

Funding Opportunity Number: EPA-I-OLEM-

R04-26-C-012

OBLR-25-07 1. Applicant Identification:

SmileFaith Foundation
5400 School Road, New Port Richey, Florida, 34652

2. Website:

www.smilefaith.us

3. Funding Requested:

- a. **Grant Type:** Single Site Cleanup
- b. **Federal Funds Requested:** \$3,536,010

4. Location:

- a. City of Jenkins
- b. Letcher County
- c. Kentucky

5. Property Information: *Map included as attachment to visually depict the proposed site


Former Beth-Elkhorn Corporation Coal Mining Heavy Equipment Service Yard
9762 KY Highway 805 Jenkins, KY 41537 (LAT/LONG 37.17388/82.631379)
11 Acre Tract Bordered by Elkhorn Creek and KY Highway 805
Includes three historic brick structures: Building #1: 2,000 Sq. Ft; Building #2: 1,800 Sq. Ft. (two levels); Building #3:1,600 Sq. Ft.

6. Contacts:

a. **Project Director:**

Chrystal Bentley, SmileFaith Appalachia Director
chrystal@smilefaithappalachia.org; (740) 876-2899
9775 Kentucky Highway 805
Jenkins, KY 41537

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

Tom Lane, SmileFaith Founder and Chief Executive Director


7. Population:

City of Jenkins: 1,902 (2020 Census) *Jenkins has been an area of declining population and persistent poverty for the past 30 years.

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	1 & 4 (sections 1b & 2a)
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	1 (section 1b)
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3 (sections 1e & 1g)
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).	1 (section 1b)
The priority site(s) is in a federally designated flood plain.	1-2 (section 1b)
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2 (sections 1c & 1d)
The reuse of the priority site(s) will incorporate energy efficiency measures.	2-3 (section 1d)
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2 (section 1c & 1d)
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. Releasing Copies of Applications:

Not applicable



 **ELKHORN CREEK VILLAGE**
A GREAT PLACE TO GROW
JENKINS, KENTUCKY
"A SmileFaith Foundation Community Project"

FY26 Cleanup Grant

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Overview of Brownfield Challenges and Description of Target Area: The City of Jenkins, Kentucky, in Letcher County, Central Appalachia, exemplifies the profound socioeconomic and environmental challenges faced by post-industrial American towns. This marks SmileFaith's second consecutive application for EPA Brownfield Cleanup funding, underscoring their sustained commitment to addressing contamination, revitalizing the city's post-coal economy, and securing the resources needed to protect community resilience and advance redevelopment. The EPA Brownfield Cleanup Grant (EPA Grant) is critical to overcoming barriers that Jenkins cannot address with local resources alone and is central to mitigating the cumulative impacts of industrial abandonment, poverty, and environmental risk. With a population of 1,902, the Jenkins target area experiences **severe poverty, with 28.4% of households earning under \$15,000 annually** (census.gov). The collapse of the coal industry decimated the local economy, reducing jobs from 36,000 in 1979 to fewer than 100 by the late 1980s. This economic downturn resulted in significant job loss, reduced tax revenue, and limited infrastructure investment, leaving Jenkins and other nearby areas with mine-scarred land and an overwhelming number of abandoned and polluted coal-related brownfield sites. Environmental disasters have further compounded these difficulties, as evidenced by the catastrophic 2022 floods that damaged homes and infrastructure, displaced residents, and increased the risk of contaminant migration from legacy industrial and coal-related sites into surrounding soils, waterways, and downstream communities. Cleanup funding and be coordinated with drainage and stormwater improvements, reducing the likelihood that contaminants will migrate during future flood events and strengthening the community's resilience to extreme weather. Jenkins holds potential for economic revitalization and job creation through tourism and outdoor sports. Jenkins is near State Highway 23 and close to the Virginia border and is in proximity to Pine Mountain and 123 miles of scenic hiking trails, positioning the city as a future hub for outdoor enthusiasts and trail users, who would be drawn to proposed restaurants, coffee shops, a general store, an outdoor sports shop, and lodging facilities. An EPA Grant would be a pivotal step in making this vision a reality by enabling critical drainage improvements to mitigate flooding, reducing residential exposure to hazardous contaminants, aligning with infrastructure plans, and creating a foundation for business development and job creation. Revitalizing Jenkins with a focus on tourism and outdoor recreation pivots the town from its coal-dependent past toward a resilient, diversified economy by providing additional jobs to residents, attracting tourists, improving local resilience to the impacts of extreme weather events on new and existing structures, and removing pollutants which, left unchecked, would threaten the city's workforce. By leveraging its natural assets and integrating redevelopment plans, Jenkins could transform from a struggling community to a destination that supports both residents and visitors, fostering economic growth and long-term stability.

1b. Description of the Proposed Brownfield Site: The proposed target property for this EPA Grant is the 10.96-acre former Beth-Elkhorn Coal Mine Heavy Equipment Service Yard (Service Yard) located at 9762 KY Highway 805 in Jenkins, Kentucky, which is now owned by The SmileFaith Foundation. The former Service Yard exemplifies the town's struggle with blight and economic stagnation; it is located inside the Jenkins city limits, is adjacent to the public library, and bordered by Highway 805 south and west and Elkhorn Creek north and east. The Service Yard was used for coal-related industrial operations from 1910 until it closed in 1988. It supported regional coal mining activities, including equipment maintenance and repair, parts fabrication, fuel and petroleum storage, and staging of mining machinery, and includes three brick buildings with existing electric, water, and sewer connections. These structures now stand as vacant, deteriorating hazards. The buildings vary in condition, with issues such as missing roofs, deteriorated floors, and overgrown vegetation contributing to the area's unsafe and neglected state. Jenkins economic and environmental challenges are embodied by this brownfield site. Phase I and Phase II Environmental Site Assessments (ESAs) conducted under the Kentucky Brownfield Energy and Environment Cabinet (EEC) and the EPA Region 4 Targeted Brownfields Assessment (TBA) programs found that groundwater samples contained lead, arsenic, a semi-volatile organic compound (SVOC) and two volatile organic compounds (VOCs) exceeding the EPA Maximum Contaminant Levels from the Drinking Water Standard and Health Advisories Tables and the EPA Regional Screening Levels (RSLs) for tap water; two soil-gas samples. One sub-slab soil gas sample contained 13 VOCs at concentrations above EPA Residential vapor intrusion screening levels (VSLs); and surface and subsurface soil samples contained arsenic, chromium, cadmium, and lead, a VOC, and five SVOCs above EPA RSLs for resident soils. Contamination was

found on the entire site. The property sits in a designated flood hazard area, exacerbating the risk of structural damage and the spread of environmental hazards from contaminants to down-gradient sites. The site also has overgrown creek banks, abandoned equipment, and structural decay. With an EPA Grant, Jenkins would be able to complete the soil capping and vapor mitigation measures necessary for remediation and pave the way for a redevelopment-ready infrastructure to support economic recovery and safeguard against environmental disasters.

