



R04-26-C-014

Mountain Sports H·A·L·L of F·A·M·E

P. O. Box 321 • 2501 "King" Kelly Coleman Highway • Wayland, Kentucky 41666
(606) 358-9471

Application Information Sheet

(1) Applicant Identification

- Name: Mountain Sports Hall of Fame Foundation, Inc. (MSHOF)
- Address: P.O. Box 349, Wayland, Kentucky 41666

(2) Website URL

- <https://mtnsportshof.com/>

(3) Funding Requested

- Grant Type: Cleanup
- Federal Funds Requested: \$1,221,820

(4) Location

- City: Wayland
- County: Floyd
- State: Kentucky



(5) Property Information

- Property Name: Wayland High School
- Complete Address: 2501 "King" Kelly Coleman Highway, Wayland, KY 41666
- Map attached

(6) Contacts a and b. Project Director and Chief Executive

- Name: Jerry Fultz
- Phone Number: (606) 226-2012
- Email Address: cityofwayland@gmail.com
- Mailing Address: P.O. Box 349, Wayland, KY 41666

(7) Population

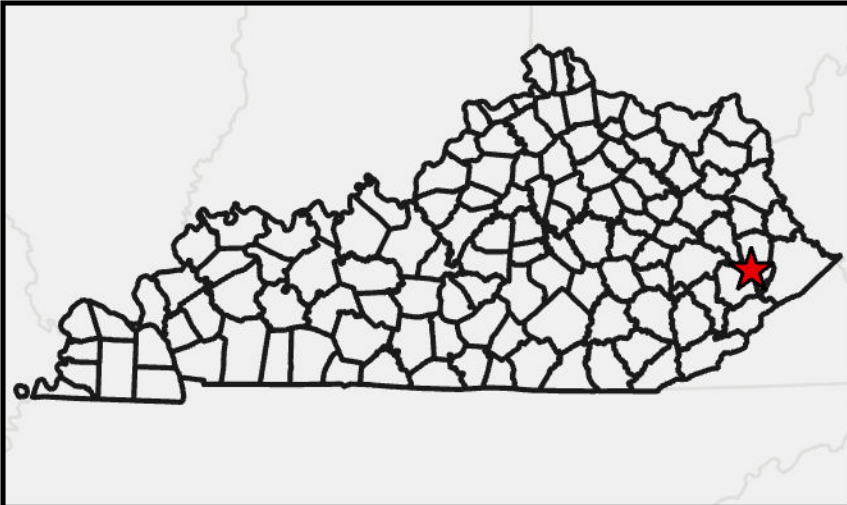
- Population of city/town/jurisdiction or affected areas: 337

(8) Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The proposed brownfield site(s) is impacted by mine-scarred land.	NA
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
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	NA
The proposed site(s) is in a federally designated flood plain.	NA
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

