, Mason, Robertson
- c. State: Kentucky

#### **5. Target Area and Priority Site Information**

- a. Target area(s): City of Flemingsburg (Census Tract 21069920200 and Census Tract 21069920100) and City of Vanceburg (Census Tract 21135930200)

- b. Priority site(s):

Flemingsburg, Kentucky

109 Helena Road

101 Court Square

213 Fox Spring Ave.

Vanceburg, Kentucky

90 River Street

47 2<sup>nd</sup> Street & 63 2<sup>nd</sup> Street

244 Main Street

#### **6. Contacts**

- a. Project Director: Kristie Dodge, Community Development Director  
Phone: 606-564-6894, Email: [kdodge@btadd.com](mailto:kdodge@btadd.com), Address: 201 Government Street, Suite 300, Maysville, KY 41056
- b. Chief Executive/Highest Ranking Official: Kevin Cornette, Executive Director  
Phone number: 606-564-6894, Email: [kcornette@btadd.com](mailto:kcornette@btadd.com), Address: 201 Government Street, Suite 300, Maysville, KY 41056

*Serving Bracken, Fleming, Lewis, Mason, and Robertson*  
*"Equal Opportunity Lender" "Equal Housing Opportunity Provider"*

7. Population

a. Population of Target Areas:

Flemingsburg Census Tract 21069920200: 3,339

Flemingsburg Census Tract 21069920100: 4,406

Vanceburg Census Tract 21135930200: 3,627

8. Other Factors

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Community population is 15,000 or less.	1
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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 site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	1

9. Letter from State Environmental Authority

KYDEP letter is attached

10. Releasing Copies of Applications

N/A



**Andy Beshear**  
GOVERNOR

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

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

**Rebecca Goodman**  
SECRETARY

**Anthony R. Hatton**  
COMMISSIONER

January 20, 2026

Kevin Cornette  
Executive Director  
Buffalo Trace Area Development District  
201 Government Street, Suite 300  
Maysville, KY 41056

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

Dear Mr. Cornette:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of Buffalo Trace 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  
Kristie Dodge, Buffalo Trace Area Development District

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

### **a. Target Area and Brownfields**

#### **i. Overview of Brownfield Challenges and Description of Target Area:**

The Buffalo Trace Area Development District (BTADD) is a regional planning agency. BTADD is seeking a Community-Wide Assessment grant to initiate a regional Brownfield program within its geographic boundary, which includes Bracken, Fleming, Lewis, Mason, and Robertson Counties. The region is located along the Ohio River in Northeastern KY, and is known for its rich history, natural resources, and diverse terrain. Once the largest tobacco producer of the United States, the area relied heavily on tobacco growth and production, manufacturing, and coal dependent industry for economic stability. However, the local agriculture economy took a major hit in the late 1990's as the tobacco industry decreased and government buyouts ensued. Then in the early to mid-2010's, the push for reduction and elimination of coal fired power plants caused another major economic blow. Industries such as barge and rail transportation, as well as lime mines (which provided lime to coal plants to clean stacks) decreased in production and labor as coal production reduced. The trickle effect of coal reduction greatly affected the area, especially with loss of higher wage jobs. In addition, two nearby coal fired plants, which employed workers from the area, closed in 2019, laying off more than 700 workers. The structures which once supported these thriving industries and area residents have over time become brownfield challenges within the region. Funds from this grant will enable BTADD to assess these sites and move forward with Brownfield Planning to aid revitalization and economic development.

Targeted Areas for this grant will be the City of Flemingsburg (Census Tracts 21069920200 and 21069920100) and the City of Vanceburg (Census Tract 21135930200). Flemingsburg is the County seat of Fleming, while Vanceburg is the county seat of Lewis. These target areas will be focus of the initial grant activities, however, it is the intention of BTADD to expand assessment activities through the entire 5 county BTADD region.

The City of Flemingsburg, with a 2020 Census population of 2,955, is located approximately 60 miles northeast of Lexington. Flemingsburg was formed in the late 1790s from two settlements and became the county seat in 1798. The city was founded as an agricultural and manufacturing community and hosted a castor oil mill, natural gas and oil wells, and a train station which served the city until 1956. Throughout the 1950s and '60s, multiple manufacturing plants and other businesses moved in and out of the city, leaving aged infrastructure and vacant buildings behind.

The City of Vanceburg, with a 2020 Census Population of 1,428, is located on the Ohio River approximately 50 miles west of the Ashland/Huntington area. Established by William Vance and Joseph Baird in 1797, the city and surrounding area thrived early on from salt productions and mines located along the Salt Lick Creek. The city grew in production and by the late 1800's, hosted a train station and bustling downtown area with numerous businesses. In 1937, the city was completely flooded by the Ohio River and as a result, much of their original infrastructure was lost. The City built back post-flood, constructing buildings, homes, businesses, and installing water/sewer throughout the downtown area. This development, now nearing 9 decades of use, has left the City with aged, abandoned and/or vacant structures.