1c. Reuse Strategy and Alignment with Revitalization Plans: The City of Jenkins is a designated Trail Town at the nexus of two sections of the Pine Mountain State Scenic Trail, a key link in the Great Eastern Trail network extending from Alabama to New York. Outdoor recreation and tourism are among the fastest-growing economic drivers in Central Appalachia, yet Jenkins currently lacks the amenities needed to capture this activity. The City seeks to revitalize its downtown as a hub for ecotourism while strengthening the local economy for residents. This reuse strategy is grounded in the Jenkins Revitalization and Resiliency Plan Project and aligned with Imagine Letcher, a regional initiative funded through EPA's Recreation Economy for Rural Communities program. It also aligns with EPA's Powering the Great American Comeback initiative, including Pillars 1 Clean Air, Land, and Water for Every American, 2 Restore American Energy Dominance, and 3 Permitting Reform, Cooperative Federalism, and Cross-Agency Partnership. The proposed remediation initiates Phase II of SmileFaith's Elkhorn Creek Village Adaptive Reuse Project. Phase I successfully transformed a former coal supply warehouse into a dental clinic serving more than 1,400 patients annually, an event space, a coffee shop, and volunteer lodging, and served as an aid distribution site during the 2022 flood. These outcomes built strong community trust and municipal support through public meetings, outreach activities, and ongoing local engagement. Phase II was developed through meaningful public and partner involvement. Community input was gathered through public meetings, community forums, and ongoing informal engagement with residents and business owners, where priorities included flood-resilient housing, small business space, trail-related amenities, and public gathering areas. Project partners, including Shaping Our Appalachian Region (SOAR), Pine Mountain Partnership, and regional economic development organizations, contributed guidance on tourism demand, trail connectivity, workforce needs, and market feasibility. Coordination with the City of Jenkins ensured alignment with municipal stormwater improvements and post-flood high-ground development strategies. As a result, Phase II will redevelop the former Service Yard into Elkhorn Creek Village with uses directly reflecting community priorities. Post-remediation, the site will include a restaurant, outdoor sports shop, general store, business incubators, and eight low-income apartments located outside the floodplain. The site will connect directly to Pine Mountain trails and include green space, a concert pavilion, fitness paths, and recreational amenities. Lodging and RV sites will also be located outside the floodplain. Reuse incorporates engineered capping and drainage improvements aligned with municipal stormwater upgrades to enhance flooding resilience. Remaining acreage will support agrivoltaics that combine solar energy with honey production and sheep farming. Through sustained public engagement, partner collaboration, and alignment with adopted plans, this reuse strategy transforms a legacy coal site into a resilient economic anchor advancing local and regional revitalization goals.

1d. Outcomes and Benefits of Reuse Strategy: The revitalization of the Service Yard into ECV will stimulate significant economic development in Jenkins, creating an estimated 40 full-time and 60 part-time jobs for residents, including former coal industry workers, through a coffee shop, restaurant, outdoor sports shop, general store, and tourist lodging. Projected revenue is \$750,000 in Year 1, increasing to \$1.5 million by Year 3 and reaching \$4 million by Year 5, based on a conservative financial model reflecting phased site activation, projected lodging occupancy, customer volume, and comparable rural tourism benchmarks. ECV will transform a blighted site into a vibrant economic hub anchored by publicly accessible green spaces along the main town corridor. These spaces will support recreation, stormwater management, and renewable energy integration. Energy-efficient design will reduce utility costs, allowing entrepreneurs to reinvest savings into local businesses. Solar generation will be incorporated through agrivoltaics that combine ground-mounted solar arrays with managed green space, supporting pollinator habitats, honey production, rotational grazing, and microenterprise development without displacing open space. Green infrastructure features such as rain gardens, bioswales, and vegetated areas will capture and filter stormwater, while drainage improvements coordinated with Jenkins' planned stormwater upgrades will mitigate future flood risks and strengthen resilience to severe weather events. To further diversify renewable energy and enhance tourism appeal, a high-torque water wheel will harness energy from an adjacent freshwater spring to generate electricity for campsites while serving as a visible, educational

point of interest. Phase II reuse of ECV centers on job creation, small business growth, and long-term economic stability, while strengthening tourism, creating sustainable infrastructure, and bolstering flood resiliency.

1e. Resources Needed for Site Characterization: The EPA and the Kentucky EEC Brownfields Program were instrumental in conducting Phase I and Phase II ESAs for the proposed site, valued at \$150,000, with the resulting Analysis of Brownfield Cleanup Alternatives (ABCA) reflecting current market prices and Davis Bacon Wage rates. Based on discussions with the Kentucky Division of Waste Management (KDWM) regarding current assessment results, the site is fully characterized, and no further assessment is anticipated. However, if unknown conditions require further assessment during remediation, SmileFaith will collaborate with EPA Region 4 to request supplemental Targeted Brownfields Assessment (TBA) funding. Additionally, SmileFaith will work with the City of Jenkins, Letcher County, and the Kentucky River Area Development District (KRADD) to seek alternative funding sources for continued site characterization. Potential sources include the Kentucky Brownfields TBA Program, Appalachian Regional Commission (ARC) grants, and local or regional development funds. This multi-pronged approach will ensure that any unforeseen assessment needs are adequately supported.

1f. Resources Needed for Site Remediation: The estimated cost for remediation of the ECV site is \$3,648,170, as documented in the draft Analysis of Brownfield Cleanup Alternatives. The EPA Grant requested is essential to complete remediation and represents the only identified funding source capable of fully addressing the remediation activities. EPA funds will be used for soil capping, vapor mitigation systems, implementation of institutional controls, and revision of the Environmental Covenant to enable safe residential and commercial reuse. SmileFaith has identified supplemental remediation support through the Kentucky EEC's Brownfield Program's Cleaner Commonwealth Fund, which can provide limited funding toward eligible cleanup-related costs but is not sufficient to complete remediation. Additional anticipated funding includes Abandoned Mine Lands Economic Revitalization (AMLER) funding and Headwaters and Urban Watershed Grant Program support, which complement EPA-funded remediation by addressing mine-scarred land impacts, improving drainage, and reducing environmental risks with watershed-related infrastructure. These sources support site readiness and resilience measures that reinforce, but do not replace, the core remediation activities funded by EPA. With EPA funding, the combined resources are expected to fully support remediation of the site.