(9) Releasing Copies of Application

Not applicable

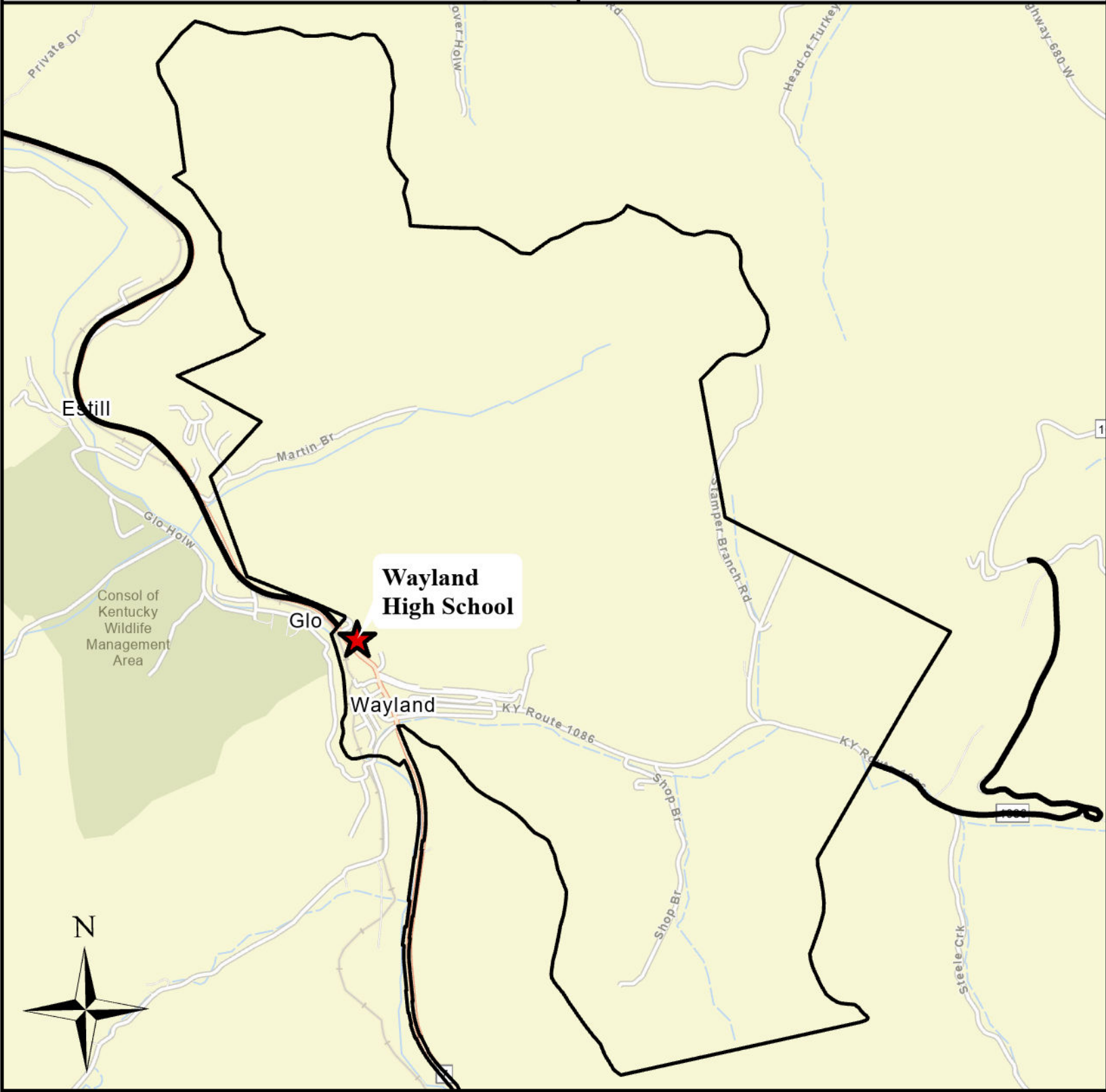


Grant Implementation Area

Wayland, Kentucky

Legend

-  Brownfield Site
-  Target Area



(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

Wayland, Kentucky (target area) is a small, rural city located in southwest Floyd County in the Appalachian region of eastern Kentucky. Wayland is located along Highway 7 at the confluence of Right Fork Beaver Creek and Steele Creek and covers approximately 0.6 square miles. It has a current population of less than 400 residents, a significant decline from its peak of 4,000 during the coal industry's boom. The dramatic population loss reflects decades of economic hardship following the collapse of coal mining, leaving behind vacant properties, aging infrastructure, and environmental concerns that hinder revitalization. Founded in 1911 as a coal camp by the Elk Horn Coal Company, Wayland was once a thriving hub of industry and community life. Today, the city faces persistent challenges tied to its industrial coal past. More than half of Wayland's population (52.5%) lives in poverty, over three times the state average (16.4%) and more than four times the national rate (12.5%). The decline of coal mining resulted in widespread abandonment of former industrial and commercial properties, many of which now qualify as brownfields. These sites include former schools, vacant commercial buildings, the former miner's tavern, and properties impacted by coal-related activities. During heavy rains, gob piles (coal mining waste materials) still flow down old mining roads and builds up in properties around town including the volunteer fire department. This was even more evident during the July 2022 flooding that ravaged Wayland and much of Eastern Kentucky. It was the deadliest natural disaster in Eastern Kentucky in over 80 years. Seven percent of homes were either swept away or rendered uninhabitable.

The brownfield sites in Wayland create obstacles to recovery and revitalization. These abandoned properties limit economic opportunities, deter private investment, and pose safety risks. As vacant structures deteriorate, they contribute to blight and depress property values. Former industrial and coal-impacted areas often contain unstable soils, debris, or contamination that complicates redevelopment and drives up cleanup costs beyond the city's capacity. Continued movement of gob material during heavy rains further highlights ongoing environmental hazards that threaten homes, public facilities, and infrastructure. Collectively, these issues strain limited municipal resources, slow revitalization efforts, and reduce quality of life for residents. A brownfields grant would empower Wayland to transform blighted, unused spaces into assets that attract businesses, expand public services, and restore pride in the community's future.

b. Description of the Proposed Brownfield Site

Currently, the most prominent brownfield in Wayland is the former Wayland High School, adjacent to the newly revitalized historic gymnasium that now houses the Mountain Sports Hall of Fame (MSHOF). It been vacant for decades and contains environmental hazards including asbestos and lead-based paint. Its deteriorating condition poses health and safety risks, discourages investment, and limits community redevelopment opportunities.

Built in 1941, the High School originally served as a public high school until 1972, when it was renovated and repurposed as an elementary school. It remained in use until 1990, when Floyd County schools were consolidated, and the building was decommissioned. Since then, the property has had various private and public owners with good intentions, but the high school has remained vacant, deteriorating over time rendering it unusable. Due to a partial roof collapse, the building is now exposed to the elements, accelerating its decline. No tax revenue is currently seen from this property, one of the largest in the community and only developable commercial property in the city outside the flood zone.

The three-story building, of approximately 22,200 square feet, is constructed of load-bearing clay tile with a brick veneer. It sits on 2.7 acres across the street from the 100-year floodplain, adjacent to the MSHOF (housed in the historic gymnasium) and a newer concrete block building that serves as the gym annex. Without funding for cleanup, the High School will continue to deteriorate, increasing the risk of further collapse and exposure of asbestos to the community. A Phase I environmental site assessment (ESA) was completed in October 2024 by Big Sandy Area Development District (Big Sandy ADD) using its EPA Brownfields Assessment grant funding. It did not identify any recognized environmental conditions but recommended a hazardous building materials survey due to the visual observation of suspect asbestos containing materials (ACM) and suspect lead-based paint. The Kentucky Brownfields Program completed a hazardous materials survey conducted in late 2024 and confirmed ACM and lead-paint in floor tiles and roofing materials. Following the roof collapse, ACM roofing debris now litters the interior, and sections of the second and third floors have fallen, making selective abatement impractical. A full gutting of the building and removal of all materials as ACM is necessary to ensure the safety of workers and residents. A structural and architectural assessment was also completed in October 2024 confirming that the building can still be saved, noting that it was constructed on solid limestone bedrock, resulting in minimal settling.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The former school building will become a multiuse community building. Using AARP’s 8 Domains of Livability and a SWOT analysis, Wayland drafted a plan in March 2023 with input from 77 residents—about 20% of the population. Feedback emphasized parking, jobs, and youth recreation. Wayland’s AmeriCorps VISTA also contributed to Floyd County’s Strategic Economic Diversification Plan under the EDA/NACo BRECC Initiative, where the High School project was featured in a Washington, D.C. presentation, gaining federal interest. Growing demand for games at the restored gym has sparked statewide and national interest, creating opportunities for tourism and local revenue. To capitalize on this momentum, in 2025 Big Sandy completed a brownfield redevelopment plan for the site, identifying a Heritage & Hospitality Hub as the preferred option. Heritage and Hospitality Hub will include:

Project Component	Description
Boutique Lodging	The upper floors will feature 10-20 guest rooms designed to reflect the building’s historic character.
Visitor Welcome Center & Heritage Gallery	The ground floor welcome center will interpret Wayland’s history, including its athletic legacy, coal town roots, and the story of the former high school. Exhibits will be developed in partnership with local alumni.
On Site Café/Family Restaurant	A café located on the ground floor will serve residents and visitors while filling a major market gap providing breakfast and lunch service.
Trail and Outdoor Recreation Outpost	An outfitter space/rental counter will support the region’s strong outdoor recreation demand. Services will include gear rentals, trail information, maps, and regional merchandise.
Flexible Community & Visitor Space	This will include smaller multi-purpose rooms to host small events, meetings, workshops, and gatherings.

A local non-profit, Coalfields & Cobblestones, has already committed to renting some of the flexible community space for its international exchange program. This program is focused on introducing young adults from Appalachia to the lives of those in Poland to help them find new approaches to everyday challenges, enabling them to reimagine Appalachia and rethink leadership.

