

Application Information Sheet

- (1) Applicant Identification: City of Paducah, 300 South 5th St., Paducah, KY 42003
- (2) Website URL: paducahky.gov
- (3) Funding Requested:
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
- (4) Location: The City of Paducah is located in McCracken County, Kentucky. We are proposing to serve the City of Paducah.
- (5) Target Area and Priority Site Information: The target areas for this proposal include Historic Downtown Paducah, the Southside Community, and the Jackson Street gateway corridor.

Priority Site 1 – 933 Walter Jetton Blvd. – This property comprises one square block in the Walter Jetton neighborhood in the Southside Community in Paducah. This property is currently under a Site Management Plan due to previous contamination. This priority site will be the focus of site reuse and revitalization planning. The 3.2-acre property is located in a special focus area for the City and is a prime location for new development.

Priority Site 2 – 2535 Jackson Street – This is one of two old gas stations identified in the Tilghman neighborhood as a priority site. The property is located in a commercial area and has not been in use for many years.

Priority Site 3 – 600 South 27th Street – This is the second of the two old gas stations identified as a priority site. This station is approximately one block west of the site above.

- (6) Contacts:
 - a. Project Director: Hope Reasons, Projects and Grants Coordinator, City of Paducah, 300 South 5th Street, Paducah, KY, 42003. 270-444-8509, hreasons@paducahky.gov
 - b. Chief Executive: Mayor George P. Bray, City of Paducah, 300 South 5th Street, Paducah, KY, 42003, 270-444-8504. gbray@paducahky.gov

(7) Population: 27,137

(8) Other Factors:

Community population is 15,000 or less	N/A
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	3,4
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.	6

The reuse of the priority site(s) will incorporate energy efficiency measures.	6
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	6
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 areas.	11
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 State environmental authority: The required letter is attached.

(10) Releasing Copies of Application: The City of Paducah's application does not include confidential business information (CBI) or trade secrets.



Andy Beshear
GOVERNOR

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

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Frankfort, Kentucky 40601
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Rebecca Goodman
SECRETARY

Anthony R. Hatton
COMMISSIONER

January 23, 2026

George P. Bray
Mayor
City of Paducah
300 South 5th Street
Paducah, KY 42003

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

Dear Mayor Bray:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the City of Paducah 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
James Hathcock, Division of Waste Management, Paducah Regional Office
Hope Reasons, City of Paducah

Paducah Brownfield Program Narrative

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Paducah is located in western Kentucky at the **convergence of the Tennessee and Ohio Rivers** and is the geographic boundary for this grant. Our community has a rich historical heritage and is a designated UNESCO Creative City. The population is just over 26,712. Historically, Paducah's growth was shaped by river, rail, and highway infrastructure, including extensive barge operations and multiple rail corridors. Today, the City is home to more than 20 barge companies and three active railways. While this infrastructure has supported regional economic activity, it has also contributed to **legacy environmental conditions** that continue to affect public health and redevelopment potential. Paducah is a regional hub for rural Western Kentucky and Southern Illinois areas. Our industrial, commercial, education, and healthcare resources attract over 100,000 to our community each day. **Therefore, Paducah faces a difficult situation – providing the infrastructure and services to a community with a large influx of people on a daily basis, but a lower income tax base with people living in poverty and older/lower value housing stock.** The City needs the financial assistance of this grant program to build upon our previous success and continue redevelopment in the target areas. The City of Paducah proposes a grant project focused on three target areas *Historic Downtown Paducah (Census Tract 303), the Southside Community (Census Tracts 301 and 302) and the gateway corridor into the Southside Community – Jackson Street/Tilghman and Guthrie neighborhoods.* Together, these areas form the City's historic core and adjacent neighborhoods where legacy land uses, aging building stock, and long-term disinvestment have resulted in real and perceived environmental conditions that constrain reinvestment, reuse, and equitable revitalization. **Historic Downtown Paducah (TA1):** TA1 is the City's civic, cultural, and commercial heart, anchored by a National Register-listed historic district with a dense concentration of older commercial and mixed-use buildings. While historic designation is a significant economic asset that supports tourism, small business activity, and community identity, it also shapes redevelopment patterns. In this context, rehabilitation and adaptive reuse are typically more feasible and desirable than demolition and new construction. As a result, redevelopment depends on a deliberate sequence—environmental due diligence and site understanding first, followed by cleanup planning, and then capital investment. TA1's brownfield challenges are closely tied to its historic development history. Decades of commercial, transportation-related, and light industrial land uses; frequent property transfers; and aging building stock increase the likelihood that environmental concerns or uncertainty complicate transactions, financing, and redevelopment decisions. In historic districts, these uncertainties can stall otherwise viable projects, particularly where layered financing tools—such as preservation incentives and tax credits—require clear environmental documentation and defined cleanup pathways before investment can proceed. Community-wide brownfields assessment funding is specifically designed to address this challenge by supporting inventories, prioritization, environmental assessments, and cleanup planning, and by generating the documentation needed to move priority properties from uncertainty to implementable redevelopment projects. By funding site inventories, prioritization, environmental assessments, and cleanup planning within and around TA1, the City will be better positioned to align ongoing public investment with private redevelopment activity. **TA1 is adjacent to the Ohio River.** **Paducah Southside Community (TA2):** TA2 is a historically significant area consisting of eight neighborhoods that together contain approximately 3,678 parcels across 3.3 square miles. The City's adopted Southside Revitalization Plan documents widespread vacancy, deteriorated structures, and long-term disinvestment, with approximately 38 percent of parcels vacant within the initial Phase One Program Area. These conditions reflect legacy land use patterns and aging infrastructure that create environmental uncertainty and impede reinvestment. These tracts contain a high proportion of older residential and mixed-use properties, as well as parcels influenced by historic industrial, transportation, and commercial activity along their perimeters. Brownfields assessment activities in this target area will support revitalization by identifying and prioritizing sites for assessment, reducing environmental risk, and supporting reuse planning that benefits existing residents and minimizes displacement. Together, TA2 represents disproportionately impacted areas where demographic vulnerability intersects with aging infrastructure, vacant and underutilized properties, and legacy land uses. These characteristics underscore the importance of brownfields assessment activities that reduce environmental uncertainty and support