#### **ii. Description of the Priority Brownfield Site(s)**

Approximately 20 suspected brownfields have been identified in each target area. Sites include structures formerly used as the following: tobacco warehouses, tobacco processing plants, oil change and car repair garages, gasoline stations, commercial properties, newspaper printing facility, railyard, dry cleaners, shoe tannery and repair shop, shoe factory, county courthouse, grocery store, and industrial buildings. Each identified site, except the tobacco warehouses and railyard, is situated on one acre or less. These sites are all located in or near the downtown district of the target areas and raise concerns about suspected contaminants including asbestos containing materials (ACM), lead based paint (LBP), solvents, petroleum, polychlorinated biphenyls (PCB), volatile organic compounds (VOC), and other such hazardous materials. All sites are near or within residential areas, as well as many being close to churches, parks, community spaces, commercial businesses, shopping and dining. The following properties were selected as priority sites due to their redevelopment potential and possible impacts to

human health, the environment, and the local economy.

**Flemingsburg Target Area Priority Sites**

**Site 1** is a former Kentucky Transportation Cabinet (KYTC) garage and storage site. The site is approximately 2 acres. The site contains two buildings: a 2-story brick multi-purpose building, and a 3-bay garage. KYTC utilized the site for heavy equipment maintenance and repair, to store road treatment and repair materials, as well as store heavy machinery, equipment, and trucks. The facility was operation from 1941-2002 and is now used minimally as storage capacity for current owner. The site is located less than one mile from both the center of downtown Flemingsburg and the intersection of KY Highways 11 and 57, which are major traffic corridors for the area. The site's location and existing infrastructure make it ideal for multi-use commercial redevelopment. Contaminants of concern are as follows: ACM, LBP, VOCs, and PCBs.

**Site 2** is a two-story building originally constructed over 200 years ago. The building has been utilized as a residence, a seminary, a hospital, and a funeral home at various points of ownership. In the 1950s, an addition was constructed at the back of the property. The building was once owned by the Fleming County Fiscal Court but is now owned by the Kentucky Trust for Historic Preservation. It is currently vacant after several attempts to sell for renovation and reuse by the Trust. Due to the building's prime location in the center of Flemingsburg's downtown, directly behind the historic courthouse, the site would be ideal for mixed use residential housing and commercial development. Due to the age and past uses of the building, potential contaminants of concern are as follows: ACM, LPB, and VOCs.

**Site 3** operated as a dry-cleaning service from approximately 1956-2014. The building has been most recently used as retail space but is now closed to the public and sits vacant. The site is located within a mostly residential area but is less than one mile from the center of downtown Flemingsburg, and in very close proximity to many small businesses and churches. The site is ideal for reuse as a housing redevelopment or a small commercial space because of its central location to both business and residential districts. Past use as a dry-cleaning facility and given the approximate age of the building, potential contaminants of concern are ACM and VOCs.

**Vanceburg Target Area Priority Sites**

**Site 4** is a larger vacant manufacturing facility on approx. 0.5 acres that was once a shoe factory. The building dates to the early 1950s and provided a great amount of employment to area residents. The factory was originally located in another part of Vanceburg but moved to this location after its construction. The site is owned by a local industry that uses the space as storage. Located adjacent to the boat dock and park area of the community, this space would be ideal for multi-use commercial/business development that promotes and supports tourism and recreational activities (i.e. restaurant, boat repair, sporting supply). The age and past use of the site indicate the following contaminants of concern: PCBs, VOCs, ACM, and LBP.

**Site 5** contains two structures that were once three separate buildings; all adjoined on a single city block. Known as the old IGA building, this split level 1 to 2 story structure was originally two buildings that had been combined over time. The IGA grocery was closed about 2 years ago and the building has remained vacant since that time. Originally constructed in the late 1800's as two separate buildings, one building was used as a department store and the other an opera house. The department store later became a grocery store, and the opera house became the Dunahue bottling company (soda bottling). Remnants of the opera house wall façade and paintings remain on the second floor. The third building structure of this site was also constructed in the late 1800s as a shoe store. It was later used as the local Masonic Temple Lodge. The structure has remained vacant now for several years. The structures would be ideal for redevelopment of commercial property, with possible rehab of the old opera house. Mixed use would promote and expand tourism attractions with local shopping. The age and past use of the sites indicate the following contaminants: ACM and LBP

**Site 6** is a two-story vacant building on approx. 0.25 acres that was originally constructed circa 1940s as the local Dodge dealership. This building was utilized for car sales but also contains garage bays used for car repair/servicing. The building has been used in part as an apartment, but it is believed to be

vacant at current. This building is located within the view of the river and in the midst of the downtown areas. It would be a great catalyst for multi-unit residential space or mixed-used redevelopment. The age and past use of the site indicate the following contaminants: petroleum, ACM, and possibly VOCs.