In 2012, Wayland partnered with Virginia Tech to create a Conceptual Master Plan, setting the stage for incremental redevelopment. The town’s strategy focuses on revitalizing one site at a time to drive economic growth and community improvement. Early successes include expanding the town hall to house a rural health clinic alongside the Wayland Historical Society, followed by restoring the historic school gymnasium, now home to the MSHOF. The gym retains original features like wooden bleachers and the scoreboard while adding modern accessibility upgrades. By 2023, it was hosting regional high school basketball games, attracting visitors and celebrating local heritage.

d. Outcomes and Benefits of Reuse Strategy

As a rural community with limited resources, Wayland needs viable business and recreational activities to attract visitors to the community. Wayland has some startup attractions, like the MSHOF and sanctioned high school basketball games. Wayland is synonymous with Kentucky basketball culture, and the revitalized gymnasium and MSHOF are already attracting visitors. The adaptive reuse of Wayland High School will create a regional destination for heritage tourism, outdoor recreation, community events, and lodging. According to the Kentucky Department of Tourism, every \$1 spent on tourism marketing generates an estimated \$8 in local economic impact. Similar rural reuse projects in Kentucky have reported increases in local sales tax revenue and property values, and the creation of new small businesses and jobs. Lodging will fill a critical gap, as there is currently only one Airbnb in town; when teams play at the historic gymnasium, families have nowhere to stay. Wayland has already established a lodging tax structure, so new accommodations will immediately generate tax revenue for the city. The table below identifies specific ways the project will bring economic value. Drawing on regional tourism performance in eastern Kentucky, we estimate that the project could generate up to \$1 million in annual revenue.

Project Component	Key Economic Benefit
Boutique Lodging	Tourism revenue, job creation, increased overnight stays
Visitor Welcome Center & Heritage Gallery	Heritage tourism, alumni engagement, increased foot traffic
On Site Café/Family Restaurant	Local spending retention, job creation, community hub
Trail and Outdoor Recreation Outpost	Outdoor tourism, gear rentals, base-camp positioning for trails
Flexible Community & Visitor Space	Event revenue, small business opportunities, workforce training

Plans also call for the creation of green spaces, outdoor recreation areas, and potential trailheads, Potentially adding up to 0.8 acres of greenspace to the region’s park and recreational assets. These amenities will improve quality of life for residents and provide safe, accessible spaces for youth and families.

Beyond economic value, the redevelopment will provide essential community resilience. The new lodging and event spaces, located above the floodplain, can serve as emergency shelter and volunteer housing, an urgent need highlighted by the 2022 flood, when the only available shelter was insufficient. The project team is also committed to incorporating energy efficiency measures and exploring renewable energy options. Planned upgrades include high-efficiency HVAC systems, LED lighting, and improved insulation. The site’s roof and grounds are being evaluated for solar photovoltaic (PV) installation, which could reduce operating costs and serve as a demonstration project in rural Appalachia.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

Big Sandy ADD leveraged its EPA Brownfields Assessment grant to develop a comprehensive Resource Roadmap for the Wayland High School project. This roadmap identified 14 targeted funding sources for which the MSHOF, Wayland, and Big Sandy ADD are eligible, and which align closely with the project’s goals. The table below highlights the most promising opportunities. To date, more than \$45,000 has been invested in the high school’s redevelopment, supporting a Phase I ESA, asbestos and lead surveys, structural and architectural evaluations, preparation of the Analysis of Brownfields Cleanup Alternatives (ABCA), and the creation of a reuse plan. Funding for these activities has come from the Big Sandy ADD’s EPA Brownfields Assessment grant and the Kentucky Department for Environmental Protection Brownfields Program.

Site characterization for this project will rely on several secured and potential assessment resources. Big Sandy ADD is already committed to supporting both assessment and remediation activities. Should additional environmental assessment be required, Big Sandy ADD will utilize its EPA Community-Wide Brownfields Assessment Grant to complete the necessary work. In addition, the project may pursue an EPA Targeted Brownfields Assessment (TBA) through EPA Region 4 or a brownfields assessment through Kentucky’s Brownfields Program. These resources are currently unsecured, but MSHOF is eligible for them and they remain a viable option should further site investigation become necessary.

f. Resources Needed for Site Remediation

For cleanup-related activities, Big Sandy ADD again plays a central role. If additional funding is required to support remediation, the organization may pursue an EPA Revolving Loan Fund (RLF) Grant to help cover cleanup costs. While this RLF support is not yet secured, Big Sandy ADD’s access to the program provides a realistic remediation funding pathway. MSHOF is also eligible for the Cleaner Commonwealth Fund through the Commonwealth of Kentucky which provides up to \$250,000 in grant funding per site.

g. Resources Needed for Site Reuse

A variety of resources, most unsecured but targeted for future applications, will support the redevelopment and long-term reuse of the site. The project has already secured technical assistance from Opportunity Appalachia, which is providing up to \$100,000 to advance reuse planning and project scoping.

To support construction, energy improvements, tourism development, and long-term economic revitalization, the project plans to leverage several additional funding sources:

- **EDA Public Works & Economic Adjustment Assistance Program:** The project intends to apply for funding to support architectural and engineering design, site preparation, and construction. Typical awards average \$1.9 million.
- **USDA Rural Energy for America Program (REAP):** MSHOF plans to submit a grant application for solar installation at the former high school.
- **Appalachian Regional Commission (ARC):** Through ARC’s grant and loan programs, including the POWER Initiative (application deadline: Fall 2026), MSHOF will seek up to \$2.5 million in construction funding.
- **Kentucky Department of Tourism Tax Credits:** Redevelopment components that include lodging or food service will be eligible to recover up to 25% of approved development costs over ten years through incremental sales tax rebates.
- **Office of Surface Mining – Abandoned Mine Lands Economic Revitalization (AMLER):** Wayland and MSHOF plan to pursue AMLER funding to support site rehabilitation and interior construction. Kentucky’s 2024 allocation totaled \$28 million, making AMLER a substantial potential resource.