reinvestment in a manner that benefits existing residents and advances redevelopment. **TA2 is adjacent to the Ohio River. Jackson Street/Tilghman and Guthrie Neighborhoods (TA3):** The third target area for this proposed project is **TA3** which connects midtown Paducah to **TA2**. Jackson Street, which turns into Irvin Cobb Drive in the Southside Community, is a highly traveled, commercial thoroughfare that goes through the Tilghman and Guthrie neighborhoods. The corridor traverses areas of long-term disinvestment and represents a transition zone between residential neighborhoods, former neighborhood commercial activity, and historic industrial and transportation-related land uses. Historically, Jackson Street supported mixed residential and small-scale commercial activity, **with proximity to rail lines, warehouses, service businesses, and neighborhood retail** that once anchored the surrounding communities. Over time, shifts in transportation patterns, industrial decline, and population loss reduced economic activity along the corridor. Many parcels now reflect legacy land uses, older structures, surface parking, or underutilized buildings—conditions commonly associated with brownfield uncertainty in older urban neighborhoods. **TA3’s** connection to Irvin Cobb Drive places it within a broader network of planned public investments, including greenway trail expansion in **TA2**. As a result, the corridor represents a strategic opportunity to support redevelopment, improve neighborhood connectivity, and strengthen access between Midtown and Southside communities.

1.b. Description of the Priority Brownfield Sites - The following sites were selected as priority brownfield sites because they represent high-visibility, underutilized properties within key redevelopment corridors and historically disinvested areas, each with documented or likely contamination that poses barriers to reuse but offers significant opportunity for assessment, risk reduction, and community-aligned redevelopment if addressed through this application.

Site Description	Uses	Suspected Contaminants
<u>Priority Site: 933 Walter Jetton Blvd (TA2):</u> 3.2-acre vacant lot in the Southside Community, formerly occupied by PB&S Chemical Company and Brenntan Chemical, and currently under a site management plan.	Former: Chemical company. Currently: Vacant lot. Proposed: Property is identified for reuse/redevelopment planning Future mixed use with <u>commercial and residential.</u>	volatile organic compounds VOCs, semi-volatile organic compounds (SVOCs), acetone, ethanol, petroleum hydrocarbons, hydrogen peroxide, heavy metals, chlorinated solvents
<u>Priority Site: 2535 Jackson St (TA3):</u> A former gas station located along the Jackson Street gateway corridor. The site is .38 acres.	Former: Gas Station Currently: Unoccupied Proposed: Property is identified for assessment, potential cleanup plan, and site reuse plan. Future commercial use.	Petroleum hydrocarbons, underground storage tanks (USTs), VOCs, SVOCs, heavy metals, PAHs, asbestos, LBP, PCBs, solvents, degreasers
<u>Priority Site: 600 South 27th St (TA3):</u> A former gas station located on the Jackson Street gateway corridor on the corner of 27 th and Jackson St. The site is .25 acres	Former: Gas Station Currently: Unoccupied Proposed: Property is identified for assessment, potential cleanup plan, and site reuse plan. Future commercial use	Petroleum hydrocarbons, underground storage tanks (USTs), VOCs, SVOCs, heavy metals, PAHs, asbestos, LBP, PCBs, solvents, degreasers

1.c. Identifying Additional Sites - In addition to the priority sites identified above, the City of Paducah will use a **transparent, data-driven, and community-informed process to identify and select additional** brownfield sites for assessment within the target areas. This approach builds upon the City’s prior Brownfields Assessment Grant successful experience and ensures that assessment resources are deployed strategically to address environmental uncertainty where it presents the greatest barrier to reinvestment. The City will identify potential additional sites through a combination of **planning analysis, field reconnaissance, and community input**. Candidate sites will be drawn from areas characterized by vacant or underutilized properties, older building stock, and legacy commercial, industrial, or transportation-related land uses. **Prioritization** of additional sites for assessment **will be guided by clear and consistent criteria**, including: evidence or likelihood of environmental contamination or uncertainty associated with prior uses; vacancy or underutilization that limits productive use;

proximity to residential areas, sensitive populations, or public investments; potential for reuse consistent with adopted revitalization, preservation, and economic development plans; and the extent to which assessment would reduce barriers to equitable redevelopment in distressed, impoverished, or underserved areas.