### iii. Identifying Additional Sites

Additional properties will be identified and selected for assessment through a process. A steering committee, comprised of representatives of the local government units, community-based organizations, local business owners, and other such community stakeholders/agencies will be formed in each TA. Public outreach, education, and input sessions will also be held to allow community members to learn about brownfields and recommend suspected brownfield sites. BTADD will work closely with the steering committee to review public input in identifying additional sites, especially those that have potential to become catalysts. An evaluation ranking tool will aid the committee and BTADD to prioritize sites according to an area wide vision. Sites will be reviewed and considered for assessment on criteria that includes area effect redevelopment potential, ability of the site to be a catalyst site, market potential, needed infrastructure improvements, proximity to underserved/disadvantaged communities, interested buyers, community support, capacity to spur revitalization, ability to create jobs, willingness of existing owners to allow access, ability to leverage state/federal funds in redevelopment, and protection of public health. Priority of funds will be used in the identified TA's, with residual funds being used within the Buffalo Trace District under the same process.

## b. **Revitalization of the Target Area**

### i. Reuse Strategy and Alignment with Revitalization Plans

The proposed re-uses of each identified site indicate redevelopment geared towards 3 key areas that have been identified as needs for the area: housing, commercial development, and preservation/tourism. These re-uses align with the local land use and comprehensive plans of both cities, as well as with BTADD's regional Comprehensive Economic Development Strategy (CEDs). Housing development aligns with identified gaps in affordable housing as shown in the recent Kentucky Housing Corporation study on housing gaps. Alignment with these plans, studies, and initiatives are outlined below:

#### **Alignment of Plans for Re-use with Housing**

The Fleming County Comprehensive Plan Housing Goal is to provide a diverse supply of available, decent, safe and sanitary housing for the citizens of Fleming County through encouraging public and private redevelopment and rehabilitation of substandard housing utilizing all available funding resources and maintaining and rehabilitating the existing housing stock and neighborhoods while also preserving structures of architectural significance.

The Lewis County Comprehensive Plan Goal #4 is to promote and develop downtown Vanceburg, with related objectives of re-developing residential occupancy downtown. **Goal #9** is to support the development of housing, with related objectives being to redevelop slum/blight, ensure the environmental quality of dwelling units, and support efforts for affordable housing.

The Kentucky Housing Corporation recently did a two-phase statewide study on the housing shortage of Kentucky, broken out by County. The study revealed that Lewis County has a shortage of more than 300 housing units at current, with a projection that by year 2029 the shortage will increase to almost 500. The study also revealed that Fleming County has a current housing gap of 436, which could increase to 613 by year 2029 if action is not taken. Redevelopment of housing not only aligns with local and regional planning, but it also aids in addressing and combatting this identified need.

The Buffalo Trace CEDs Housing Goal has various objectives with providing/expanding housing, utilizing resources and funding to encourage such, and encouraging public private partnerships.

#### **Alignment of Plans for Re-use with Preservation and Tourism**

The Fleming County Comprehensive Plan Tourism Goal is to enhance and promote Fleming County's recreational resources, tourist destinations, and overall scenic beauty through the promotion of the development of a pedestrian friendly atmosphere in the downtown/main street areas with additional walkways, benches, green space, and stores that promote the area's historic tourism attractions.

The Lewis County Comprehensive Plan, Goal #4, is to promote and develop downtown Vanceburg,

with related objectives of enhancing and promoting downtown Vanceburg to encourage/attract tourism. **Goal 5** is to recognize and preserve historic sites, structures, etc., with related objectives that include preserving historic buildings, downtown areas, and encourage private preservation.

The Buffalo Trace CEDS Economic Goal and Natural Resources Goal both have various objectives related to promotion and growth of tourism in the region through activities as these.

**Alignment of Plans for Re-Use with Industry and Economic Development**

The Fleming County Comprehensive Plan, Economic Development Goal is to encourage and promote a broad economic infrastructure that provides for a sustainable and diversified economy for the residents of the County through encouraging business re-development in the downtown area of Flemingsburg.

The Lewis County Comprehensive Plan, Goal #2, is to provide planned development in appropriate locations. Related objectives of this goal include restoration and re-development of existing properties.

The Buffalo Trace CEDS Economic Goal urges county-level and regional economic development that boosts the economy, creates/retains jobs, addresses appropriate land use, utilizes funding and resources.

In addition to the above-mentioned plans, redevelopment and re-use aligns with several ongoing efforts of both cities. Both communities are continually making strides to grow tourism and economic development opportunities within their areas, which requires expansion of local businesses that support increased visitor traffic. Redevelopment of vacant buildings into space for business and tourism initiatives will further both the City of Flemingsburg's and the City of Vanceburg's efforts to grow in these areas and meet their comprehensive goals.