- Team Kentucky – Department for Local Government (CDBG Funds): The City of Wayland will apply for federal Community Development Block Grant funding to support ADA retrofits, energy-efficiency upgrades, and other facility improvements, drawing from approximately \$26 million available statewide each year.

h. Use of Existing Infrastructure

The Wayland High School site is well-positioned for redevelopment, with full access to essential exterior infrastructure, including water, sewer, electrical power, and high-speed internet. These existing utilities significantly reduce the need for costly new installations and allow the project to focus resources on adaptive reuse and environmental remediation. MSHOF will preserve and adaptively reuse the historic High School building, maintaining the architectural character of this iconic structure while modernizing its functionality. This approach not only honors the community’s heritage but also minimizes environmental impact by leveraging existing structural assets rather than pursuing new construction. For interior infrastructure, specific requirements will be identified following completion of detailed architectural and engineering design plans. These plans will guide upgrades to HVAC, plumbing, electrical systems, and technology integration to meet modern standards for safety, efficiency, and accessibility. To support these efforts, MSHOF, working in partnership with the City of Wayland and the Big Sandy Area Development District, will pursue Appalachian Regional Commission (ARC) funding. In particular, Partnerships for Opportunity and Workforce and Economic Revitalization (POWER) grants will be targeted to finance architectural and engineering design work.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

MSHOF and the Town of Wayland face significant financial constraints that make environmental cleanup impossible without external assistance. MSHOF is a volunteer-driven nonprofit organization that relies entirely on grant funding to advance its mission. The Town of Wayland has a small population of just 337 residents, and a low income population with a per capita income of \$21,712, only marginally below the county average of \$22,179, reflecting the region’s limited economic resources and making Wayland a low-income community. More than half of Wayland’s population (52.5%) lives in poverty, over three times the state average (16.4%) and more than four times the national rate (12.5%). Wayland’s financial challenges were compounded by the devastating floods of July 2022, which triggered a State of Emergency and destroyed 11 homes, representing 7% of the town’s housing stock. With an annual operating budget of only \$90,000, the town struggles to maintain essential services, leaving no capacity to address environmental hazards. An EPA Brownfields Cleanup Grant is critical to preserving the historic Wayland High School and transforming it into a Heritage and Hospitality Hub that will serve as a catalyst for economic revitalization. While both the town and MSHOF are actively pursuing redevelopment funding through other grant programs, these efforts cannot proceed without first addressing contamination. Without cleanup funding, the building will continue to deteriorate and risks becoming unsalvageable, erasing a vital piece of Appalachian history and a unique opportunity for community renewal.

b. Health or Welfare of Sensitive Populations

Wayland (target area) faces significant socioeconomic challenges that directly impact the health and welfare of its residents, particularly vulnerable populations. Due to its small and rural size, limited health data is available for the target area. Educational attainment is markedly low, with only 5.5% of residents holding a bachelor’s degree, compared to 27.9% statewide, limiting access to higher-paying jobs and economic mobility. Employment opportunities are scarce, reflected in a 38.4% employment rate, far below Kentucky’s 56.9%, contributing to persistent poverty. Economic hardship is severe: Wayland’s median household income is \$31,042, well below the state median of \$61,118 and the national median of \$77,719. More than half of Wayland’s population (52.5%) lives in poverty, over three times the state average (16.4%) and more than four times the national rate (12.5%). Youth are disproportionately affected, 66.7% of children live in poverty, compared to 21% statewide and 16% nationally, placing them at heightened risk for poor health outcomes, food insecurity, and limited educational opportunities.

	Wayland	Floyd County	Kentucky	US
Median Household Income	\$31,042	\$38,723	\$61,118	\$77,719
Poverty	52.5%	29.3%	16.4%	12.5%
Youth	26.1%	22.2%	22.4%	21.7%
Youth in Poverty	66.7%	44.8%	21%	16.0%

US Census 2023 ACS 5-year estimates

Environmental hazards exacerbate these vulnerabilities. Asbestos, a known carcinogen and contaminant of concern at Wayland High School, poses serious risks, particularly for individuals with pre-existing respiratory conditions like asthma. Exposure can increase the likelihood of lung cancer and other diseases. Addressing

asbestos contamination through cleanup is essential to protect public health, reduce cancer risks, and improve outcomes for a population already facing elevated rates of respiratory illness and chronic disease.

Abating the asbestos and lead paint materials from the high school building will remove potential exposure routes for visitors to the MSHOF/gym and allow for the redevelopment of the structure as a viable community center where residents and city officials can safely meet after a flooding event to provide residents and business owners with strategies and supplies to protect them from the sewage contaminated residual flood water and silt during cleanup and recovery efforts.

Additionally, the proposed cleanup and redevelopment will reduce economic distress while expanding opportunities for MSHOF and the surrounding area. By supporting events like “throwback” games that build local pride, the project, along with blight removal, will strengthen neighborhood engagement and improve social conditions. A more diverse tax base will also enhance municipal services for vulnerable residents.

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

Residents of Wayland and Floyd County experience disproportionately high rates of serious health conditions, many linked to the region’s coal mining legacy and environmental exposures. Due to its small, rural population, health data is not available specifically for the target area (Wayland). A 2016 study by the National Institute for Occupational Safety and Health (NIOSH) revealed that one in five coal miners in Central Appalachia suffers from black lung disease, and one in twenty has progressive massive fibrosis, its most severe form¹. Black lung significantly increases the risk of lung cancer and other respiratory illnesses². Cancer statistics in Floyd County reflect these risks. The county’s overall cancer incidence is 606.2 cases per 100,000 population, compared to 513.7 in Kentucky and 444.4 nationally, 36% higher than the U.S. rate and 18% higher than the state average. Lung cancer rates are even more alarming: 123.6 cases per 100,000, which is 46% higher than Kentucky’s rate and 133% higher than the national rate³. Chronic respiratory conditions compound these challenges. Asthma is among Kentucky’s most common chronic diseases, and Floyd County’s hospital admission rate for asthma (12.57 per 10,000 population) exceeds the state average (9.38 per 10,000). Asthma not only affects physical health but also leads to missed school and work, increased depression, and reduced quality of life. The financial burden is significant, with costs for routine care, emergency visits, hospitalizations, and medications straining families and local health systems.

Environmental hazards exacerbate these vulnerabilities. Asbestos, a known carcinogen⁴ and contaminant of concern at Wayland High School, poses serious risks, particularly for individuals with pre-existing respiratory conditions like asthma. Exposure can increase the likelihood of lung cancer and other diseases. Addressing asbestos contamination through cleanup is essential to protect public health, reduce cancer risks, and improve outcomes for a population already facing elevated rates of respiratory illness and chronic disease.