1.d. Reuse Strategy and Alignment with Revitalization Plans - The City of Paducah's reuse strategy for the proposed Assessment Grant is grounded in adopted local plans, active public investments, and demonstrated redevelopment momentum within the community-wide target area encompassing **TA1, TA2, and TA3**. The purpose of brownfields assessment activities is not to dictate final reuse outcomes, but to remove environmental uncertainty that currently constrains reinvestment and prevents priority properties from advancing toward reuse consistent with established revitalization goals. In **TA1, reuse strategies emphasize adaptive reuse of historic structures, infill development, and expansion of mixed-use, commercial, residential, and tourism-supporting activities**. Downtown revitalization is guided by preservation-based development principles and supported by multiple public investments, including riverfront redevelopment funded through a U.S. Department of Transportation BUILD Grant, a National Park Service Paul Bruhn Historic Revitalization Grant, and City-administered incentive programs that support business development, upper-story residential use, facade improvements, and roof stabilization. Brownfields assessment activities align with these efforts by providing the environmental due diligence required to support property transactions, financing, and rehabilitation of older buildings with legacy commercial or industrial uses. In **TA2 and TA3, reuse strategies focus on revitalization, neighborhood stabilization, and reinvestment in vacant and underutilized properties while minimizing displacement and supporting existing residents**. The City's adopted Southside Revitalization Plan (with the City investing \$1.3 million for the first year of implementation) identifies priority neighborhoods, corridors, and phased implementation areas where reinvestment is needed to address vacancy, deteriorated structures, and long-term disinvestment. Brownfields assessment activities directly support this strategy by identifying environmental barriers that limit redevelopment feasibility, prioritizing sites for reuse planning, and positioning properties for reinvestment aligned with community-identified goals. The City is currently advancing the design and construction of a new segment of the **Paducah Greenway Trail** through **TA2**, supported through a National Park Service technical assistance grant. Brownfields assessment activities will complement this investment by addressing environmental uncertainty on nearby vacant and underutilized properties, ensuring that redevelopment associated with improved connectivity and mobility proceeds safely, and supporting reuse that enhances access to jobs, services, and recreational amenities. Across the community-wide target area, reuse strategies are informed by the City's CDBG Comprehensive Plan, which identifies Census Tracts 301 and 302 (**TA2**) as priority areas for revitalization due to income disparities, aging housing stock, and disinvestment, and emphasizes economic development, neighborhood improvement, and increased access to opportunity.

1.e. Outcomes and Benefits of Reuse Strategy - The anticipated outcomes of the proposed project are grounded in the City of Paducah's adopted revitalization strategies, active public investments, and demonstrated redevelopment momentum within **TA1, TA2, and TA3**. By addressing environmental uncertainty that currently constrains reinvestment, brownfields assessment activities will position priority properties for reuse that supports economic vitality, environmental justice, and long-term community resilience. In **TA1**, brownfields assessment activities are expected to support continued adaptive reuse of historic structures, infill development, and expansion of mixed-use, commercial, residential, and tourism-related uses. By providing the environmental due diligence required for financing, property transfer, and rehabilitation, assessments will help advance projects aligned with preservation-based redevelopment, small business growth, and increased downtown visitation. Anticipated outcomes include **increased occupancy of underutilized buildings, growth in local businesses, expansion of upper-story residential use, and incremental increases in the local tax base**, reinforcing downtown's role as a regional economic and cultural center. In **TA2 and TA3**, brownfields assessment activities are expected to advance revitalization and neighborhood stabilization by reducing barriers to reinvestment in areas that have experienced long-term disinvestment, high vacancy rates, and economic distress. By identifying environmental conditions early and supporting reuse planning, the City will help ensure that redevelopment opportunities are accessible to property owners, nonprofit partners, and small developers who may lack the resources to pursue environmental due diligence independently. **Anticipated benefits and outcomes include reinvestment in vacant and underutilized parcels, improved feasibility of neighborhood-serving**