ii. Outcomes and Benefits of Reuse Strategy

Both the cities of Flemingsburg and Vanceburg have made ongoing efforts to enhance outdoor recreation and tourism and strive to link local businesses, tourism, and downtown living, to provide support for both residents and businesses. Cleanup and the proposed redevelopment of the priority sites will aid in stimulating and growing the local economy by making these sites ready for re-use. Sites identified with a potential re-use of housing will aid to help fill a portion of an identified housing gap/need for both areas; a gap that is anticipated to double in the next 5 years. The creation of downtown housing would not only help alleviate some of this housing need but would also support local business with an increased customer base. Residents of these redevelopments will likely utilize the downtown area amenities they reside next to on a regular basis. Sites that are proposed to be redeveloped into venues that would accommodate tourism will also aid in growing the local economy. Providing spaces that provide additional attractions and the promotion of tourism will aid in drawing in outside tourists to the area, which equates to increased revenue. Redevelopment geared towards providing space for new/expanding commercial, business, and/or industry is vital as well, as it provides an avenue for job creation, new economic clusters, and support to local business and industry through increased employment in the area. Where applicable, reuse plans developed for all potential site redevelopments will prioritize adding upgrades to lighting and HVAC systems, installing new energy-efficient appliances and windows, and incorporating building systems that automatically control heating, ventilation, air conditioning, and lighting. Additionally, stronger local economies will allow the communities within the TAs to become more resilient to the impacts of extreme weather events and natural disasters that they are most susceptible to. Brownfield redevelopment projects generally result in increased tax bases, which provides local governments with extra funds to use toward improving infrastructure and recovering after instances of natural disasters.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

BTADD, a Community Based Organization, has more than 50 years of experience with resource identification, grant writing, and project administration. BTADD will work closely with project partners, local government, and other community-based organizations to secure grant funding to finance Brownfield redevelopment projects, as well as identify possible private public partnerships. Environmental hazards identified by ESAs (that will be provided by this grant), as well as detailed costs from ABCAs, will provide information and justification needed to seek and secure cleanup and

redevelopment funds. Without this base set of information, it is difficult to move projects into cleanup and redevelopment stages. Sources of funding that have been identified and are anticipated to be used in the next phases of these sites include, but are not limited to: EPA Brownfield Cleanup Grants, KY Cleaner Commonwealth fund, KDWM Tax Incentive Program, Historic Tax Credits, EPA Community Change Grant, Community Development Block Grant, Appalachian Regional Commission, ARC POWER grants, Economic Development Administration, USDA Rural Development, KY Agricultural Fund, Army Corp of Engineer Funding, LWCF and RTP, FEMA & KYDOW Mitigation Funds, and Private Investment. BTADD will work with agencies such as US Dept of HUD; Kentucky Housing, Building, and Construction; KY Dept of Energy and Environment; Local Planning/Zoning Boards, and Local Building Codes Enforcement in planning and redevelopment efforts.

ii. Use of Existing Infrastructure

The Cities of Flemingsburg and Vanceburg are equipped with a variety of infrastructure including electric, natural gas, water and sewer. Target areas of each city have broadband availability with improved service in the works through recent awards of Broadband Funding by the state and FCC RDOF. All the priority sites are served by all needed infrastructure, however, dependent upon redevelopment, some of these services may require upgrades and/or improvements. In the event that such is identified with water/sewer, the following funding can assist: Kentucky Infrastructure Authority, KY Community Development Block Grant, Economic Development Administration, Appalachian Regional Commission, and USDA Rural Development. BTADD is also familiar with these funding processes and has appropriate agency contacts to aid in upgrades that may be needed with broadband, electric and gas.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need**

i. The Community’s Need for Funding

An EPA assessment grant will meet the needs of BTADD, and the communities located within the BTADD region, which are unable to draw on other initial sources of funding to carry out environmental assessment work. BTADD’s operating budget is comprised of state and federal funds which are designated for specific programs and scopes of work. There are little to no discretionary funds to finance a Brownfields Program. In turn, local governments lack the financial ability to finance one as well. Private investors that show interest are hesitant to invest private dollars into properties that have so much unknown and would rather their investment go in after properties have been assessed. Due to the small, low-income populations of the target areas, as well as the entire region, funding assistance is needed to jumpstart Brownfield identification and assessment, if there is any hope of moving properties towards cleanup and redevelopment. The City of Flemingsburg and the City of Vanceburg targeted areas have sensitive populations in need of revitalization that are low-income and small in population.

County	Census Tract	Census Tract Population (2023)	Poverty Rate (By county)	Per Capita Income (Census, last 12 months)
<b>Target Area 1: Flemingsburg</b>				
Fleming	21069920200	3,339	22.93%	\$22,510
	21069920100	4,406	22.93%	\$34,098
<b>Target Area 2: Vanceburg</b>				
Lewis	21135930200	3,627	22.62%	\$22,261

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Census data shows that both Target Areas (TAs) contain higher than average sensitive populations in three categories: those living in poverty, the elderly (age 65 and older), and those with chronic illnesses disabilities, or diseases. The charts below reflect this data<sup>2</sup>.