More specifically, by removing the identified asbestos and lead paint materials from the high school building will reduce potential exposure routes for visitors to the MSHOF/gym and allow for the redevelopment of the structure as a viable community center where residents and city officials can safely meet after a flooding event to provide residents and business owners with strategies and supplies to protect them from the sewage contaminated residual flood water and silt during cleanup and recovery efforts.

d. Economically Impoverished/Disproportionately Impacted Populations

Wayland exemplifies a community disproportionately burdened by historic industrial practices and economic decline. Originally established as a coal camp, residents lived near poorly ventilated mines where prolonged exposure to coal dust, and more recently silica dust, led to widespread respiratory illnesses, including black lung disease and lung cancer. The town’s valley location, chosen for mining convenience, now leaves it highly vulnerable to flooding, as demonstrated by the catastrophic 2022 flood that destroyed 7% of local housing. The mine’s closure also eliminated the town’s primary economic driver, triggering outmigration and eroding the tax base. Although the Elk Horn Coal Company’s mine has closed, the environmental and health consequences persist. During heavy rains, gob piles (coal mining waste materials) still flows down old mining roads and build up in properties around town, including the local fire department, creating safety and road hazards that require persistent mitigation. The lack of attention from the former coal mine operator makes it difficult for Wayland to manage with its limited resources. Additionally, when flooding impacts Wayland, a viable community center to organize emergency response actions is limited. This makes the former Wayland High School building, which is out of the flood plain, a safe place for the community to gather and plan recovery activities, store supplies and

¹ <https://www.nrdc.org/stories/black-lung-strikes-younger-coal-miners-kentucky-restricts-medical-benefits>

² <https://www.healthline.com/health/black-lung#:~:text=Black%20lung%2C%20or%20coal%20workers,%2C%20COPD%2C%20and%20lung%20cancer.>

³ Cancer data from NIH National Cancer Institute State Cancer Profiles

⁴ <https://www.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=29&toxoid=4>

provide a place for disaster response teams to be housed during recovery/response operations. When the former school building is not being used for natural disaster responses, it will provide much needed community center, office space and housing for the growing Kentucky high school basketball games that have become popular for teams across the state wanting to play a game in the historic gym. The MSHOD and the games have become the only real tourist attraction for Wayland and reuse of the school building will provide much needed support. No tax revenue is currently seen from this property, one of the largest in the community and only developable commercial property in the city outside the flood zone. Today, over half of Wayland’s population lives in poverty, and the community lacks resources to remediate contamination at the historic Wayland High School. This site contains hazardous materials, including asbestos, which pose ongoing health risks, especially for residents already experiencing elevated rates of respiratory disease.

An EPA Brownfields Cleanup Grant will directly address these environmental threats by safely abating asbestos-containing material and lead-based paint preparing the site for adaptive reuse as a Heritage and Hospitality Hub. This strategy not only removes health hazards but also creates a foundation for economic revitalization through tourism, small business development, and job creation. The reuse plan for the school building will not only bring much needed economic development to Wayland but will assist the only economic catalyst Wayland has today, the MSHOF and sanctioned basketball games, by giving them much needed support to continue their growth and would support the Heritage and Hospitality Hub which will, in turn, make Wayland a destination.

Community Engagement

e. Project Involvement, f. Project Roles

Wayland, Kentucky, is a tight-knit community shaped by its small population, deep-rooted coal mining heritage, and the strong bonds passed down through generations. With only 337 residents, neighbors know one another well, creating a genuine sense of belonging that feels much like a large extended family. Although our town is too small for traditional community organizations, the entire community operates as one unified group. The table below highlights two key local partners, the Wayland Historical Society and the town of Wayland, as well as other regional collaborators that work closely with MSHOF and the town to bring projects to fruition. The MSHOF ambassadors listed in 1.c. will also play a role in community engagement.

Organization & Mission	Point of contact	Specific Involvement
Big Sandy ADD: to plan, promote, and coordinate programs for regional economic and social development.	Joe Jacobs, Economic Development Director joe.jacobs@bigsandy.org	Big Sandy manages the majority of grant funds for projects within the town of Wayland, including for MSHOF. Big Sandy will complete grant applications on behalf of MSHOF to funding organizations listed in Section 1.e. for redevelopment funding. Big Sandy will also be a subrecipient for grant programmatic and community outreach activities.
Wayland Historical Society (WHS): community-based organization celebrating and preserving the history of Wayland. WHS has a museum in the town hall.	Jerry Fultz, President jerry@whs-ky.org	WHS has played a large role in the Wayland Revitalization Project. It has secured and managed grant funding for revitalization of the on-site gymnasium (separate building) and has already secured up to \$100,000 in technical assistance for project planning from Appalachian Community Capital (see Section 1.e.). WHS will continue working with MSHOF and the town to secure funding for redevelopment of the High School. They will also be an active decision maker in reuse decisions .
Town of Wayland: community in which Wayland High School is located.	Jerry Fultz, Mayor cityofwayland@gmail.com	The Town of Wayland is invested in seeing the High School redeveloped for community purposes. It has been a key player in development of the Heritage & Hospitality Hub and will assist with securing funding for redevelopment.
Coalfields & Cobblestones: local non-profit connecting young adults in Appalachia and Europe to redefine leadership and reimagine Appalachia.	Blake Moss, President Blake@Coalfieldsandcobblestones.org	Will be a tenant at the Heritage & Hospitality Hub. Will actively support public outreach efforts to attract additional groups and organizations to the Hub.
Floyd County Government: local county government	Missy Allen, Grants Director Missy.allen@floydjudge.com	As a small County, Floyd County is active in rural communities and will assist with reuse decision making as MSHOF attracts visitors from outside the county and state.
Mountain Association: a nonprofit, established in 1976, that invests in people and places in Eastern Kentucky to advance a just transition to a new economy that is more diverse, sustainable, equitable and resilient.	Josh Bills, Certified Energy Manager josh@mtassociation.org	Mountain Association will assist MSHOF with technical support during solar system design , grant support for USDA REAP, and determine tax credits and other incentives available for the High School.

g. Incorporating Community Input

For this grant, we hosted an in-person meeting on January 14, 2026, to discuss the cleanup plan (ABCA) and the EPA Brownfields grant application. MSHOF, with support from Big Sandy, presented the project to local residents, who expressed strong support for the cleanup and redevelopment of the High School. As part of the High School abatement process, we plan to hold two public meetings at the adjacent gymnasium: one prior to abatement and one following its completion. These meetings will be announced through key community partners, social media, and physical notices posted at City Hall and the Wayland Historical Society. The first meeting will outline the cleanup plan, gather community feedback, address any concerns, explain potential environmental impacts, discuss how residents will be protected during abatement, and provide a project schedule. The second meeting, held after abatement is complete, will present how the community was safeguarded during the cleanup, share any new findings, and update attendees on redevelopment progress. Additional meetings may be scheduled as needed throughout the project to ensure transparency and community involvement. All meetings will be held in person, with dinner provided to encourage participation and make it easier for families to attend. As a low-income community, we believe providing dinner will help increase engagement and show our youth the value of being part of a collective effort for their local community.