1g. Resources Needed for Site Reuse: SmileFaith is committed to leveraging substantial funding for the redevelopment of ECVARP. To date, an excess of \$5.6 million has been leveraged, independent of this grant request, for site reuse. Over the past 5 years, SmileFaith has raised over \$1.2 million from fundraising donations and \$2 million from corporate donations. They applied for \$729,440 under the Government Resources Accelerating Needed Transformation (GRANT) program that aims to accelerate economic growth by supporting transformative community projects. SmileFaith also applied for \$4,119,160 from the AMLER Grant Program, which assists coal-impacted communities in developing sustainable, long-term economic rehabilitation strategies. Additionally, KRADD, a partner of SmileFaith is preparing an ARC application for a \$9 million grant for the Elkhorn Creek Village Adaptive Reuse Project to support infrastructure improvements and redevelopment activities on the proposed property. Through the FEMA Buyback Program, Jenkins is one of seven Kentucky locations identified to develop high ground property to support rural communities affected by flooding in 2022. The \$15 M Jenkins high ground site development will include 92 acres for 115 homes and 140 acres for mixed commercial and recreational property directly connected by roadway to the downtown ECV site. The National Park Service has committed \$2,150 in resources through community input and review and creation of a Conceptual Master Plan and will provide additional support with connecting biking and hiking trails to the property. SmileFaith's strategy is clearly focused on community revitalization, job creation, economic development, and closing the low-income housing gap.

1h. Use of Existing Infrastructure: This EPA Grant is essential to facilitating the restoration and reuse of the existing site infrastructure by first addressing environmental conditions that currently prevent safe renovation, occupancy, and investment in the three historic brick buildings. Funding will be used to remove contamination, implement soil capping and vapor mitigation, and establish regulatory clearance that allows building rehabilitation and infrastructure upgrades without risk to construction workers, future occupants, or the surrounding community. In addition to solar integration, the site will incorporate small-scale hydropower by installing a high-torque water wheel powered by an adjacent freshwater spring, generating on-site renewable electricity for campsites while serving as a visible, educational feature that enhances visitor experience and

tourism appeal. Once cleanup activities funded by the EPA Grant are completed, the project can fully leverage the donations, corporate sponsorships, Headwaters and Urban Watershed Grant Program funds, and anticipated ARC and AMLER grants specifically dedicated to building rehabilitation and infrastructure modernization. The three existing buildings will be restored using their existing electric, water, and sewer connections and redeveloped into active community-serving uses. Building #1 will house a business incubator area, Coal City Coffee Shop, and a general store. Building #2 will be rehabilitated as a restaurant, and Building #3 will support a mountain arts and crafts center, a sporting and trail goods center, and administrative offices for the tiny cabins, RV park, and campsite rentals. While structurally sound, these buildings cannot be safely restored or reused until EPA-funded cleanup removes environmental barriers to redevelopment. An open-air pavilion between Buildings #1 and #2 will become a farmers’ market. Following cleanup, leveraged funds will be applied to clearly defined infrastructure needs, including replacement of outdated HVAC systems with high-efficiency units, installation of modern electrical systems and energy-efficient lighting, upgrades to plumbing and water service connections, improvements to roofs, windows, insulation, and building envelopes. The EPA Grant directly enables and unlocks redevelopment by creating safe, compliant conditions for construction and long-term use.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2a. The Community’s Need for Funding: Jenkins faces acute socioeconomic and environmental challenges that necessitate EPA funding to remediate contaminated properties and protect public health. The community experiences significantly greater hardship than state and national averages, with a 23.4% poverty rate exceeding Kentucky (16.4%) and U.S. (12.6%) levels and more than one quarter of households earning below \$15,000 annually, limiting residents’ ability to relocate, invest in property improvements, or mitigate environmental risks. Economic mobility is further constrained by low educational attainment, as 16% of adults lack a high school diploma, more than 50% higher than state and national averages, reinforcing persistent unemployment and poverty cycles. The 2022 flooding event devastated approximately 22% of housing in Jenkins, disproportionately impacting low-income residents living near Elkhorn Creek and sharply reducing the local tax base, which limits the City’s capacity to fund environmental cleanup, infrastructure repair, or hazard mitigation. With a population of just 1,902, Jenkins lacks the fiscal capacity to leverage sufficient local or private investment to address brownfield contamination independently. Residents in the project area face elevated exposure risks due to proximity to contaminated soils, groundwater, and vapor intrusion pathways associated with legacy coal and industrial uses, with environmental assessments identifying metals, petroleum-related compounds, and volatile organic compounds linked to adverse health effects from long-term exposure. EPA guidance associates inhalation of volatile organic compounds and contaminated dust with respiratory illness and increased cancer risk, while chronic exposure to metals such as lead and arsenic is associated with cardiovascular disease, neurological impacts, and long-term carcinogenic effects. Without remediation, these exposure pathways remain active, increasing the likelihood of adverse health outcomes, particularly for low-income households and sensitive populations such as seniors and individuals with disabilities, making EPA funding critical to reduce environmental exposure, stabilize contaminated land, and enable safe economic recovery.

Economic Indicators of Need	Jenkins	Kentucky	USA
Population (Census.gov)	1,902	4,505,836	334,914,895
Poverty Rate (Census.gov)	23.4%	16.4%	12.6%
Unemployment Rate (Census.gov, Familytofamily.org*)	57.3%*	4.5%	4.7%
Median Household Income (Census.gov, Familytofamily.org*)	\$26,500*	\$60,183	\$74,755
Adults with less than a HS degree (Census.gov)	16%	10.7%	10.3%

2b. Health or Welfare of Sensitive Populations:

Sensitive Jenkins’ populations experience both higher prevalence and greater severity of chronic diseases than state and national averages, compounding their vulnerability to brownfield-related exposures. In Jenkins, 28.7% of residents live in poverty compared to 16.4% statewide and 12.6% nationally, while 19.4% of residents are age 65 or older, exceeding Kentucky at 17% and the U.S. at 16%. Disability rates are especially elevated, with 28% of residents under age 65 living with a disability, more than twice the Kentucky rate of 12.9% and over three times the national rate of 8.6%. Adults in Jenkins experience higher rates of chronic obstructive pulmonary disease at 13.2% compared to 5.9% nationally, high

Sensitive Population	Jenkins	KY	USA
Poverty Rate	28.7%	16.4%	12.6%
Age ≥ 65	19.4%	17%	16%
Disabled ≤ 65	28%	12.9%	8.6%

Source: US Census Bureau 2019-2023 ACS 5-Year Estimates

statewide and 12.6% nationally, while 19.4% of residents are age 65 or older, exceeding Kentucky at 17% and the U.S. at 16%. Disability rates are especially elevated, with 28% of residents under age 65 living with a disability, more than twice the Kentucky rate of 12.9% and over three times the national rate of 8.6%. Adults in Jenkins experience higher rates of chronic obstructive pulmonary disease at 13.2% compared to 5.9% nationally, high

blood pressure at 42.3% compared to 29.6% nationally, heart disease at 8.8% compared to 5.7%, and diabetes at 14.6% compared to 10.4%. These conditions are strongly associated with exposure to airborne and soil-based contaminants and disproportionately affect elderly, disabled, and low-income individuals. The EPA Grant will directly reduce these cumulative health burdens by remediating VOCs, and heavy metals, interrupting inhalation, and ingestion pathways, and reducing environmental stressors that exacerbate respiratory, cardiovascular, and cancer-related outcomes in Jenkins’ most vulnerable populations.