commercial and mixed-use uses, and reuse that supports existing residents while minimizing displacement pressures. Brownfields assessment outcomes in these target areas will also complement transportation and connectivity investments, including the design and construction of **a new segment of the Paducah Greenway Trail** through TA2. Clarifying environmental conditions on properties adjacent to key corridors and public investments will help ensure that redevelopment associated with improved mobility, active transportation, and access to jobs and services proceeds safely and equitably. Collectively, **the anticipated outcomes of this project include increased redevelopment readiness, stronger alignment between public investment and private reinvestment, and improved capacity to advance projects from assessment toward cleanup and reuse.** The City of Paducah is no stranger to extreme weather events – specifically flooding rains and tornadoes. Paducah sits in the heart of the “new tornado alley” that has shifted eastward in the United States. Brownfields assessment activities will support **local resilience to extreme weather events and natural disasters** by enabling safer, more informed redevelopment decisions within areas vulnerable to flooding, severe storms, and other climate-related impacts. Assessment data will inform reuse planning that incorporates flood-resilient site design, appropriate land uses, and green infrastructure such as bioswales, rain gardens, vegetated buffers, and permeable pavement to manage stormwater and reduce runoff, particularly in areas near the riverfront. Along transportation corridors, buffer zones will be installed to reduce exposure to flooding, noise and air pollution. Within neighborhoods that have experienced repeated storm impacts, use of flood-compatible or passive open space will be incorporated. Assessment data will also support reuse concepts that incorporate on-site and building-integrated renewable and energy-efficient features, such as high-efficiency HVAC and heat pump technologies, geothermal ground-source heating and cooling where site conditions allow, enhanced building envelope performance, and energy-efficient lighting and controls, reducing long-term operating costs and improving climate resilience of redeveloped properties.

1.f. Resources Needed for Site Reuse - Reuse of brownfield properties within the target areas will require a combination of environmental, planning, and capital resources that extend beyond the scope of assessment activities alone. Environmental assessment and cleanup planning supported through this grant will position properties to pursue **subsequent cleanup funding**, including EPA Brownfields Cleanup Grants, state brownfields assistance programs, State Brownfield Revolving Loan Fund, and other environmental remediation resources, as appropriate based on-site conditions. Capital resources for reuse will be drawn from a range of **federal, state, local, and private sources**, depending on site location, historic status, and intended reuse. In TA1, reuse of assessed properties may leverage preservation-based financing tools and incentive programs, including historic rehabilitation incentives, local redevelopment grants, and private investment aligned with tourism, small business, and upper-story residential uses. In TA2, reuse may be supported through neighborhood revitalization programs, housing and economic development funding, infrastructure investments, and partnerships with nonprofit and community-based organizations focused on equitable redevelopment. By identifying and clarifying environmental conditions early, the proposed Assessment Grant will reduce risk, improve access to capital, and enable the City and its partners to assemble the resources needed for site reuse in a strategic and coordinated manner.

1.g. Use of Existing Infrastructure - The proposed project will focus on reuse of sites in all three target areas that are already served by **existing public infrastructure**, allowing redevelopment to occur efficiently while maximizing the return on prior public investment. Within the target areas, most candidate brownfield sites are located in areas with established street networks, water and sewer service, stormwater infrastructure, and access to utilities, transit routes, and community facilities. All three target areas are embedded within a fully developed urban environment supported by existing infrastructure and public services. Streets, sidewalks, utilities, and public spaces are already in place, and recent public investments—such as riverfront improvements and streetscape enhancements—have further strengthened downtown’s infrastructure capacity. Focusing assessment activities in areas served by existing infrastructure supports **sustainable and resilient redevelopment patterns** by reducing development costs, limiting sprawl, and encouraging reinvestment in the City’s historic core and adjacent neighborhoods.

(2) COMMUNITY NEED AND ENGAGEMENT

2.a. The Community's Need for Funding - Paducah, Kentucky (population approximately 26,700), is located in western Kentucky along the Ohio River at the confluence of the Ohio and Tennessee Rivers. Overall, Paducah has a lower median income than the Commonwealth of Kentucky at \$51,243 for Paducah and \$62,417 for the state. Paducah has an owner-occupied housing rate of 54.1% compared to Kentucky's rate of 68.3%. **TA1**, while a cultural and economic anchor for the City, functions within this broader context of cumulative environmental, health, and socioeconomic stressors. **TA2**, encompassing eight neighborhoods, represents the City's most economically and environmentally vulnerable area. All eight neighborhoods have been designated as distressed by the Economic Innovation Group's Distressed Communities Index. Once a dense, mixed-use area, **TA2** has experienced decades of disinvestment, depopulation, and vacancy. Approximately 54% of homes were built prior to 1970, increasing the likelihood of environmental concerns associated with aging structures and infrastructure. Thirty-three percent of homes are valued below \$50,000, and 68 percent below \$100,000, compared to a citywide median owner-occupied home value of \$125,800. Economic indicators further highlight the community's vulnerability. The median household income in the Southside is approximately **\$26,567**, less than half the Kentucky median income of \$55,454. **Only 29 percent of housing units are owner-occupied**, compared to approximately 52.5 percent citywide, reflecting limited household wealth and reduced capacity to absorb redevelopment or environmental due diligence costs. Additionally, approximately **11 percent of residents rely on walking, bicycling, or limited public transportation** for daily mobility, underscoring the importance of reinvestment that improves access to nearby jobs, services, and amenities. Taken together, Paducah's elevated poverty rates, concentration of historic and aging structures, low property values, documented environmental stressors, and higher-than-average chronic disease rates demonstrate a clear and compelling need for EPA Brownfields Assessment funding. Environmental uncertainty disproportionately affects communities with limited financial capacity, delaying redevelopment and perpetuating vacancy and exposure risks. This funding will allow the City to address these challenges proactively by identifying environmental conditions, supporting informed reuse planning, and advancing redevelopment in a manner that improves public health outcomes and strengthens economic development.