Community input will be incorporated into decision-making through structured feedback loops. Comments and recommendations gathered during public meetings will be documented and presented to the steering committee for consideration before major decisions are finalized. For residents who prefer alternative forms of engagement, meeting notices will include MSHOF contact information and an option to request virtual meetings. It is beneficial that the Mayor, who is also the Director of MSHOF, is well-known by all residents, facilitating direct communication. Although English is the primary language spoken in our small community, translation services will be arranged if needed. The gymnasium is fully handicap accessible, and any alternate venue will also meet accessibility standards.

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

a. Proposed Cleanup Plan

The proposed cleanup plan is based on the Analysis of Brownfield Cleanup Alternatives (ABCA) prepared to address the abatement of asbestos-containing materials (ACM) and lead-based paint at the Wayland High School building. The primary objective of this cleanup effort is to eliminate exposure to hazardous building materials for both the community and the environment, enabling the MSHOF to repurpose the site into the Heritage & Hospitality Hub. The following tasks and activities are eligible for funding and are designed to be effectively completed within the four-year performance period.

All abatement activities will be carried out by a licensed abatement contractor, certified by the Kentucky Division for Air Quality. Given the deteriorated state of the building, including areas of roof collapse, the removal process will involve stripping all non-essential interior components, as the hazardous materials (ACM and lead paint) have become intermixed and cannot be separated safely. The building's walls will require shoring to ensure the safety of abatement and construction personnel working inside the structure. Ambient air monitoring will be conducted throughout the process to ensure that asbestos fibers are not released into the air above regulatory thresholds. The removed and impacted materials will be placed in appropriate containers and transported to Laurel Ridge Landfill, an approved facility for ACM disposal, located approximately 100 miles away in Lily, Kentucky. It is estimated that around 500 tons of hazardous building materials will be removed and properly disposed of. It is anticipated to take approximately 13 weeks to complete the abatement activities.

Safety measures will be implemented to protect nearby residents during the cleanup. The site will be secured with fencing, and dust control measures, such as wetting or the use of dust control agents, will be employed to prevent contaminated particulate matter from becoming airborne. Air quality will be closely monitored by the Qualified Environmental Professional (QEP) throughout the abatement process to ensure that asbestos levels remain below regulatory action limits.

Description of Tasks/Activities and Outputs

b. Project Implementation, c. Anticipated Project Schedule, d. Task/Activity Lead, e. Outputs

Task 1: Programmatic
b. Project Implementation: EPA funded: Program management, fiscal grant management, quarterly reporting and site work package updates in ACRES, federal financial reports (FFRs), federal requirement monitoring (BABA, Davis-Bacon), QEP and abatement contractor procurement, final grant reporting. Non-EPA funded: Work plan development
c. Anticipated Project Schedule: QEP will be procured within 3 months of cooperative agreement start, abatement contractor will be procured within 6 months of cooperative agreement start, abatement is anticipated

in the fall of 2027. Quarterly reports will be submitted within 30 days after quarter. FFRs will be completed within 30 days of fiscal year end. ACRES will be updated as tasks are completed.
d. Task/Activity Lead: MSHOF with Big Sandy and QEP assistance
e. Outputs: 1 work plan, 16 quarterly reports, procurement for 1 QEP and 1 abatement contractor, 4 FFRs, updated site work package in ACRES, 1 final report
Task 2: Community Outreach
b. Project Implementation: EPA funded: MSHOF will complete two public meetings, social media posts, and work with its Board of Directors and advisory board to announce the grant award. Non-EPA Funded: None
c. Anticipated Project Schedule: First public meeting will be held within 6 months of cooperative agreement start and before abatement begins. 2 nd public meeting within one month of abatement completion. Social media posts beginning at grant announcement and monthly during abatement.
d. Task/Activity Lead: MSHOF with Big Sandy assistance
e. Outputs: 2 public meetings with notes, 13 social media posts
Task 3: Cleanup
b. Project Implementation: EPA Funded: Finalize ABCA; Develop QAPP for air monitoring. Develop bid specification document; abatement of hazardous building materials with QEP oversight; disposal of ACM at landfill, final abatement reporting Non-EPA Funded: None
c. Anticipated Project Schedule: Finalize ABCA within one month of QEP selection. Bid Specification development by QEP within 4 months of QEP selection including on-site bid walk. Abatement anticipated to begin fall 2027 with 12 weeks of abatement activities. Final report complete within 60 days post abatement.
d. Task/Activity Lead: QEP & Contractor with MSHOF and Big Sandy oversight
e. Outputs: 22,000 square feet of building space for redevelopment, volume of impacted material disposed of at an approved landfill facility. 1 final ABCA, 1 set of bid specifications, 1 site-specific QAPP, 1 final report

f. Cost Estimates

MSHOF is requesting a \$1,221,820 grant to complete cleanup activities at the Wayland High School. The budget table and detailed cost estimates are below. No funding for indirect costs is requested. Additionally, **MSHOF is not requesting any funding for its own staff time as that will be donated in-kind to the project.**

Budget Categories		Project Tasks (\$)				Total
		Task 1 Programmatic	Task 2 Outreach	Cleanup	Administrative	
Direct Costs	Personnel	-	-	-	-	-
	Fringe	-	-	-	-	-
	Travel	-	-	-	-	-
	Equipment	-	-	-	-	-
	Supplies	-	-	-	-	-
	Contractual	-	-	\$90,520	-	\$90,520
	Construction	-	-	\$1,104,000	-	\$1,104,000
	Other: Subawards	\$21,000	\$2,800	-	\$3,500	\$27,300
Total Direct Costs		\$21,000	\$2,800	\$1,194,520	\$3,500	\$1,221,820
Indirect Costs		-	-	-	-	-
Total Budget		\$21,000	\$2,800	\$1,194,520	\$3,500	\$1,221,820

Task 1 – Programmatic Activities \$21,000: Other: Big Sandy Subaward: 300 hours @ \$70/hour = \$21,000 for grant management (ACRES), quarterly reporting, federal requirement monitoring, coordination with City of Wayland, QEP and abatement contractor procurement, annual/final reporting.

Task 2 –Community Outreach \$2,800: Other: Big Sandy Subaward: 40 hours @ \$70/hour for two public meetings coordination and implementation.

Task 3 – Cleanup \$1,194,520: Contractual: **\$90,520:** Cleanup oversight: Project Manager 100 hours @ \$150/hour = \$15,000 for QEP project management and reporting * Cleanup oversight: Field Technician 750 hours @ \$90/hour = \$67,500 for abatement oversight and monitoring (field) * Laboratory: \$3,000 for laboratory analysis * Per Diem: 65 days x 68/day (current federal per diem rate) = \$4,420 for 1 field technician * Lodging: 65 nights x \$150/night = \$9,750 for 1 field technician * Vehicle: \$90/day x 65 days = 5,850 for 1 field truck. Cost estimates developed by Big Sandy’s QEP during ABCA development.