	Persons in Poverty (%)	Age 65+ (%)	Persons with a Disability (%)
Flemingsburg	44.3	22.4	19.7
Vanceburg	41.7	23.6	39.9

Kentucky	15.6	18.0	18.2
United States	10.6	18.0	9.1

  

	Cancer Mortality Rate*	Coronary Heart Disease Mortality Rate*	Lung Disease Mortality Rate*
Fleming County	280.8	141.1	119.8
Lewis County	302.5	200.2	146.7
Kentucky	228.2	127.0	73.9
United States	182.7	111.0	44.9
*per 100,000 people			

Elderly populations and those with cancer, coronary heart disease, and lung disease are more susceptible to health issues related to their environmental conditions because of their weakened immune systems and pre-existing health issues. Additionally, elderly populations are more likely to have compounded health effects due to accumulated exposure to contaminants throughout their lifetime. Individuals living in poverty are less likely to have access to proper healthcare, in turn making them less likely to properly assess and treat their health conditions related to contaminants in their environments. Because of the prior uses of the sites identified within the TAs, it is anticipated that they will contain contaminants such as ACM, LBP, VOCs, and PCBs, among others. Due to many of the identified sites' proximity to residential areas, as well as being in the heart of the downtowns, the threat of exposure to contaminants by sensitive populations is even greater. Assessments of identified sites will be a first step in removing pollution and eliminating exposure pathways for the most vulnerable populations in each TA.

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

As identified in the charts above, the communities within the TAs experience greater-than-normal rates of cancers, coronary heart disease, lung disease, and disabilities than that of state and national averages. Additionally, all identified census tracts within the TA (9201, 9202, and 9302) are rated by the Center for Disease Control and Prevention Agency for Toxic Substances and Disease Registry (ATSDR)'s EJ Explorer Tool to have a Health Vulnerability Score of 4 out of 5, indicating greater-than-normal instances of asthma, diabetes, and poor mental health in combination with those diseases listed above<sup>3</sup>. These health issues are likely compounded by exposure to contaminants that are often present at brownfield sites like those identified within the TAs, worsening the health conditions of those who are already at greater-than-normal rates of health issues related to their environment. This grant will aid in assessing and identifying site contaminations that pose health hazards so that they may be removed. To understand how to mitigate contamination exposure to these sensitive populations, brownfield assessment will be needed to determine which hazardous materials are present and how they can be removed. Removal of contaminants in the TAs will reduce exposure of such hazardous substances to sensitive populations, thus reducing the risk of disproportionate incidences of diseases associated with such exposure.

(3) Economically Impoverished/Disproportionately Impacted Populations

Poverty rates within the TAs are significantly higher than both the state and national average, as are health associated illness and death as seen in the above charts. Brownfields disproportionately impact impoverished area residents. Many times, these residents live in communities that are aged, deteriorated, and pose environmental health risks. These residents often lack the financial ability or resources needed for preventive care and/or treatment for illness or disease. Addressing Brownfield sites will eliminate environmental health risks, support better quality of life, and spur development and economic growth. Possible job creation through redevelopment can provide increased opportunity for individual financial growth and community economic development.

**b. Community Engagement**

i. Project Involvement & ii. Project Roles

The following partners will assist in outreach, site inventory, and reuse planning in the target areas

identified in this application. When additional sites are identified outside of the target areas, BTADD will work to find project partners to assist with outreach and engagement efforts in those areas.

Name of organization/ entity/ group	Point of contact	Specific involvement in the project or assistance provided
City of Flemingsburg	Mayor Van Alexander <a href="mailto:mayor@flemingsburgky.org">mayor@flemingsburgky.org</a>	Provide meeting locations, public venues, assistance with communicating project details/progress to public. Help engage community in the inventory and planning processes; Steering Committee
Fleming County	County Judge Executive John Sims Jr [REDACTED]	Information on current county wide economic opportunities as they relate to sites; share information with residents; steering committee
City of Vanceburg	Mayor Joe Billman <a href="mailto:joe.billman@cityofvanceburg.com">joe.billman@cityofvanceburg.com</a>	Provide meeting locations, public venues, assistance with communicating project details/progress to public. Help engage community in the inventory and planning processes; Steering Committee
Lewis County	County Judge Executive George Sparks <a href="mailto:George.sparks@lewiscountyky.gov">George.sparks@lewiscountyky.gov</a>	Information on current county wide economic opportunities as they relate to sites; share information with residents; steering committee
Fleming County Public Library (CBO)	Wendy Johnson, Director <a href="mailto:wjohnston@fleminglibrary.org">wjohnston@fleminglibrary.org</a>	Provide meeting locations, public venues, assistance with communicating project details/progress to public. Help engage community in the inventory and planning processes.
Fleming County Health Department (CBO)	Stephanie Fryman, Director <a href="mailto:stephanico.fryman@ky.gov">stephanico.fryman@ky.gov</a>	Provide, assistance with communicating project details/progress and brownfield-related health education to the public. Help engage community in the inventory and planning processes.
Lewis County Public Library (CBO)	Whitney Willis, Director [REDACTED]	Provide meeting locations, public venues, assistance with communicating project details/progress to public. Help engage community in the inventory and planning processes.
Lewis County Health Department (CBO)	Anita Bertram, Director <a href="mailto:anitaj.bertram@ky.gov">anitaj.bertram@ky.gov</a>	Provide, assistance with communicating project details/progress and brownfield-related health education to the public. Help engage community in the inventory and planning processes. Steering committee
Buffalo Trace ADD (CBO)	Director Kristie Dodge <a href="mailto:kdodge@btadd.com">kdodge@btadd.com</a>	Grantee and lead applicant
TENCO Workforce	Justin Suttles, TENCO Director <a href="mailto:jsuttles@btadd.com">jsuttles@btadd.com</a>	Identify and encourage job growth for residents/community in brownfield areas; steering committee