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

Greater Than Normal Incidence	Jenkins, KY	United States
Cancer	7.6%	6.9%
COPD	13.2%	5.9%
Asthma - Adults	12.4%	9.9%
High Blood Pressure	42.3%	29.6%
Heart Disease	8.8%	5.7%
Diabetes	14.6%	10.4%
Obesity	43.6%	33.4%
Stroke	4.7%	3.1%

Source: CDC

Kentucky 41st overall in national health measures, with especially poor rankings of 49th in chronic obstructive pulmonary disease (COPD), 47th in cardiovascular disease, 45th in diabetes and chronic kidney disease, and 44th for both high blood pressure and premature death. According to US News & World Report, life expectancy in Letcher County is 68.8 years, 7 years below the national average of 75.8 years. The county’s leading cause of death is heart disease (268.75 per 100K) and Jenkins falls in the 97th percentile. According to the State Cancer Profiles, the age-adjusted incidence rate for lung and bronchus cancer in Letcher County is 91.9 cases per 100,000 population for the period 2016–2020, which is higher than the

national average of approximately 57 cases per 100,000, indicating a significant public health concern. In Jenkins, asthma and diabetes are at the 89th percentile. These health outcomes are influenced by low population, high unemployment, low education rates, and poverty, and are exacerbated by environmental conditions, contaminants, and exposure pathways from contaminated sites like brownfields. Former coal mining sites harbor contaminants such as particulates, lead, and PCBs, which are linked to respiratory illnesses, heart disease, and cancers, including lung and liver cancer. The unregulated use and improper management of petroleum products, heavy metals, and other industrial chemicals at these facilities further exacerbate these health risks. Prolonged exposure to site contaminants can lead to cancer, liver disorders, neurological damage, and weakened immune systems. This grant aims to facilitate the cleanup and redevelopment of contaminated sites, directly addressing environmental conditions that contribute to disease and long-term health risks. Mitigation efforts will focus on reducing contaminated dust, fine particles, and vapor intrusion pathways to prevent inhalation and ingestion during both cleanup and future site use. The reuse strategy addresses these threats by converting remediated properties into controlled, well-managed community spaces with engineered caps, green infrastructure, and regulated building systems that eliminate ongoing exposure pathways. By transitioning contaminated land to meet current health and safety standards, the project reduces chronic exposure risks and supports healthier living environments. Removing contaminants and pairing cleanup with safe reuse is a critical first step in reducing exposure and improving health outcomes for residents, particularly among sensitive populations in the target area.

2d. Economically Impoverished/Disproportionately Impacted Populations: The City of Jenkins represents one of the most economically distressed communities in Central Appalachia. According to the U.S. Census Bureau’s American Community Survey (ACS 2023 5-year estimates), 23.4% of residents live below the poverty level, and 28% of households earn less than \$15,000 annually. Median household income is half the Kentucky average at \$26,500, and the local economy continues to suffer the long-term effects of coal’s collapse, which once supported every household in the region. Employment opportunities are scarce, with residents relying on seasonal or part-time work and limited access to healthcare, transportation, and affordable housing. Generational poverty and geographic isolation have compounded social vulnerability. Jenkins’ population is aging, with one **in five residents aged 65 or older**, while the 28% disability rate among working-age adults exceed both state (12.9%) and national (8.6%) averages. The economic hardship has been further intensified by recurrent natural disasters, including the 2022 floods that damaged homes and public infrastructure and left lingering health and safety risks from mine-scarred lands, petroleum leaks, and solid waste contamination. Residents bear the environmental consequences of historical industrial and governmental practices that prioritized coal production and waste disposal over community well-being. Abandoned mine lands, legacy dumping, and inadequate drainage have degraded water quality, restricted safe recreation, and contributed to repeated flooding. These conditions

create direct health risks and prevent economic recovery. The proposed EPA Grant directly addresses these issues. Cleanup of contaminated sites, like the Service Yard priority site, will remove exposure hazards, stabilize soils, and reduce flood vulnerability, allowing the City to reinvest in the health and safety of its residents. The reuse strategy prioritizes **community-serving redevelopment**, such as trail access points, outdoor recreation amenities, and small business spaces—that will expand economic participation, attract tourism revenue, and generate new employment opportunities for low-income residents.

2e. Project Involvement (5 Points) and 2f. Project Roles: SmileFaith will prioritize empowering local entities in decision-making for redevelopment plans. SmileFaith’s leadership and network will be leveraged in both cleanup and revitalization efforts, while partnerships with local entities ensure that the community’s needs are incorporated into redevelopment planning. To streamline coordination, clarify partner responsibilities, and support decision-making throughout cleanup and reuse, SmileFaith will establish a **Cleanup Advisory Team (CAT)** of key partners, local government representatives, technical advisors, and community stakeholders. The table below illustrates the diverse backing that reflects a collective commitment to sustainable progress.

Partner	Contact	Mission Statement & Project Role
Shaping Our Appalachian Region (SOAR)	Reed Adkins, Executive Director, reed.adkins@soar-ky.org 606-766-1160	Mission: To serve 54 Appalachian counties suffering fallout of coal industry. Role: Participate in CAT meetings, lead targeted outreach to entrepreneurs, coordinate regional workforce development resources, assist in securing additional investment for redevelopment, and support the launch and long-term sustainability of new businesses and jobs at ECV.
Pine Mountain Partnership, Heritage Fdn.	Jeffrey Justice, Executive Director, info@pmp-ky.com , 606-775-3435	Mission: To serve the tourism economic needs of southeastern Kentucky. Role: Participate in CAT discussions, integrate the site into the broader Pine Mountain trail network, secure complementary funding, and share regional planning resources with public/private stakeholders.
Kentucky River Area Development District (KRADD)	Lisa Napier, Economic Assistant Director, lisa@kradd.org 606-436-3158	Mission: Partner with communities to expand economic development, workforce, and small business growth, and coordinate regional planning initiatives that promote sustainable development. Role: Coordination with state and federal agencies to secure additional funding for redevelopment including an ARC grant application for infrastructure improvements.
Southeast Kentucky Chamber of Commerce	Jordan Gibson, President/CEO, jordan@sekchamber.com 606-434-3499	Mission: Support, promote and advocate for the economic well-being and growth of the community. Role: Participate in CAT meetings, evaluate reuse concepts for market viability, lead business outreach and networking efforts, engage employers and investors, coordinate policy support for redevelopment, and assist with community engagement.
Kentucky Highlands Investment Corp.	Jerry Rickett, President/CEO, khicnet@khic.org 606-864-1738	Mission: To coordinate and implement community, economic, and social development. Role: Participate in CAT meetings, identify and pursue financing tools, loan programs, and investment opportunities to support entrepreneurs of ECV, and assist in developing job-creation paths.
New Freedom Worship Center	Pastor Danny Quillen, 606-831-6352	Mission: To provide life-changing support through food and other volunteer aid to underserved population. Role: Support resident communication, provide public meeting space, assist with information distribution, and mobilize volunteers to support community events to strengthen trust, broaden participation, and ensure decisions reflect the needs/concerns of community.