Construction: \$1,194,520: Based on estimates provided by licensed abatement contractors and QEP: Abatement, temporary shoring, hauling, and disposal of 500 tons of impacted building materials = \$920,000 * Contingency: \$184,000 = 20% of construction estimates.

Administrative - \$3,500: *Other: Big Sandy Subaward:* 50 hours @ \$70/hour for financial reporting, ASAP draws, contractor payments.

g. Plan to Measure and Evaluate Environmental Progress and Results

The program manager will conduct monthly reviews of the grant project to monitor progress and ensure compliance with key milestones. An Excel spreadsheet will be used to track output progress. In the event of any delays, MSHOF, in collaboration with Big Sandy, will coordinate with the EPA project officer to implement corrective actions and maintain the project timeline. Regular progress updates will be provided to the MSHOF Board of Directors and advisory board. MSHOF will track and report project outputs, outcomes, and other metrics in its quarterly reports and within the ACRES system. ACRES will be regularly updated both during and after the grant period to ensure comprehensive documentation of all activities, outputs, and outcomes. Deliverables, including the final ABCA, QAPP, bid specifications, and the final abatement report, will be submitted to the EPA project officer for review and approval.

Project outputs will include completion of a finalized ABCA, one site-specific QAPP, selection of a Qualified Environmental Professional (QEP), selection of an abatement contractor, measurement of the volume of hazardous materials removed from the building, and submission of a final abatement report. Expected outcomes will include the total square footage of building space prepared for redevelopment, reduction in hazardous contaminant levels, creation of jobs, increased local tax revenue, creation of a new community space, and development of lodging accommodations for visiting sports teams competing at the MSHOF. These metrics will serve as key indicators of environmental progress and project success, aligning with the goals of the grant and the long-term vision for the site's redevelopment.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure, b. Description of Key Staff

MSHOF is a volunteer-led nonprofit organization governed by a dedicated Board of Directors, ambassadors, and advisory board. The organization is headed by Director Jerry Fultz, a lifelong Wayland resident, 15-year Mayor, and President of the Wayland Historical Society. Jerry is the project manager for the brownfields project. Jerry brings extensive experience in budget management and project execution, having successfully led the revitalization of the historic gymnasium, now the MSHOF headquarters and a popular destination for Kentucky High School basketball games. Jerry is supported by an executive board including successful businessman Rusty Justice, historian and former coal miner Doug Kretzer, Morehead State University's Director of Athletics Kelly Wells, and educator JR VanHoose. This team collaborates with ambassadors and advisory board members, leveraging statewide credibility and networks to advance projects. MSHOF's structure ensures strong oversight and community engagement, with clear roles for technical, administrative, and financial management. Given the overlap between Wayland's Mayor, Historical Society President, and MSHOF Director, the organization relies on strategic partnerships for support.

Big Sandy, a special-purpose unit of government established by the Kentucky General Assembly, will serve as a subrecipient to support programmatic and community outreach efforts. Big Sandy is a trusted financial administrator for local governments and nonprofits, with robust systems to prevent waste, fraud, and abuse, including confidential reporting and risk management strategies. Key staff from Big Sandy include Blake Moss, Public Administration Specialist and Executive Director of Coalfields and Cobblestones, who will be a tenant and program collaborator at the Heritage & Hospitality Hub. Blake is the financial manager for the brownfields grant and holds a Masters of Arts in Diplomacy and International Commerce from the University of Kentucky and has five years of experience in grant writing, project management, and regional planning with federal and international programs. He currently manages Big Sandy's EPA Brownfields Assessment grant, overseeing multiple environmental assessments and planning activities, and has successfully secured and managed millions in funding for infrastructure and redevelopment projects. Blake is known for his collaborative approach and deep knowledge of Appalachian communities. Additionally, Joe Jacobs, Economic Development Director for Big Sandy, holds a master's degree in public administration from Eastern Kentucky University and has deep ties to Wayland. He will serve as the Community Engagement Coordinator. With over 15 years of experience, Joe has worked closely with MSHOF, the town, and the Wayland Historical Society on revitalization projects, including transforming the former gymnasium into a community attraction. He will provide key oversight of grant activities and community engagement. This organizational structure, supported by experienced leadership and strong

regional partnerships, ensures the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements for the grant.

c. Acquiring Additional Resources

To select a Qualified Environmental Professional (QEP) and abatement contractor, MSHOF will implement a qualifications- and cost-based selection process that fully complies with both state and federal procurement standards, including Kentucky Revised Statutes 45A (Kentucky Model Procurement Code) and federal regulations (2 CFR § 200). For the Brownfields Cleanup Grant, MSHOF will follow the EPA’s Best Practice Guide for Procuring Services, Supplies, and Equipment under EPA Assistance Agreements. To promote local job opportunities, preference will be given to local subcontractors during the solicitation process, with job openings and contracting opportunities advertised on the MSHOF Facebook page and in the Floyd County Chronicle & Times.

MSHOF regularly partners with Big Sandy Area Development District and has invited Big Sandy to serve as a subrecipient for grant management, programmatic support, and community outreach. Big Sandy brings extensive experience in federal grant administration, compliance, and stakeholder engagement, strengthening the project’s capacity for transparent procurement and effective implementation. MSHOF will provide oversight and coordination to ensure all activities meet grant requirements and maximize local impact.

Past Performance and Accomplishments

e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

In 2023, the MSHOF secured a \$25,000 grant from Rockefeller Philanthropy Advisors through the Just Transition Fund. The Just Transition Fund, launched in 2015 by the Rockefeller Family Fund and the Appalachia Funders Network with support from six additional foundation partners, was designed to help communities impacted by the decline of the coal industry secure funding for economic diversification initiatives. By connecting local projects with national philanthropic resources, the Fund has become a catalyst for innovative, community-driven economic revitalization across Appalachia.

The grant awarded to MSHOF was targeted specifically to support the organization’s efforts in developing proposals for additional funding through the Appalachian Regional Commission (ARC) and Community Development Block Grants (CDBG). The grant period spanned from May 1, 2023, to October 31, 2023, and the impact of the funding has been ample. With these funds, MSHOF successfully completed a professional appraisal of the Wayland High School property, providing a critical baseline valuation needed for future redevelopment planning. Additionally, the grant enabled the completion of detailed conceptual designs for the MSHOF complex, which encompasses the historic gymnasium and adjacent gym annex structure on site.