### iii. Incorporating Community Input

A Community Involvement Plan will be created to relay information on processes of the grant and how the community can be/stay involved. This plan will be posted to BTADD's website, social media, as well as the cities of each TA. A copy of the plan will also be viewable to the public at designated information depositories (public libraries, health departments, government offices, public housing offices, and other public amenities). BTADD will conduct quarterly educational presentations throughout the project period. All presentations will be held after regular working hours and held in a central location within the target areas. All meetings will be made available for attendance both in person and virtually. Meeting notices will be posted in local newspapers, social media platforms, websites, and announced on local radio.

Community visioning sessions will be held in both target areas to gain public insight to better understand residents' goals and objectives with re-use/redevelopment, identify needs of each area as it relates to brownfield, and gather information to develop a shared area wide revitalization vision. Additionally, BTADD will develop and disseminate a community survey for residents of the target areas to extend opportunities for participation to those that could not participate directly in the visioning sessions. Input from the sessions, surveys, and meetings will be used to shape re-use/redevelopment plans.

BTADD will host a website page dedicated to the project, which will provide information and

resources, regular project updates, community meeting notices, minutes, and recordings, community survey(s) and contact information to allow the public to reach out with questions, comments, or concerns. All questions and comments from the community will be addressed in a timely manner. All community input gathered from these various means of communication will be used to guide BTADD's planning efforts within the target areas, specifically to understand how brownfield properties can be reused to meet each community's needs as they identify them.

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

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

<b>Task/Activity 1: Project Management/Cooperative Agreement Oversight</b>
i. Project Implementation: Develop plans; oversee and ensure compliance with cooperative agreement; complete quarterly, DBE, and annual reports; ACRES database entries; finalize and prioritize brownfield inventory; travel to regional/national conference; form steering committees
ii. Anticipated Project Schedule: ongoing for entire grant period
iii. Task/Activity Lead: BTADD Project Manager
iv. Outputs: quarterly reports, DBE and close-out reports, ACRES, prioritized inventory; steering committee
<b>Task/Activity 2: Procurement of Qualified Environmental Professional</b>
i. Project Implementation: BTADD will procure a Qualified Environmental Professional (QEP) to conduct assessments and develop cleanup/reuse plans. These services will be solicited through a combined Request for Proposals (RFP) and Request for Qualifications (RFQ). Solicitation will be in accordance to 2 CFR 200, incorporate 'Good Faith Efforts'. BTADD selection process will follow all state and federal regulations.
ii. Anticipated Project Schedule: Months 1-3
iii. Task/Activity Lead: BTADD Project Manager
iv. Outputs: RFP for assessments and cleanup/reuse planning and contract with QEP.
<b>Task/Activity 3: Community Involvement</b>
i. Project Implementation: Develop Community Involvement Plan (CIP); convene community visioning sessions and quarterly project meetings that will provide brownfield education, project updates, and solicit input on site recommendations, suitable reuse and redevelopment of sites. Prepare and distribute educational information, as well as surveys, websites, and other resources for the public.
ii. Anticipated Project Schedule: Quarterly and ongoing for entire grant period
iii. Task/Activity Lead: BTADD Project Manager with support from QEP
iv. Outputs: 1 CIP, 14 quarterly community meetings, website creation, newsletters, and fact sheets.
<b>Task/Activity 4: Brownfield Site Identification &amp; Access</b>
i. Project Implementation: BTADD, QEP, and steering committees will utilize community visioning sessions and confirm identified brownfield sites, as well as recommend additional sites within the target areas. BTADD and QEP with assistance of local officials, will contact landowners to negotiate access to privately owned sites identified in the brownfield inventory. Permission to access sites will allow the QEP to collect all necessary environmental samples and use all necessary equipment required to collect those samples
ii. Anticipated Project Schedule: Months 1-24
iii. Task/Activity Lead: BTADD Project Manager with support from QEP
v. Outputs: Inventory of identified brownfields and additional site recommendations, written agreements with landowners for site access.
<b>Task/Activity 5: Environmental Assessments</b>
i. Project Implementation: Phase I ESAs will be performed for prioritized sites. Phase II ESAs will be completed as needed based on Phase I results. QAPP, Site eligibility determinations, and site-specific QAPP's will be developed .
ii. Anticipated Project Schedule: Months 6-42
iii. Task/Activity Lead: QEP with oversight by the project manager
iv. Outputs: Up to 10 Phase I ESAs, up to 6 Phase II ESA's, 1 Generic QAPP, 6 SSQAPPs (estimates)
<b>Task/Activity 6: Remediation and Re-use Planning</b>
i. Project Implementation: Remediation and re-use plans will be developed by QEP, with significant public

input. Proposed activities as feasible include the development of an Analysis of Brownfields Cleanup Alternatives (ABCA) for sites to be remediated; an infrastructure needs assessment to identify upgrades required to support growth; a land use plan that considers cleanup strategies; implementation strategy with business recruitment approaches; identification of public and private revitalization resources;

ii. Anticipated Project Schedule: Months 13 through 45, ABCAs will be prepared following Phase I and II ESAs. Re-use planning will begin approximately 1 year into project to incorporate public input.

