



**Application Information Sheet
 FY26 EPA Brownfield Cleanup Grant
 Funding Opportunity Number: EPA-OLEM-OBLR-25-07**

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 859-987-2135
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 Judge@bourbonky.com

1. **Applicant:** Bourbon County Fiscal Court, 301 Main Street, Paris, KY 40361
2. **Website:** <https://www.bourbonky.com> ([Bourbon County Fiscal Court](#))
3. **Funding Requested:**
 - a. **Assessment Grant Type:** Single Site Cleanup
 - b. **Federal Funds Requested:** \$4,000,000.00
4. **Location:** a) Paris b) Bourbon County c) Kentucky
5. **Property Information:**
 Former Waste Transfer Station, 1004 Stewart Street, Paris, KY 40361
 *see figure provided for visual representation
6. **Contacts:**
 - a. Project Director:
 Judge Michael Williams
 Judge Executive of Bourbon County
 301 Main Street, Suite 203
 Paris, KY 40361
 ☎ (phone) 859-987-2135
 ✉ (email) judge@bourbonky.com
 - b. Chief Executive/Highest-Ranking Elected Official:
 Judge Michael Williams
 Judge Executive of Bourbon County
 301 Main Street, Suite 203
 Paris, KY 40361
 ☎ (phone) 859-987-2135
 ✉ (email) judge@bourbonky.com
7. **Population:** City of Paris: 10,107

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Magistrates
Louie Stubblefield
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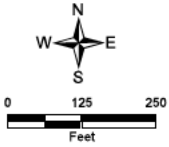
8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	1, 4 (sections 1a & 2a)
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The priority site(s) is impacted by mine-scarred land.	n/a
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.	3-4 (sections 1e, 1f, & 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).	1-2 (sections 1b & 1c)
The priority site(s) is in a federally designated flood plain.	1-2, 4 (sections 1b & 1h)
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2-4 (sections 1c, 1d, & 1h)
The reuse of the priority site(s) will incorporate energy efficiency measures.	2-4 (sections 1c, 1d, & 1h)
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2-4 (sections 1c, 1d, & 1h)
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: N/A

Legend

 Subject Property



Riverside Park Facilities

- A. Community Center - New facility (potential Storm Shelter)
- B. Plaza - Shade trees, benches and a central lawn provide outdoor space for the Community Center
- C. Amphitheater - 35'x20' stage, shade structure for covered seating and vendors, bleacher seating for 100 and areas for accessible seating and lawn chairs
- D. Skate Park - 4700 sf - 40 person capacity. Perimeter, shaded seating accommodates spectators
- E. Formal Garden
- F. Splash Pad - 1800 sf, ~60 person capacity, shared space with the playground for ease of parental supervision and shelter use
- G. Playground - 5000 sf (north), 5800 sf (east)
- H. Hammock Park
- I. Picnic Shelters - Large 45'x24' shelters are suitable for an outdoor classroom. Smaller shelters are 14'x14'. Grills are located near shelters away from the playground
- J. Multi-purpose Sports Field & Community Events Area*
- K. Rain garden
- L. Stormwater Retention Basin
- M. Parking - Capacity noted
- N. Entry Sign
- O. Creek Access Site
- P. Nature Trails - Shown at 8' wide
- Q. Promenades with Vertical Elements - Gateways or arches, art, special lighting...
- R. Ninja / Challenge Course - 2700 sf



Former Waste Transfer Station

City: Paris County: Bourbon State: Kentucky



Date: 1/19/2028
Analyst: ds@vonbusch

FY26 Clean-up Grant Application Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Overview of Brownfield Challenges and Description of Target Area: The City of Paris is small, with *just over 10,000 residents*. It is located in north-central Kentucky approximately 20 miles northeast of Lexington within the Inner Bluegrass region, and it serves as the economic, governmental, and service center for Bourbon County's surrounding agricultural communities. The city sits at the intersection of U.S. Highway 68, Kentucky Highway 460, and Kentucky Highway 627, with Interstate 75 approximately 15 miles west, providing direct regional and interstate connectivity. Land use outside the city limits is predominantly agricultural, characterized by rolling farmland, horse farms, cattle operations, pastureland, and row crop production that define the county's rural economy. Within Paris, the land transitions to a compact urban core of residential neighborhoods, civic facilities, small commercial districts, and legacy industrial corridors aligned with historic rail infrastructure. For over 100 years, Paris's economy was anchored by agriculture, milling, distilling, hemp processing, and rail commerce, but as these industries declined due to mechanization, transportation shifts, and changing markets, the city experienced prolonged disinvestment, job losses, and an accumulation of aging industrial properties. The closure of major employers, such as Hearth and Home Technologies in 2016, reflects the community's continued exposure to industrial contraction and the resulting inventory of underutilized and contaminated sites with obsolete infrastructure and depressed property values. Environmental risk is further shaped by local hydrology, as Houston Creek flows through the western portion of the city and connects to Stoner Creek, a tributary of the South Fork Licking River, placing multiple industrial corridors and adjacent residential areas within mapped floodplains. Brownfield sites along these waterways present heightened exposure concerns due to stormwater runoff, erosion, and flood-related contamination migration. Because brownfield conditions are concentrated within city limits, the City of Paris is the defined target area for this EPA Brownfields Cleanup Grant (EPA Grant) application. Remediation of this long-blighted brownfield will address the legacy of industrial disinvestment and environmental contamination near homes and flood-prone waterways by eliminating exposure risks, protecting prior public investments made to relocate waste operations, and removing barriers to reinvestment. Cleanup will return land that has been inaccessible for decades to safe and productive use, restore valuable public space, catalyze renewed public and private investment, and strengthen long-term resilience for the City of Paris.