2g. Incorporating Community Input: SmileFaith uses a model that ensures Jenkins residents and community partners shape both cleanup and redevelopment decisions. Community input has been gathered through two facilitated focus groups, several public community meetings, and newly established public forums hosted by the Regional Economic Recovery Council (RERC). These sessions have provided detailed feedback on site design, flood resilience needs, housing preferences, and desired business types for ECV. SmileFaith maintains an open-door policy at its Jenkins campus, where residents regularly stop in to share ideas, ask questions, and offer direction on project priorities. This informal engagement has become one of the most reliable sources of community input. The existing business incubator, adjacent to the cleanup site, provides accessible space for entrepreneurs. Daily interactions with local business owners and residents have created a continual feedback loop that informs development decisions and helps identify small-business needs, workforce gaps, and opportunities for local contracting. Community engagement will be coordinated through the CAT (Project Director, Community Involvement Coordinator (CIC), technical partners, local government representatives, and community members). This team will meet quarterly to review cleanup activities, discuss reuse design, and elevate resident priorities.

Public communication will include quarterly public meetings with both in-person and virtual access; RERC community forums scheduled throughout the year; semi-annual factsheets, monthly website updates, and regular social media posts; distribution of surveys online and at community centers, churches, the library, and senior centers; and suggestion boxes located at SmileFaith, the incubator workspace, and other high-traffic venues. SmileFaith will document and analyze all input, identify recurring themes, and incorporate those findings into cleanup sequencing, site planning, and reuse design. Quarterly engagement summaries will describe feedback received and the actions taken in response, ensuring full transparency residents of Jenkins and organizations listed in the table above. Accessible formats, translation support, and accommodations for individuals with disabilities will be provided to ensure participation for all interested parties. This engagement structure builds on the strong trust already established with Jenkins residents and ensures that community perspectives drive all major decisions related to the cleanup and redevelopment of the Elkhorn Creek Village site.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan: This EPA Grant will provide funding for the adequate capping of the contaminated soils, the development of a vapor mitigation system (VMS) for new visitor lodging on the property, and the installation of sub-slab depressurization systems (SSDS) to improve air exchange within the existing structures. SmileFaith will procure a Qualified Environmental Professional (QEP) in accordance with EPA 2 CFR 200 requirements. The QEP will manage cleanup planning and oversight, prepare and submit a cleanup plan for remediation of environmental hazards, and manage cleanup completion. The QEP will conduct sampling to ensure the safety of patrons and renew the Environmental Covenant (EC) and revise Site Management Plan (SMP) to remove the current restriction on residential use. The proposed cleanup plan for the site will expand on the attached draft ABCA and will provide detailed remedial activities and cleanup costs. Multiple options for addressing each of the environmental hazards were evaluated during the ABCA, and the feasible and cost-effective remedial options were identified, based on our planned redevelopment as the **ECVARP**. In accordance with the Kentucky Department for Environmental Protection (KDEP) approved cleanup plan to effectively protect human health and the environment specific to the redevelopment plan for the property, our proposed cleanup plan will include capping of surface soils with geotextile liner and asphalt, concrete, and soil materials, design and installation of VMS for new construction, design and installation of SSDS for existing buildings, and update of SMP and EC. The proposed cleanup plan for the site will address recognized environmental conditions (RECs) identified and evaluated in the ESAs and ABCA. The cleanup plan will also identify the nature and extent of environmentally impacted site areas, site preparation work needed for remediation, and the remedial activities needed to implement corrective measures and protect site workers, visitors, and the environment during planned future land uses. The cleanup plan will also identify the permits required to complete remediation, the project stakeholders, the chain-of-authority, and communication and reporting procedures.

Description of Tasks/Activities and Outputs:

Task/Activity: Task 1 - Project Management and Reporting
3b. EPA-funded tasks/activities: SmileFaith project management support includes overseeing grant implementation and financial and programmatic management to comply with the cooperative agreement, schedule, and terms and conditions for the 4-year grant period. The QEP will assist SmileFaith with quarterly reports, closeout report, and ACRES updates.
3c. Anticipated Project Schedule: Task 1 will begin upon award and will continue throughout the 4-year duration of the project. Monthly project team meetings will occur to ensure successful management of time and budget.
3d. Task/Activity Lead: SmileFaith will lead all outputs with assistance on reporting and ACRES from QEP.
3e. Outputs: QEP procurement, 4 conferences, 16 quarterly reports, 1 closeout report, and ACRES updates.
Task/Activity: Task 2 - Community Engagement
3b. EPA-funded tasks/activities: SmileFaith, QEP, KRADD, and CAT will work with all project stakeholders to ensure meaningful participation in all aspects of the cleanup and redevelopment processes. Public/neighborhood meetings will be conducted by SmileFaith and QEP on a progress or semi-annual basis. All activities will be conducted in accordance with the approved Community Involvement Plan that will be prepared by the QEP.
3c. Anticipated Project Schedule: Initiated within 3 months of award and continue through the duration of grant period.

3d. Task/Activity Lead: QEP will complete all outputs with SmileFaith CIC oversight

3e. Outputs: 1 CIP, a minimum of 8 community meetings, and minimum of semi-annual distribution of fact sheets to be shared at public meetings, in local newspapers, and social media platforms.

Task/Activity: Task 3- Planning & Cleanup

3b. EPA-funded tasks/activities: Planning, design, and implementation of soil capping and VMS, and final reporting.

3c. Anticipated Project Schedule: The major aspects and timeline of this site cleanup include: Quarter 2, Year 1 – Procurement of an abatement contractor to manage cleanup activities, preparation of final ABCA, site cleanup plan, QAPP and HASP; Quarters 3 & 4, Year 1 – Begin soil capping in accordance with state and EPA regulations. Quarter 1-2, Year 2 – Complete soil capping and conduct vapor mitigation design and install for existing structures in accordance with State and EPA regulations; Quarter 3-4, Year 2 – Begin vapor mitigation design and installation for new construction of 10 cabins; Quarter 1-2, Year 3 – After cleanup is complete, a summary of activities will be prepared for inclusion in a final cleanup report. SmileFaith and QEP will work with KDWM to revise the existing EC and SMP. SmileFaith anticipates that KDEP and EPA will review each phase of the cleanup process, and a final report will be prepared at the completion of the cleanup and grant period of performance.

3d. Task/Activity Lead: QEP will lead all outputs with SmileFaith Director and Chief Executive oversight

3e. Outputs: Cleanup contractor procurement, Final ABCA, QAPP, HASP, Cleanup Plan, Cleanup Completion Report.