2.b. Health or Welfare of Sensitive Populations - Sensitive populations in Paducah experience **documented cumulative environmental and health burdens** that heighten vulnerability to real or perceived contamination associated with legacy land uses. The **poverty rate** for Paducah is 21.5% compared to 16.4% in Kentucky and 12-13% nationally (city-data.com). **Child poverty** is 31.4% compared to 20% in Kentucky and 16% nationally (city-data.com) The population of **those over 65** is 18.4% compared to 17% in the US (CDC Places ACS data). And the **disability rate** for Paducah is 15.8% for Paducah compared to 13.4% in KY and 13% in the US. According to the Centers for Disease Control, every census tract in Paducah is classified as highly burdened for chronic health outcomes, including elevated rates of cardiovascular disease and diabetes. In nine of the City's ten census tracts, asthma prevalence is also elevated. The CDC identifies multiple contributing environmental stressors, including proximity to Toxic Release Inventory (TRI) facilities, particulate matter and diesel particulate matter emissions, rail corridors, impaired surface waters, and elevated air toxics cancer risk. Cumulative stressors disproportionately affect **elderly residents, children, low-income households, and individuals with chronic health conditions**, populations that are more highly concentrated within **TA2** targeted by this project. Residents in these areas are more likely to live in older housing, rely on walking, bicycling, or limited transportation options, and experience reduced access to healthcare and economic resources—factors that increase susceptibility to environmental exposures and limit the ability to avoid or mitigate risk. Redevelopment decisions within **TA1** and **TA3** also influence the health and welfare of sensitive populations living in adjacent neighborhoods. Addressing environmental uncertainty in older commercial and mixed-use properties ensures that reinvestment in the historic core supports public health, improves access to opportunity, and advances long-term equity rather than reinforcing existing disparities. This work cannot be completed without the requested grant funds, and grant funds will help alleviate these health risks.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions - Paducah exhibits a **greater than normal incidence of chronic disease and adverse health conditions** when compared to state and national benchmarks, with the most pronounced impacts occurring in neighborhoods characterized by long-term disinvestment, older housing stock, and proximity to legacy infrastructure and industrial activity. These disparities

are not evenly distributed across the community, but are concentrated in census tracts 301 and 302 targeted by this project, particularly within TA2. Public health data indicate that **rates of cardiovascular disease, diabetes, and respiratory illness in Paducah exceed statewide and national averages**, reflecting both socioeconomic stressors and environmental exposure risks.

Percentage of Adults with Chronic Health Conditions by Location

Health Condition	Census Tract 301 (TA2)	Census Tract 302 (TA2)	Census Tract 303 (TA1)	Kentucky	US
Arthritis	34.9	40.6	38.7	34.3	26.0
Asthma	12.2	14.0	11.4	9.5	9.7
Heart Disease	10.2	14.0	12.9	5.7	3.9
Diabetes	16.8	25.2	19.4	13.3	10.7
Stroke	4.7	7.6	6.0	4.9	3.1

Data Sources: CDC Places; Kentucky Behavioral Risk Factor Survey

Within TA2, these health challenges are compounded by economic distress and housing instability. Residents are more likely to live in older structures, experience housing cost burden, and rely on walking, bicycling, or limited transportation options—factors that increase exposure to environmental hazards and reduce the ability to avoid or mitigate risk. These tracts also contain a higher proportion of elderly residents and households with children, populations that are particularly vulnerable to environmental stressors and chronic disease. In TA1, older commercial and mixed-use buildings with legacy uses present similar risks when environmental conditions are undocumented. EPA **Brownfields funding is essential** to support informed reuse planning that reduces exposure risks, improves neighborhood conditions, and contributes to healthier outcomes for residents who have borne a disproportionate share of environmental and health burdens.

2.d. Economically Impoverished/Disproportionately Impacted Populations - The community-wide target area includes populations that are **economically impoverished and disproportionately impacted** by historic disinvestment, limited access to capital, and environmental conditions associated with legacy land uses. These impacts are most concentrated in TA2, where long-standing economic hardship intersects with aging infrastructure, vacant properties, and environmental uncertainty that limits redevelopment potential. Household income and housing indicators in the Southside reflect significant economic vulnerability. A high share of properties has low market value and are renter-occupied, indicating limited household wealth and reduced ability for property owners to finance improvements or environmental due diligence independently. These conditions restrict access to credit and discourage private investment, even where redevelopment interest exists. Economic distress is further compounded by limited employment access and transportation dependence. A higher proportion of residents rely on walking, bicycling, or limited public transportation for daily mobility, increasing reliance on nearby jobs, services, and neighborhood-scale economic activity. When brownfield sites remain vacant or underutilized due to unresolved environmental uncertainty, opportunities for local job creation, small business development, and reinvestment are lost, reinforcing cycles of poverty and disinvestment in already vulnerable neighborhoods. The proposed project directly addresses these inequities by **reducing environmental uncertainty in economically disadvantaged areas**, lowering barriers to participation in redevelopment for local property owners, nonprofit partners, and small developers who lack the resources to self-fund environmental assessments.