iii. Task/Activity Lead: QEP will develop environmental assessments and redevelopment plans with direction of project manager; project manager to identify resources

iv. Outputs: ABCA's for cleanup sites; assessments of existing infrastructure and upgrades; identification of public and private resources

**b. Cost Estimates**

Budget Categories		Project Tasks (\$)						Total
		Task 1	Task 2	Task 3	Task 4	Task5	Task 6	
Direct Costs	Personnel	\$6,000	\$2,000	\$7,000	\$7,000		\$2,000	\$24,000
	Fringe Benefits	\$4,980	\$1,660	\$5,850	\$5,850		\$1,660	\$20,000
	Travel <sup>1</sup>	\$9,000						\$9,000
	Equipment <sup>2</sup>							
	Supplies			\$1,000				\$1,000
	Contractual	\$12,500		\$12,500	\$16,000	\$306,800	\$89,800	\$437,600
	Construction <sup>3</sup>							
	Other							
Total Direct Costs <sup>4</sup>		\$32,480	\$3,660	\$26,350	\$28,850	\$306,800	\$93,460	\$491,600
Indirect Costs <sup>4</sup>		\$2,100	\$700	\$2,450	\$2,450		\$700	\$8,400
<b>Total Budget</b>		<b>\$34,580</b>	<b>\$4,360</b>	<b>\$28,800</b>	<b>\$31,300</b>	<b>\$306,800</b>	<b>\$94,160</b>	<b>\$500,000</b>

**Tasks 3, 4, and 6 focus on activities that support area wide planning of identified priority sites - \$144,260**

**Task 1 Project Management:** BTADD Personnel costs \$6,000 (150 hours x \$40/hr); Fringe costs \$4,980 (83% of personnel); Contractual costs allocated for QEP to assist with reporting, ACRES, and other mgmt. activities \$12,500 (125 hours x \$100/hr). Travel expenses to National and Regional conference (one per year) \$9,000 (\$2,250 per trip: \$400 registration fee, \$1,000 for 4 nights of hotel @ \$250/night, \$650 roundtrip airfare, \$200 per diem expenses for 4 days @ \$50/day), Indirect charges \$2,100 (35% of Personnel); **Task 2 Procurement QEP:** BTADD Personnel Costs \$2,000 (50 hours x \$40/hr); Fringe \$1,660; Indirect \$700; **Task 3 Community Involvement:** BTADD Personnel Costs \$7,000 (175 hours x \$40/hr salary); Fringe costs \$5,850 (83% of personnel) Supplies \$1,000 (500 brochures/surveys @ \$2 each); Contractual is estimated for QEP \$12,500 (\$100/hr for 12 meetings that are 1 hour each); **Task 4 Site Identification & Access:** BTADD Personnel Costs \$7,000 (175 hours x \$40/hr salary); Fringe costs \$5,850 (83% of personnel); Contractor \$16,000 (160 hours x 100/hr); **Task 5 Environmental Assessments:** Phase I & II Assessment Activities 10 Phase I ESAs \$50,000 (\$5,000 each); 6 Phase II ESAs \$240,000 (\$40,000 each); 1 QAAP \$6,000; Associated Assessment Costs \$10,000; **Task 6 Remediation and Reuse Planning:** BTADD Personnel Costs \$2,000; Fringe \$1,660; Contractor 6 ABCAs \$30,000 (\$5,000 each); Associated re-use planning costs \$30,000, 6 re-use plans \$29,800 (avg \$5,000 each)

**c. Plan to Measure and Evaluate Environmental Progress and Results**

The Project Manager and QEP will document, track, and evaluate project outputs and outcomes continually through quarterly progress reports, internal tracking the BTADD utilizes, and ACRES database entries. Outputs include the number of Phase I and II ESAs, ABCAs, and re-use plans. Measurable outputs and outcomes will be considered quantitative amounts of reports and meetings as

listed in the above related task and as highlighted through this narrative, as well as participation numbers from community and number of sites inventories.

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

##### **a. Programmatic Capability**

###### **i. Organizational Capacity, ii. Organizational Structure, iii. Description of Key Staff**

BTADD was formed in 1969 under Kentucky Revised Statue, as an extension to local units of government, and is governed by a Board of Directors, comprised of elected officials and citizen members. BTADD Planning and Development Department provides project development, funding identification, grant writing, project administration, and technical assistance to local units of government and special purpose government entities. The department Director, Kristie Dodge, has more than 16 years' experience with federal grant administration, including two previous EPA Brownfield Cleanup awards. Kristie Dodge will be the lead oversight for this grant with direct support from Community Development Specialist Kaleigh Zeigler (GIS certified). The department and staff are well acquainted with various federal and state programs, public outreach and education, GIS services, and are experienced in federal grant regulations including CFR. BTADD has existing fiscal internal controls for management of federal funds, including separation of duties, audit controls, and various policies/procedures and accounting systems that protect from fraud. Annual audits are completed by a third party.