3f. Cost Estimate: The budget table below breaks down how the \$3,536,010 cleanup funding will be used and estimates costs for tasks associated with the successful implementation and completion of the EPA Grant. **SmileFaith is requesting an EPA Grant for \$3,536,010 which will resolve all environmental issues associated with the property.** The preceding sections describe the tasks.

Budget Categories		Project Tasks				Total
		Task 1 Management/ Reporting	Task 2 Community Engagement	Task 3 Planning & Cleanup	Admin Costs	
Direct Costs	Personnel	\$ 53,760	\$ 3,360	\$ 141,120	\$ -	\$ 198,240
	Travel	\$ 7,600	\$ -	\$ 4,800	\$ -	\$ 12,400
	Contractual	\$ 50,000	\$ 40,000	\$ 70,000	\$ -	\$ 160,000
	Construction	\$ -	\$ -	\$ 3,165,370	\$ -	\$ 3,165,370
Total Direct Costs		\$ 111,360	\$ 43,360	\$ 3,381,290	\$ -	\$ 3,536,010
Total Budget		\$ 111,360	\$ 43,360	\$ 3,381,290	\$ -	\$ 3,536,010

**No costs are budgeted in Fringe Benefits, Equipment, Supplies, or Indirect Costs.*

Task 1- Project Management and Reporting (\$111,360): Personnel: \$53,760 SmileFaith Chief Executive (4 hours per month x 48 months x \$90/hr = \$17,280) SmileFaith Project Director (8 hours per month x 48 months x \$70/hr = \$26,880) SmileFaith Technical Coordinator (2 hours per month x 48 months x \$100/hr = \$9,600); **Travel: \$7,600** grantee training will include attendance of the Executive Director at 4 regional and national Brownfield conferences. The budgets include airfare: one person for four conferences @\$600 per trip (\$2,400); parking/transport \$100 @ 4 trips (\$400); lodging 1 person @ \$250 each night x 4 nights x 4 trips (\$4,000); and per diem of \$50 each day for 1 person 4 days and 4 trips (\$800). This budget utilizes the most recent national and regional Brownfield conferences to determine budget. **Contractual: \$50,000** QEP preparing quarterly and annual project management reports for 48 months, closeout report, and ACRES updates.

Task 2- Community Involvement and Engagement (\$53,360): Personnel: \$3,360 SmileFaith CIC (\$70/hr) to manage, advertise, and conduct a minimum of eight meetings (8 meetings each x 6 hours each = \$3,360); **Contractual: \$40,000** QEP will prepare CIP, visual presentations of progress reports, prepare fact sheets and attend all meetings to discuss project procedures and answer technical questions (\$50,000).

Task 3- Planning, Cleanup, and Final Reporting (\$3,381,290): Personnel: \$141,120 SmileFaith Chief Executive (8 hours per month x 48 months x \$90/hr = \$34,560) SmileFaith Project Director (16 hours per month x 48 months x \$70/hr = \$53,760) SmileFaith Technical Coordinator (8 hours per month x 48 months x \$100/hr = \$38,400) and (24 hours to oversee cleanup planning + 4 in-person site visits @ 30 hours per visit x \$100/hr = \$14,400). **Travel: \$4,800** SmileFaith Technical Coordinator travel to site 4 times. The budgets include airfare: one person for four in-person meetings @ \$600 per trip (\$2,400); parking/transport \$100 @ 4 trips (\$400); lodging

1 person @ \$200 each night for 2 days and 4 trips (\$1,600); and per diem of \$50 each day for 1 person 2 days and 4 trips (\$400). **Contractual: \$70,000** This task includes completing the final ABCA, QAPP, Health & Safety Plan, Remedial Action Plan, Bid Documents/ Specifications, coordinating with state and federal regulatory agencies, and selection of the cleanup contractors (\$70,000). **Construction: \$3,165,370** Cleanup design, implementation, and oversight of the cleanup contractor(s) by the QEP, updating EC and SMP, and cleanup completion report to the KDEP and USEPA (\$3,165,370).

3g. Plan to Measure and Evaluate Environmental Progress and Results: The Project Director and Qualified Environmental Professional will track, measure, and evaluate progress on this EPA Grant using a detailed project schedule developed in Microsoft Project or Excel that includes task-level milestones, responsible parties, deliverables, and planned completion dates aligned with the approved workplan. This schedule will serve as the primary management tool for evaluating whether the project is on track. Progress will be evaluated through quarterly project review meetings between the Project Director and QEP, during which actual progress will be compared against the planned schedule and budget to confirm that milestones, outputs, and regulatory approvals are being achieved on time. Any variances in schedule, scope, or cost will be documented, analyzed, and addressed promptly to prevent delays. These reviews will verify that cleanup activities and community engagement outputs remain consistent with Section 3.b commitments, that expenditures align with the approved budget, and that upcoming contractor actions, regulatory submissions, and reporting deadlines are clearly identified. Site-specific outputs and environmental results will be entered and tracked in EPA's ACRES database in accordance with EPA reporting requirements. Project outcomes will be evaluated using quantitative performance indicators, including the number of community meetings held and attendance, informational materials distributed, temporary and permanent jobs created, and the amount of public and private investment leveraged for redevelopment. If implementation challenges or schedule slippage are identified, SmileFaith will initiate a Corrective Action Plan that establishes corrective measures, assigns responsibility, and sets revised timelines to return the project to alignment with the approved workplan. At project completion, SmileFaith will prepare a final report summarizing cleanup activities, verified outputs, environmental results, and anticipated long-term community outcomes, demonstrating successful implementation and accountability.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Organizational Structure (5 Points) and 4b. Description of Key Staff: The SmileFaith Foundation is a 501(c)3 nonprofit organization qualified to lead the cleanup of the Service Yard within the grant term. The project team consists of three individuals whose experience spans deep community connectivity, familiarity with executing federal grants, and technical expertise. Ms. Chrystal Bentley, SmileFaith Appalachia Director for seven years, will serve as the **CIC/Project Director**. As a native of Jenkins with a background in healthcare, she has guided the cleaning, repurposing, and transformation of 11 acres of former industrial property into SmileFaith's dynamic, multifaceted community development hub including a daycare and dental institute, all while maintaining deep ties to the community. For this project, Ms. Bentley will secure and manage contractors, monitor use of resources and budget, track progress against timelines, and consult with the community via the engagement strategy described in Criterion 2 of this application. She will also convene the project team at least monthly to discuss project status and budget and determine any necessary course correction. Tom Lane, SmileFaith founder, will serve as the **Chief Executive** for this project. Mr. Lane is a proud veteran of both the Army and Navy, a successful and respected businessman who grew an insurance agency from a staff of one to 1,000 employees, and a compassionate pastor and former Naval Chaplain. He spearheaded and oversaw SmileFaith's previous successful \$2 million project to create a permanent dental clinic, coffee shop, and community center in a 12,000-square-foot former coal supply warehouse adjacent to the current proposed brownfield cleanup grant site. Mr. Lane will work with Ms. Bentley to oversee project management and acquire additional resources to successfully complete the project by fostering strategies, solutions, and partnerships. SmileFaith Environmental Manager, Teresa O'Carroll, will serve as the project's **Technical Coordinator**. She has experience managing hundreds of millions of dollars of federal funding for over 30 years, including contracts from the Department of Defense, US Army Corps of Engineers, Navy and Marines, Air Force, the Department of Energy, and others. She recently served as Principal-in-Charge for the \$140 million 10-year environmental remediation and closure of the former Naval Petroleum Reserves 1 and 2 near Bakersfield, CA. Ms. O'Carroll oversaw site investigation, cleanup design, remedial action, construction management, stakeholder interaction, project assessment, and potential action for

130 areas of concern and worked for an Alaskan Native Tribal Government to address over \$5 million in environmental problems and contaminated sites on rural native-owned lands. Ms. O'Carroll is qualified to provide technical assistance for the EPA Grant in adherence to a scope of work, schedule, and budget in compliance with EPA regulations, and will be responsible for reporting to the EPA.