2.e. Project Involvement and 2.f. Project Roles - The City of Paducah will implement this project in coordination with a multidisciplinary team of public, nonprofit, and technical partners that bring complementary expertise in brownfields assessment, public health, community engagement, and redevelopment planning. Each partner has an established role that supports effective project delivery, ensures compliance with EPA requirements, and strengthens coordination across City departments and community stakeholders. The table below summarizes participating organizations and outlines their specific responsibilities for project involvement and implementation.

Organization	Contact	Mission and Role
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Paducah Area Chamber of Commerce	Sandra Wilson	Their mission is to enhance business prosperity through promotion, advocacy and education for their members. The Chamber will work with the City to help recruit and support new businesses in the target areas.
Paducah Main Street	David Wilkins	Paducah Main Street partners with business owners, property owners, and citizens through historic preservation and effective marketing, maximizing the potential of Paducah's unique historic district by focusing on business recruitment and retention. Main Street will assist this project through business recruitment and building relationships with developers.
Paducah Alliance of Neighbors	Sharon Poat	The Paducah Alliance of Neighbors creates strong neighbors and neighborhoods within Paducah, Kentucky, through home repair, rehabilitation, and home construction. They will assist with the development of residential properties and identifying and qualifying low- and moderate-income buyers for affordable housing.
Community Financial Services Bank	Angela Mathis	Their mission is to create value for our clients, our communities, our stockholders, and our team. CFSB is a banking partner for the revitalization of TA2. They are offering 100% financing on residential properties to help assist families with securing affordable housing.

2.g. Incorporating Community Input - Community engagement has played a critical role in the City's current Brownfields Assessment Grant and will continue to be central in the next project period if awarded. The City will work with established neighborhood organizations, the Southside Steering Committee, property owners, realtors, bankers, developers, and other stakeholders to solicit nominations of sites where environmental concerns or uncertainty have delayed reuse. This engagement process ensures that site selection reflects **local knowledge and community priorities**, particularly in historically underserved areas where residents and small property owners may lack the resources to pursue environmental due diligence independently. The City will schedule at least 2 community meetings per grant year to provide information, updates, and discuss property referrals that are appropriate for the program.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Task/Activity: Project Management and Reporting
<p>a. Project Implementation EPA-funded tasks/activities: Finalize contract with QEP; prepare Quarterly Reports; prepare Financial Reports; update ACRES; Grant Closeout Report</p> <p>b. Anticipated Project Schedule: Finalize contract with QEP December 31, 2026. Quarterly progress reports will be submitted by Jan. 30th, April 30th, July 30th, and Oct. 30th of each year, with the first due on Jan. 30, 2027.</p> <p>c. Task/Activity Lead: The Projects and Grants Coordinator and Director of Planning will lead all outputs with input from QEP</p> <p>d. Outputs: Administrative Records; QEP Procurement and Contract Documentation; (16) Quarterly Reports; (3) Annual Financial Reports; (1) Grant Closeout Report.</p>
Task/Activity: Community Outreach
a. Project Implementation

EPA-funded tasks/activities: Create CIP. Host 8 Community meetings in Target Area neighborhoods. Prepare project webpage, fact sheets, and press releases. Present 4 workshops for local realtors, bankers, and developers.
b. Anticipated Project Schedule: Community meetings completed every 6 months; workshops for local realtors, bankers, and developers each year of the grant period;
c. Task/Activity Lead: Projects and Grants Coordinator; City of Paducah Planning Dept; input from QEP
d. Outputs: CIP; 8 community meetings; 4 meetings with bankers, realtors, and developers; notes, and sign-in sheets; project fact sheets and press releases; updated project webpage; and presentation materials for community meetings

Task/Activity: Brownfield Site Identification and Assessments
a. Project Implementation EPA-funded tasks/activities: GIS inventory updates by the QEP will be on-going during the grant term following discussion of what other sites within the target areas would provide the greatest redevelopment impact. A qualified environmental consultant will conduct Environmental Site Assessment (ESA) activities at selected sites, starting with the priority sites. In addition to the 3 priority sites, we anticipate completing 9 more Phase Is (12 total) . Phase II ESAs will be conducted as appropriate with 7 being completed. Phase II ESA activities will be conducted in accordance with current ASTM standards and All Appropriate Inquiry; The consultant will prepare a Generic Quality Assurance Project Plan (QAPP). with community and RBC input, and will prioritize sites for further investigation based on the results of Phase I & II ESAs and site redevelopment potential. Seven Site Eligibility Determinations (SEDs), Health and Safety Plans (HSAPs), and SSQAPP Addendum, will also be prepared for EPA approval. There are no non-EPA resources needed to carry out grant tasks/activities.
b. Anticipated Project Schedule: Assessments, SEDs, SSQAPPs, and ABCAs will be completed throughout the grant period.
c. Task/Activity Lead: Qualified Environmental Professional
d. Outputs: 12 Completed Phase 1 and 7 Phase 2 reports; 7 SEDs; 7 SSQAPPs; Complete 7 ABCAs as appropriate; 1 Generic QAPP