The qualified firm will conduct all environmental work and the firm will be procured according to 2 CFR 200. BTADD will work closely with the QEP in all reporting, programmatic activities, and deliverables to ensure successful completion of the project, as well as full compliance of the cooperative agreement. KY DEP and USEPA will be consulted as needed. Steering Committees will meet regularly and provide support to the grant with site identification and selection, will support community involvement, and participate in the re-use planning. Members will aid in providing a broad and diverse committee to represent various aspects of the community (business, residents, government, schools, etc).

##### **b. Past Performance and Accomplishments**

###### **i. Currently Has or Previously Received an EPA Brownfields Grant**

BTADD was awarded a \$200,000 EPA Brownfield Assessment Grant in 2006.

**(1) Accomplishments: Outputs** included education/outreach/community involvement in all 5 counties, 5 county level inventory lists developed, of which 4 priority sites were assessed with Phase I & Phase II ESAs. **Outcomes** of this grant include 3 of the 4 priority sites (that received ESAs) moving into cleanup phases as a result of this grant (*Old Shoe Factory* remediated and turned into green space; *Parker Warehouse* purchased, remediated, and redeveloped with private funding, and the former *Hayswood Hospital* is currently being remediated for redevelopment into housing). Completed Cleanup activities were reflected in ACRES; the current cleanup is/will be reflected in ACRES as well.

**(2) Compliance with Grant Requirements:** The grant was successfully closed out within the grant period schedule and with no remaining funds left. BTADD was compliant with all regulations, requirements, reporting, and successfully completed tasks associated of the cooperative agreement including workplans, inventories, and ACRES reporting. **NOTE: *The previous grant aided in cleanup and development of almost all identified priority sites, within that grant, that received Phase I and II ESAs. Funds from this 2025 grant will aid to replicate this effort for current sites and at a larger magnitude. BTADD worked with local entities after the previous grant to ensure ESA sites moved into cleanup and redevelopment. If awarded, BTADD anticipates this grant to have similar outcomes for future identified sites.***

## **THRESHOLD CRITERIA**

### Statement of applicant eligibility if a city, county, state, or Tribe:

Buffalo Trace Area Development District was established in 1969 under Kentucky Revised Statute 147A, as a regional planning organization and extension of local units of government.

### Documentation of applicant eligibility

The KY Area Development Districts were formed under Kentucky Revised Statute 147A state designated regional planning organizations

### Statement of applicants 501©(4) tax-exempt status: N/A

### Description of Community Involvement:

BTADD is aware that education and trust-building are essential to the successful implementation of its Brownfield grant. Open communication and transparency will be maintained between EPA, BTADD, regional and local stakeholders, and target area residents. To guide the process, a Community Involvement Plan will be created within 60 days of executing the Cooperative Agreement. The Community Involvement plan will be posted to BTADD's website and social media platforms. A copy of the plan will also be viewable to the public at designated information depositories (libraries, local government offices, public housing, etc).

A steering committee will be formed in each TA to help guide and facilitate priority site identification, community outreach and input, work with BTADD and QEP in re-use and redevelopment planning efforts. BTADD, with help from the steering committee (which will be comprised of a variety of community stakeholders) will assess community needs and desires, to form a community wide vision for revitalization, geared around the prioritized sites. The QEP will form re-use and redevelopment plans of specific sites around the vision and strategies formed by the committee, which will be based on the community input and involvement.

BTADD will conduct quarterly educational presentations throughout the project period. All presentations will be held after regular working hours and held in a central location within the target areas. All meetings will be made available for attendance both in person and virtually. Meeting notices will be posted in local newspapers, social media platforms, and websites. Additionally, community visioning sessions will be held in both target areas, which will include local officials, community residents, community-based organizations, and other stakeholders. These meetings will help establish brownfield inventory lists, as well as residents' goals and objectives. Additionally, BTADD will develop and disseminate a community survey for residents of the target areas to complete. In addition to existing online resources, BTADD will host a website page dedicated to the project, which will provide information and resources, regular project updates, community meeting notices, minutes, and recordings, community survey(s) and contact information to allow the public to reach out with questions, comments, or concerns. All questions and comments from the community will be addressed in a timely manner. All community input gathered from these various means of communication will be used to guide BTADD's planning efforts within the target areas, specifically to understand how brownfield properties can be reused to meet each community's needs as they identify them.

### Documentation of available balance on open assessment/multipurpose grants:

N/A, BTADD does not have an open Assessment or Multipurpose Grant.

### Discussion on contractors and named subrecipients; or an affirmative statement:

N/A, no contractor or subrecipient has been procured by BTADD, nor has one been named.

### Copy of the link to solicitation documents and signed contracts as applicable: N/A