4c. Acquiring Additional Resources: SmileFaith has policies in place to properly procure contracted assistance for the EPA Grant. SmileFaith will follow all appropriate procurement processes per EPA policy and associated provisions in EPA's Solicitation Clauses, including in accordance with the procurement standards contained in 2 CFR 200's relevant sections. SmileFaith will comply with a Request for Proposals (RFP) that will be advertised by newspaper and SmileFaith's website for firms with experience in cleanup projects. SmileFaith is committed to supporting local economic development and will consider qualified local and small businesses with relevant experience in environmental remediation and site management. SmileFaith will maintain consistent communication with the Kentucky Brownfields Program staff and the EPA Region 4 TAB provider.

4e. Has Not Received an EPA Grant-Received Other Federal or Non-Federal Assistance Agreements: (4e1)

Purpose and Accomplishments: SmileFaith has successfully managed multiple non-federal assistance agreements that, while smaller in scale than the proposed EPA Cleanup Grant, are directly relevant in structure, accountability, community engagement, and delivery of measurable outcomes. Each agreement required defined scopes of work, budget and procurement controls, coordination with licensed vendors and contractors, compliance with safety and reporting requirements, and documentation of results serving an economically distressed community. Collectively, these projects demonstrate SmileFaith's capacity to manage grant-funded activities that rehabilitate facilities, protect public health, and deliver verifiable community benefits, all of which are transferable to the proposed brownfields cleanup effort. In 2024, SmileFaith received a **\$45,000 award from the Church of the Latter-Day Saints** to complete life-safety and healthcare infrastructure improvements at its renovated dental clinic, a repurposed former coal-related industrial warehouse. Activities included installation and inspection approval of sprinkler and fire alarm systems, procurement and commissioning of diagnostic equipment, and distribution of denture supplies serving 50 low-income patients. The project required contractor coordination, regulatory compliance, and sequencing like EPA cleanup activities. In 2023, a **\$30,000 award from Delta Dental of Kentucky** supported procurement and management of dental supplies that enabled approximately \$150,000 in charitable dental care. Outcomes included increased patient throughput and sustained operation of a community-serving facility located on a former brownfield site, demonstrating SmileFaith's ability to leverage limited grant funds into significantly expanded public benefit. In 2024, a **\$10,000 award from the Oral Health Foundation** supported clinical supplies for direct care delivery, resulting in dental treatment for at least 100 underserved patients. This project further demonstrated SmileFaith's systems for timely procurement, outcome tracking, and transparent reporting. Together, these agreements reflect SmileFaith's proven ability to execute funded projects on schedule, document outputs and outcomes, and translate grant resources into measurable public health and community benefits consistent with EPA Brownfields program expectations.

(4e2) Compliance with Grant Requirements: For all referenced grants, project activities were initiated promptly following award, milestones were tracked internally against approved scopes of work, and expenditures were aligned with project schedules to ensure completion within the designated performance periods. Progress toward expected results was monitored through procurement records, contractor coordination, service delivery logs, and internal financial controls, allowing SmileFaith to verify that activities remained on schedule and within budget. Reporting to awarding agencies was completed on time and included clear documentation of how funds were used, the status of project activities, and the outputs and outcomes achieved. For facility and equipment-related grants, progress was demonstrated through completed installations, inspections, and operational readiness. For service delivery grants, progress was measured and reported through patient counts, supplies distributed, and documented increases in services provided to underserved residents. In each case, SmileFaith achieved the intended project results without delays, budget overruns, or compliance issues. Collectively, these agreements demonstrate SmileFaith's strong track record of advancing projects steadily from initiation to completion, maintaining timely and accurate reporting, and ensuring that expected results were achieved and documented.

SmileFaith



HOPE WITH EVERY SMILE

Threshold Criteria

Funding Opportunity Number: EPA-OLEM-OBLR-25-07

(1) APPLICANT ELIGIBILITY

- a. *Applicant Type:* SmileFaith Foundation (SmileFaith) is a 501(c)3 non-profit organization in good standing with the Commonwealth of Kentucky. Non-profit documentation is provided in the attachments.
- b. *Eligibility:* SmileFaith affirms it is ***not*** exempt from Federal taxation under section 501(c)(4).

(2) PREVIOUSLY AWARDED CLEANUP GRANTS

SmileFaith affirms that the proposed site for cleanup, the former Beth-Elkhorn Coal Mine Heavy Equipment Service Yard located at 9762 KY Highway 805 in Jenkins, Kentucky, has not received funding from any previously awarded EPA Brownfield Cleanup Grant.

(3) EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS

SmileFaith affirms it does not have an open EPA Brownfields Multipurpose Grant.

(4) SITE OWNERSHIP

SmileFaith Foundation is the sole owner of the proposed site at 9762 KY Highway 805 in Jenkins, Kentucky.

(5) BASIC SITE INFORMATION

- a. *Name of Site:* Elkhorn Creek Village
- b. *Site Address:* 9762 KY Highway 805, Jenkins, Letcher County, KY 41537

(6) STATUS AND HISTORY OF CONTAMINATION AT THE SITE

- a. *Is the site contaminated with hazardous substances or petroleum?* Hazardous Substances
- b. *Operational History and Current Use:* The property operated as a coal mine heavy equipment service yard from approximately 1910 to 1987. More recently, the site was used to store construction equipment from 1992 to early 2024. Currently, SmileFaith is planning for multipurpose adaptive redevelopment and reuse of the site. The buildings on the property were erected with standard building materials used at the time of construction.
- c. *Identified Environmental Concerns:* Environmental threats include hazardous substances, which are known to cause human health issues.
- d. *How the Site Became Contaminated and the Nature and Extent of Contamination:* The site was used to service and maintain heavy coal mining equipment. The equipment service and maintenance involved the use of hazardous substances. The buildings were constructed with building materials deemed acceptable at the time of construction. Based on the historical activities associated with the property, it is expected that residual analytes related to coal and heavy coal mining equipment maintenance would be found throughout the property.