Task/Activity: Remediation and Reuse Planning
a. Project Implementation EPA-funded tasks/activities: The City of Paducah will complete ABCAs on assessed sites as deemed appropriate. The City will work with property owners and community members to develop reuse plans
b. Anticipated Project Schedule: Completion of ABCAs and reuse plans will be throughout the grant period.
c. Task/Activity Lead: QEP; City Planning Department; Projects and Grants Coordinator
d. Outputs: Completed ABCAs; 3 Site reuse plans; and 3 market studies (includes TA1, TA2, and TA3)

3.e. Cost Estimates

Budget Categories		Project Tasks					Total
		Task Management/ Reporting 1	Task Community Outreach 2	Task ID/ Assessments 3	Site 4	Task Remediation/ Reuse Planning 4	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
	Travel	\$6,288	\$0	\$0	\$0	\$0	\$6,288
	Supplies	\$0	\$8,000	\$0	\$0	\$0	\$8,000
	Contractual	\$0	\$0	\$335,700	\$150,000	\$0	\$485,700

Construction	\$0	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$6,288	\$8,000	\$335,700	\$150,000	\$0	\$499,988
Indirect Costs	\$0	\$0	\$0	\$0	\$0	
Total Budget	\$6,288	\$8,000	\$335,700	\$150,000	\$0	\$499,988

Task 1 – Management/Reporting – The City of Paducah is not requesting any personnel or fringe benefits for this grant application. Nor will there be any construction costs. Travel is requested to send two City staff to the Annual Brownfields Conference in 2027 and 2029. Roundtrip Air - \$700 x 4=\$2,800; Hotel Room - \$200 per night x 12 nights=\$2,400; Per Diem (\$68 per day) x 2 people x 8 days = \$1,088; **Total - \$6,288**

Task 2 – Community Outreach – Mailouts for Community Meetings \$600 x 8 = \$4,800; Printing for postcards and materials - \$400 x 8 - \$3,200; **Total - \$8,000**

Task 3 – Assessments – 12 Phase 1 Assessments x \$5,000 - \$60,000; 7 Phase 2 Assessments x \$20,000 - \$140,000; One Generic QAPP - \$6,300; 7 SSQAPPs x \$5,000 - \$35,000; 7 ABCAs x \$5,000 - \$35,000; Programmatic Support - \$20,400; Community Involvement Plan - \$7,000; Assistance with Community Engagement Output - \$25,000; **Total - \$335,700**

Task 4 – Remediation/Reuse Planning – 3 Market Studies x \$25,000 = \$75,000; 3 Reuse Plans x \$25,000 = \$75,000; **Total - \$150,000**

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.-4.c. Organizational Capacity/Structure/Key Staff - In addition to financial resources, **technical and organizational capacity** is a critical resource for successful site reuse. The City has demonstrated the ability to manage EPA Brownfields grants, coordinate environmental consultants, engage the community, and align assessment activities with broader redevelopment strategies. This capacity will continue to support reuse by helping property owners and partners navigate regulatory requirements, identify appropriate funding opportunities, and sequence projects from assessment through cleanup and redevelopment. There are multiple active development initiatives being led by the City of Paducah that align directly with the proposed brownfields assessment activities.

Hope Reasons, MBA – Ms. Reasons is the Projects and Grants Coordinator for the City and will serve as the Project Manager for this grant project. She will work closely with other key staff, the QEP, and community members to carry out the project activities. She is also responsible for all reporting and ACRES updates. Ms. Reasons has been with the City for four years and has over 15 years’ experience in grant administration, program planning, and community development.

Carol Gault – Ms. Gault is the Director of the Planning Department for the City. Ms. Gault will work closely with Ms. Reasons to carry out the responsibilities of the grant. Ms. Gault is responsible for the Southside Renovation Plan, works closely with local developers, bankers, and real estate agents for economic development, and is a former City Commissioner. She will have a key role in deciding upon assessment sites, assisting with community engagement, and developing reuse plans.

Michelle Smolen – Ms. Smolen is the Assistant City Manager for Paducah. Ms. Reasons and Ms. Gault both report to Ms. Smolen. She will be responsible for the general oversight of the project. Ms. Smolen reports to the City Manager.

Audra Kyle, CPA – Ms. Kyle is the City’s Finance Director. She has over 20 years’ experience with the City and will have oversight of the budget and project spending. Ms. Kyle reports to the City Manager.