(2) Compliance with Grant Requirements

MSHOF successfully used the full grant funding by the end of the designated grant period, ensuring that all allocated resources were directed towards achieving the project’s goals. The organization adhered strictly to the grant timeline. Upon completion of the project, MSHOF prepared and submitted a comprehensive final report in accordance with the grant’s requirements. The final report provided a detailed account of all activities, expenditures, and outcomes achieved during the grant period, demonstrating compliance with grant stipulations and effectively documenting the progress made.



Threshold Criteria

- (1) **Applicant Eligibility:**
 - a. 501(c)3 nonprofit organization. Documentation attached.
 - b. Mountain Sports Hall of Fame (MSHOF) is not exempt from Federal taxation under section 501(c)(4).
- (2) **Previously Awarded Cleanup Grants:** The site has not received funding from a previously awarded EPA brownfields cleanup grant.
- (3) **Expenditure of Existing Multipurpose Grant Funds:** The MSHOF does not have an open EPA brownfields multipurpose grant.
- (4) **Site Ownership:** MSHOF is the sole owner of the site.
- (5) **Basic Site Information:**
 - a. Site Name: Wayland High School
 - b. Site Address: 2501 "King" Kelly Coleman Highway, Wayland, Kentucky 41666
- (6) **Status and History of Contamination at the Site:**
 - a. Hazardous Substances or Petroleum Contamination: hazardous substances
 - b. Operational History and Current Use: Served as a public school building from 1941 to 1990. Since 1990, the structure has remained vacant.
 - c. Environmental Concerns: Asbestos-containing building materials and lead-containing paint in the structure that has considerable damage.
 - d. How Site became Contaminated: Constructed with asbestos-containing building material and lead containing paint.
- (7) **Brownfields Site Definition:** The site is: a) not listed or proposed for listing on the National Priorities List; b) not 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) not subject to the jurisdiction, custody, or control of the U.S. government.
- (8) **Environmental Assessment:** A Hazardous Building Materials Survey was completed on September 24, 2024. The Hazardous Building Materials Survey Report is dated October 14, 2024.
- (9) **Site Characterization:** c.i.: The site is not eligible to be enrolled in a voluntary response program or State or Tribal equivalent program oversight program. The site is contaminated with hazardous building materials. A letter of support from the Kentucky Department of Environmental Protection (KDEP) indicating the site does not fall under the Kentucky Division of Waste Management regulations and therefore, does not qualify to enter Kentucky's Voluntary Environmental Cleanup Program. The State letter indicates that the site is fully characterized and ready for remediation.

c.ii.: An Environmental Professional has certified that there is a sufficient level of site characterization from the environmental site assessment performed to date for the abatement work to begin.
- (10) **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the site.

(11) **Sites Requiring a Property-Specific Determination:** The site does not need a Property-Specific Determination.

(12) **Threshold Criteria Related to CERCLA/Petroleum Liability:** The site is contaminated with hazardous substances.

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 property was acquired: Quit Claim Deed by purchase

ii. Date of acquisition: October 31, 2024

iii. Nature of ownership: Fee simple

iv. Transferor: Wayland Historical Society, Inc.

v. Affiliations: None

(b) Pre-Purchase Inquiry

i. Assessment Information: Phase I Environmental Site Assessment, dated October 11, 2024 in accordance with 1527-21 for MSHOF.

ii. Who performed AAI: An Environmental Professional (as defined by 40 CFR 312.10). An EP statement is included in the Phase I ESA Report.

iii. AAI Update: N/A

(c) Timing and/or Contribution Toward Hazardous Substance Disposal: Applicant did not cause or contribute to any release of hazardous substances at the site and have not arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses: The site has been vacant since acquisition.

(e) Continuing Obligations: Since acquisition, MSHOF chained the doors to limit access and put up caution signage.

MSHOF affirms it is:

(i) complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls;

(ii) assisting and cooperating with those performing the cleanup and providing access to the property;

(iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and

(iv) providing all legally required notices.

(13) **Cleanup Authority and Oversight Structure:**

a. Cleanup Oversight: Asbestos and lead abatement do not qualify to enter Kentucky's Voluntary Environmental Cleanup Program (see #9). To ensure adequate oversight of the cleanup, MSHOF will procure an environmental professional and state licensed abatement contractor to conduct, manage, and oversee the needed abatement.

b. Access: Access to adjacent and/or neighboring properties is not anticipated at this time.

(14) **Community Notification:**

a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA): A draft ABCA (dated October 31, 2024, updated January 5, 2026) was made available for the community to comment on with the draft application.

- b. Community Notification Ad: Community notification was made in the Floyd County Chronicle & Times – January 13-19, 2026 announcing intent to apply for a cleanup grant and invited the public to comment on the draft grant application and draft ABCA. The ad also announced a public meeting being held on January 14, 2026 at the Wayland Community Center.
- c. Public Meeting: An in-person meeting was held on January 14, 2026 at 4:00 PM at the Wayland Community Center.
- d. Submission of Community Notification Documents: Attached are copies of the draft ABCA, newspaper ad that demonstrates solicitation for comments 14 days prior to application submittal to the EPA, meeting sign-in sheet, and meeting summary including comments and responses.

(15) **Contractors and Named Subrecipients:**

- a. Contractor: No contractor has been selected for work under this RFA.
- b. Named Subrecipients: Big Sandy Area Development District (Big Sandy) is a named subrecipient for assistance with programmatic management and community outreach. Big Sandy is eligible as a subrecipient for a subaward as it was established as a special purpose unit of government by the Kentucky General Assembly on February 10, 1972 with the enactment of Kentucky Revised Statute 147A.050.



Letter from Kentucky Department of Environmental Protection



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 7, 2026

Jerry Fultz
Mountain Sports Hall of Fame Foundation, Inc.
P.O. Box 349
Wayland, KY 41666

Re: Letter of Support for FY26 Brownfield Cleanup Grant

Dear Mayor Fultz:

The Kentucky Department for Environmental Protection (DEP) acknowledges that the Mountain Sports Hall of Fame 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. The Mountain Sports Hall of Fame has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Wayland High School located at 2501 King Kelly Coleman Highway, Wayland, KY.

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

- The Mountain Sports Hall of Fame is not eligible to be enrolled in KY DEP's voluntary response program because asbestos and lead-based paint removed during remediation does not fall under the Division of Waste Management regulations.

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

Sincerely,

Kiersten O'Leary

Kiersten O'Leary
Brownfield Coordinator

Cc: Ken Logsdon, Division of Waste Management
Kelly Fugate, Division of Waste Management, Hazard Regional Office
Blake Moss, Big Sandy Area Development District