(7) BROWNFIELD SITE DEFINITION

SmileFaith affirms that the proposed site at 9762 KY Highway 805 is not:

- a. Listed or proposed for listing on the National Priority List;
- b. Subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. Subject to the jurisdiction, custody, or control of the U.S. government.

(8) ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS

A Phase I Environmental Site Assessment (ESA) was prepared for the proposed site by Kentucky

Department for Environmental Protection (KDEP) (April 14, 2022). Based on the findings of KDEP's Phase I, KDEP conducted a Phase II ESA (September 27, 2022). An additional Phase I assessment (November 15, 2023) was conducted by KDEP before property transaction that occurred in April 2024. An additional Phase II (November 1, 2024) was conducted by Tetra Tech on behalf of EPA Region 4.

(9) SITE CHARACTERIZATION

- a. N/A
- b. Current letter from the Kentucky Department for Environmental Protection is attached. The proposed site being enrolled in KDEP's Targeted Brownfield Assessment Program. KDEP certifies in the attached letter that there is sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site.
- c. N/A

(10) ENFORCEMENT OR OTHER ACTIONS

The proposed site has an environmental covenant (filed June 24, 2014) in place to restrict the use of the property in response to a past release of an unknown amount of petroleum products. The covenant currently prohibits residential use of the proposed property and restricts construction, soil disturbance, and use of site groundwater. SmileFaith is not responsible for contamination at the proposed site. Furthermore, there were no established Phase I ESA standards when the property began operations over 100 years ago.

(11) SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

A property-specific determination is not required for the proposed site.

(12) THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY

- a. Property Ownership Eligibility – Hazardous Substance Sites
 - iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY
 1. Bona Fide Prospective Purchaser Liability Protection
 - a. Information on the Property Acquisition
 - i. *How the property was acquired:* The property was purchased
 - ii. *Date property was acquired:* Deed dated April 19, 2024
 - iii. *Nature of ownership:* SmileFaith purchased the proposed property under land contract in April 2024 and has sole ownership.
 - iv. *Party from whom the property was acquired:* Elkhorn Creek Venture, LLC
 - v. *Relationship or affiliations with prior owners:* None
 - b. Pre-Purchase Inquiry
 - i. A Phase I (dated April 14, 2022) and a Phase II (dated September 27, 2022) ESA were conducted under Kentucky's Targeted Brownfield Assessment (TBA) Program by KDEP on behalf of SmileFaith. An additional Phase I ESA was completed on November 15, 2023 under Kentucky's TBA program by KDEP on behalf of SmileFaith.
 - ii. The Phase I and Phase II assessments discussed above were conducted by a qualified environmental professional as defined in 40 CFR 312.10. The Phase I ESA (dated November 15, 2023) contains the declaration by the qualified environmental professional as required per 40 CFR 312.21(d).
 - iii. A Phase I was completed in 2022 and an additional Phase I was completed on November 15, 2023, and the proposed property was acquired by SmileFaith on April 19, 2024.
- c. Timing and/or Contribution Towards Hazardous Substances Disposal

- i. No disposal of hazardous substances has occurred at the site since SmileFaith acquired the property. SmileFaith has not caused or contributed to any release of hazardous substances at the site. SmileFaith affirms that we have not, at any given time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- d. Post-Acquisition Uses
 - i. Use since acquisition includes maintenance activities for upkeep of the site and demolition of three Quonset huts and removal and disposal of the associated debris.
- e. Continuing Obligations
 - i. No releases are occurring.
 - ii. The proposed site will not be disturbed to threaten a future release. SmileFaith is operating and will continue to operate under a site management plan and an environmental covenant in accordance with the KDEP Brownfield Program. Hazardous materials are no longer stored/utilized at the site.
 - iii. Limiting access to the site and establishing institutional and engineering controls will prevent/limit exposure to any previously released hazardous substances. SmileFaith affirms our commitment to:
 - 1. Comply with land-use restrictions and not impede the effectiveness of integrity of any institutional controls,
 - 2. Assist and cooperate with those performing cleanup and providing access to the property,
 - 3. Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and
 - 4. Provide legally required notices.

(13) CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE

- a. *Cleanup Oversight:* The proposed site is entering into the Kentucky Brownfields Program. SmileFaith affirms we will work with KDEP and EPA to ensure a suitable cleanup is completed. SmileFaith will acquire the appropriate technical expertise to ensure that cleanup is consistent with competitive procurement provisions of 2 CFR 200.317 through 200.327. SmileFaith will ensure technical expertise is in place prior to the beginning of cleanup activities.
- b. *Access:* Access to neighboring properties will not be necessary to carry out the anticipated response activities.

(14) COMMUNITY NOTIFICATION

- a. Copy of draft ABCA is attached
- b. Copy of the Community Notifications are attached, which were posted in the Appalachian News-Express newspaper in the January 9, 2026 edition; the Mountain Eagle newspaper in the January 14, 2026 edition; and The News-Press newspaper in the January 14, 2026 edition.
- c. Summary of the meeting notes from the public meeting held on January 22, 2026, at Coal City Coffee, 9599 Highway 805, Jenkins, KY 41537, are attached.
- d. Submission of Community Notification Documents and draft ABCA are attached.

(15) CONTRACTORS AND NAMED SUBRECIPIENTS

N/A



Andy Beshear
GOVERNOR

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

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

Rebecca Goodman
SECRETARY

Anthony R. Hatton
COMMISSIONER

January 8, 2026

Chrystal Bentley
Executive Director
SmileFaith Foundation
9599 HWY 805
Jenkins, KY 41537

Re: Letter of Support for FY26 Brownfield Cleanup Grant

Dear Ms. Bentley:

The Kentucky Department for Environmental Protection (DEP) acknowledges that SmileFaith Foundation plans to conduct the cleanup of a brownfield site and is applying for a FY26 EPA Brownfields Cleanup Grant. 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. SmileFaith Foundation has developed an application requesting site-specific federal Brownfields Cleanup funding for the site located at 9762 Kentucky Highway 805, Jenkins, Kentucky.

DEP issues this letter to acknowledge your proposed cleanup project and to affirm the following:

- Based on supporting documentation, SmileFaith Foundation is eligible to be overseen by DEP's voluntary response program.
- The property located at 9762 Kentucky Highway 805, Jenkins, KY is currently not enrolled in the voluntary response program; however, DEP acknowledges that SmileFaith Foundation intends to submit an application for enrollment.
- Based on supporting documentation and upon DEP's approval of a cleanup plan prior to conducting remediation activities, it would be reasonable that the site has had a sufficient level of site characterization for the remediation work to begin.

DEP supports your application for a FY26 EPA Brownfields Cleanup Grant and we look forward to continuing our work with your community on this important issue.

Sincerely,



Kiersten O'Leary
Brownfield Coordinator

Cc: Ken Logsdon, Division of Waste Management
Richard Thomas, Division of Waste Management, Frankfort Regional Office