4.d. Acquiring Additional Resources

The City acquires additional resources through **coordinated grant development, interdepartmental collaboration, and strong partnerships** with state agencies, federal programs, nonprofit organizations, and private stakeholders. Recent and ongoing initiatives—including a U.S. Department of Transportation BUILD Grant (\$10,000,000) that supports redevelopment of the riverfront, including construction of a new commercial pier intended to increase riverboat visitation and tourism. This project is also supported by a state grant of \$3.5 million and a \$7 million investment by the City. In addition, the City is a recipient of a National Park Service Paul Bruhn Historic Revitalization Grant (\$750,000), which supports the rehabilitation of multiple historic downtown buildings. These federal investments are complemented by City-funded incentive programs, including the **TA1 New Business Grant Program, Roof Stabilization Assistance Program, Upper Story Residential Grant**

Program, and Beautification and Facade Grants. The City is also investing \$1.3 million in the implementation of the first year of the Southside Revitalization Plan. Together, these initiatives demonstrate strong market momentum and public commitment to downtown revitalization and demonstrates Paducah’s ability to align environmental assessment with capital investment and implementation funding. The City also employs a Projects and Grants Coordinator that is responsible for identifying and applying for additional federal, state, and private funding to support local projects and redevelopment.

4.e. Currently Has or Previously Received an EPA Brownfields Grant - Since 2022, the City of Paducah has actively implemented an EPA Brownfields Assessment Cooperative Agreement, resulting in substantial progress across both Historic Downtown Paducah and the Southside Community. As documented in the City’s most recent quarterly performance report, the City has completed **14 Phase I Environmental Site Assessments, 5 Phase II Environmental Site Assessments, 3 Analysis of Brownfields Cleanup Alternatives (ABCAs), 9 site eligibility determinations, and 9 site-specific Quality Assurance Project Plans**, along with **nine community meetings** conducted throughout the project period. These activities have positioned multiple properties for future reuse, with redevelopment already beginning in multiple locations. The City’s existing Assessment Grant is nearing completion, with no corrective actions required and project activities ahead of schedule, demonstrating strong grant management capacity and effective coordination among City departments, consultants, and community partners. Approximately \$13,000 remains in the current grant budget, reflecting efficient use of funds and completion of the majority of planned assessment activities. This new funding will build directly upon the foundation established by the City’s 2022–2026 Assessment Grant. By leveraging the knowledge, procedures, partnerships, and momentum developed through the current Assessment Grant, the City is well positioned to immediately deploy additional Brownfields funding in a strategic and coordinated manner.

City of Paducah Community-Wide Brownfields Assessment Grant (2022-2026)

Property	Output	Reuse Plan
Columbia Theatre – Historic theatre located in downtown Paducah.	Phase 1 and Phase 2 Assessments; removal of heating oil tanks; ABCA;	The Columbia is currently working with the EPA on a Land Revitalization and Technical Assistance application to assist with reuse and redevelopment planning. Additional renovations continue to be made to the building. The City has invested an additional \$500,000 to this project.
Katterjohn Property – former hospital and medical office building; torn down due to structural/safety reasons	Phase 1 and Phase 2 Assessments; removal of UST; ABCA	The City of Paducah is currently working with a developer to build residential units on this property. This is a \$4.5 million private investment.
Hotel Metropolitan – Historic hotel that has been converted to a museum. Formerly part of the “Chitlin’ Circuit”	Phase 1 and Phase 2 Assessments; Building Materials Survey	The City of Paducah, in partnership with the Hotel Metropolitan, received a \$1.3 million grant from the Mellon Foundation for capital improvements and capacity building.
1350 South 6 th Street – Former School	Phase 1 and Phase 2 Assessments	This building has been purchased by the local senior center (for \$145,000) and is currently under renovation.
519 North 3 rd St – Vacant lot – former nursing home/assisted living facility	Phase 1	Currently under development for a Marriott Aloft Hotel with an investment of \$21,000,000.
319 Adams St; 428 South 4 th ; 431 South 3 rd ; 436 South 4 th ; (1 block with 4 lots)	Phase 1	Private owner is building a brewery on these 4 adjacent properties. This is a \$200,000 investment.

THRESHOLD CRITERIA

(1) Applicant Eligibility

The City of Paducah is a local government and is eligible for federal EPA Brownfield funding.

The City of Paducah is a tax-exempt organization but does not have 501(c)4 status.

(2) Community Involvement

The City of Paducah is currently at the end of their first Community-Wide Assessment Grant. We have completed the majority of the work in three years (as opposed to four). During those three years, we have held 9 community meetings. We have included multiple stakeholders, including local residents, bankers, developers, business owners and real estate agents. These community meetings have been very successful with raising awareness and receiving assessment requests from local residents. Eight of the 15 properties assessed with our current funding came directly from attendees at the community meetings. In addition to the community meetings, outreach has included adding the Paducah Brownfield Program on the City website, and multiple social media posts made by the City's Communications Manager.

The City is committed to continuing the success of our community engagement with holding public meetings at least twice a year with the proposed grant activities. The purpose of these meetings will include overview education about the City's Brownfield Program, defining and identifying brownfields, and how to get property assessed. Community feedback has been a key to the success of our first Brownfields grant with additional requests for assessments which the City has not been able to complete due to running out of funding.

(3) Expenditure of Existing Grant Funds

The City of Paducah was awarded a Community-Wide Brownfields Assessment Grant in September 2022. As of October 1, 2025, the City has spent 96% of our grant funding. A report of funds drawn down are included with this application. All disbursements have been made within the 5-business day requirement.

(4) Contractors and Named Recipients

N/A - The City of Paducah has not selected any contractors or subrecipients for this grant application.