1b. Description of the Proposed Brownfield Site: The Revive Riverside Park Project (RRPP) site is located at 1004 Stewart Street in the Westside neighborhood of Paris, Bourbon County, Kentucky. The 20.6-acre property lies *within a meander bend of Houston Creek and sits entirely within the 100-year floodplain*, where storm events have historically caused erosion and created pathways for the movement of contaminated materials. The site is adjacent to residential properties along Stewart Street and nearby streets, placing homes near contaminated soil and flood-driven runoff. Chief Reed Park, a neighborhood recreation area where children gather for outdoor play and organized basketball games, is located nearby, increasing the potential for exposure and underscoring the need for timely cleanup. The site contains a single three-story, 3,950-square-foot metal structure with a concrete masonry unit addition and full concrete basement, with the remainder of the property consisting largely of undeveloped ground. Constructed in 1930 as Riverside Park, the site was converted in the 1960s into the city's municipal incinerator and later its solid waste transfer station, replacing public parkland with intensive waste-handling operations for more than 50 years until closure in May 2025. Nearby residents experienced odors, air emissions, heavy truck traffic, and recurring quality-of-life impacts, while industrial decline reduced local employment opportunities and household incomes, limiting residents' ability to relocate or mitigate exposure and compounding long-term economic and environmental hardship in the neighborhood. Waste-handling operations were relocated to a modern facility outside the city in April 2024, with daily handling ending in May 2025. Bourbon County subsequently obtained the property after completing a Phase I Environmental Site Assessment (ESA) prior to acquisition, satisfying All Appropriate Inquiries requirements and establishing eligibility for EPA Grant funding. The Phase I ESA identified multiple Recognized Environmental Conditions associated with historic incinerator and waste transfer station operations, prompting further investigation through a Phase II Environmental Site Assessment conducted under the EPA Targeted Brownfield Assessment Program. The Phase II ESA confirmed widespread contamination from lead, dioxins, heavy metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), petroleum hydrocarbons, and ash residue with contaminant concentrations exceeding Kentucky Department for Environmental Protection (KDEP) and EPA

risk-based screening criteria in both surface and subsurface soils. Ash residue and mixed fill materials are present across broad portions of the site, contributing to elevated toxicity and soil compaction that inhibit natural revegetation. Because waste operations ceased only recently, there has been no natural attenuation, and contaminants remain at or near the ground surface. The site's floodplain location further exacerbates these conditions, as periodic flooding and erosion actively mobilize contaminated sediments toward nearby homes, roadways, and downstream habitats, with erosion channels documented during the Phase II assessment confirming ongoing contaminant movement. Cleanup is essential to eliminate exposure pathways, address long-standing public health hazards, and prepare the site for reinvestment. The scale of contamination and floodplain-driven risk makes remediation financially infeasible without federal assistance. With EPA Grant funding, Bourbon County and the City of Paris can remediate the property and advance a mixed-use redevelopment that transforms the site from a source of exposure into an economic and community health asset, including restoration of Riverside Park, development of senior housing on suitable upland areas, and community-serving amenities that support flood resilience, safe recreation, and long-term reinvestment in the historically underserved Westside neighborhood.

1c. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for the **RRPP** site represents a coordinated, community-driven effort shaped through sustained public engagement and interagency collaboration among Bourbon County, the City of Paris, the Bluegrass Area Development District (BGADD), EPA Region 4 and Office of Brownfields and Land Revitalization (OBLR), the Kentucky Brownfield Program, the National Park Service (NPS), and residents. The strategy was developed through years of community meetings, workshops, resident surveys, and coordination with the Paris Westside Neighborhood Association (PWNA), ensuring that the proposed reuse reflects locally identified priorities for safe parkland, flood-resilient design, and age-friendly housing. Three Korean and World War II centenarian veterans that continue to reside in the Westside Neighborhood have been front row to every progress celebration to date including the announcement of the \$2 million community development block grant (CDBG) funding the construction of the new recycling and waste transfer station located outside the neighborhood and its associated groundbreaking ceremony supported in person by the EPA Region 4 Regional Administrator in April 2024. Following cleanup, the 20.6-acre site will be redeveloped as a restored public park along Houston Creek, paired with new senior housing and neighborhood-serving amenities. This approach intentionally transitions the property from a long-standing environmental liability into a health-supportive community asset that promotes safe recreation, social connection, and reinvestment in the Westside neighborhood. The reuse strategy aligns with the City of Paris Comprehensive Plan, Bourbon County Parks and Recreation priorities, 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) of EPA's Powering the Great American Comeback (PGAC) initiative, and broader efforts to reinvest in underutilized properties within the urban core. The **RRPP** will incorporate specific amenities and infrastructure improvements that enhance quality of life, reduce long-term exposure risks, improve slope stability, and create opportunities for economic activity, including:

- Small business kiosk pads for local vendors, food trucks, and seasonal markets to support entrepreneurship
- Flood-resilient green infrastructure, e.g., bioswales, permeable walkways, rain gardens, and stormwater control
- Creekside restoration with native riparian plantings, public overlooks, and educational signage
- Public Wi-Fi zones to expand digital access and support education, connectivity, and remote work
- Lighting and security improvements including solar-powered trail lighting to enhance park safety

Together, these features strengthen neighborhood livability while directly addressing historic site conditions that contributed to erosion, slope failure, and sediment movement. The location within the Houston Creek floodplain has guided careful land-use and infrastructure planning. Parkland, multi-use trails, natural buffers, stabilized embankments, and restored riparian corridors are intentionally placed within flood-prone areas to accommodate compatible recreational uses while reducing runoff, improving watershed resilience, and mitigating landslide and slope-failure risks during storm events. The project has also served as a catalyst for advancing broader revitalization efforts. Collaboration with EPA's Office of Brownfields and Land Revitalization (OBLR), EPA Region 4's Targeted Brownfield Assessment (TBA) program, and the Kentucky Brownfield Program supported environmental assessments, cleanup planning, and feasibility studies throughout the city that laid the groundwork for redevelopment. Building on this momentum, the City of Paris established a formal brownfield program and, with support from the International City and County Management Association (ICMA) through the EPA Technical Assistance to Brownfields (TAB) program, completed a citywide brownfield inventory, identifying 68 potential

sites and prioritizing 25 for action. Upland portions of the property will accommodate senior housing and related facilities, ensuring that higher-risk areas remain dedicated to greenspace and ecological restoration, supporting long-term site safety and resilience. The reuse strategy also aligns with long-range transportation and infrastructure planning efforts by Bourbon County and the City of Paris. As part of the County’s six-year Department of Transportation planning horizon, local officials are evaluating a future connector roadway extending Stewart Street to the east side of the city, potentially including a bridge crossing. This improved connectivity, combined with stabilized slopes and upgraded drainage systems, will enhance emergency response access, reduce infrastructure vulnerability, and reinforce its role as an asset that supports neighborhood health, safety, and reinvestment.

1d. Outcomes and Benefits of Reuse Strategy: Redevelopment of the RRPP site will generate measurable community, environmental, and economic benefits for the City of Paris, a small rural community serving as the civic and economic center of Bourbon County, including the following outcomes:

Performance Measure	Anticipated Result / Quantifiable Outcome
🌳 Environmental Cleanup	
Contaminated soils properly managed	8,000-12,000 cubic yards of impacted soils managed
💧 Floodplain & Ecosystem Resilience	
Riparian buffer restoration	1,200 linear feet of Houston Creek shoreline stabilized and revegetated
Native vegetation established	150-200 native trees and 400-600 shrubs and perennial plantings installed
Green infrastructure for stormwater	2.5-3.5 acres of bioswales, rain gardens, and permeable paving
⚡ Energy Efficiency	
Renewable energy integration	10-20 kW of solar energy generation for park lighting and facility needs
Energy-efficient systems	LED and solar lighting installed to reduce long-term operational costs
❤️ Community & Health Benefits	
Acres of land remediated	20.6 acres of contaminated property cleaned and restored
Accessibility to senior housing	Pending final development program.
Improved access to recreation	4,000-6,000 linear feet of multi-use trails and greenways
Creation of a public park	20 acres of new publicly accessible and safe recreational space
👛 Economic Revitalization	
Increase in adjacent property values	5-12% projected increase within five years post-cleanup
Local tax base growth	2-4% estimated increase in annual property tax revenues
Job creation	20-35 FTE jobs supported during cleanup and redevelopment
Tourism and park visitation	12-20,000 based on typical visitation rates for small community parks

These outcomes demonstrate a sustainable and replicable brownfield reuse model that transforms contaminated land into a resilient community asset, providing a scalable approach for rural cities to address environmental hazards, restore public spaces, and advance long-term economic and community revitalization.

1e. Resources Needed for Site Characterization: The previously completed Phase I and Phase II ESAs have sufficiently characterized the overall extent and degree of contamination to develop a draft Analysis of Brownfield Cleanup Alternatives (ABCA). The ABCA reflects the current market prices and Davis Bacon Wage rates. Additional sampling is being conducted through the EPA TBA program, as requested by the Kentucky Brownfield Program to refine details of the affected areas, and will be completed by June 15, 2026.

1f. Resources Needed for Site Remediation: Remediation of the RRPP site is estimated at \$4 million and cannot proceed without EPA Grant funding. Years of local, state, and private investment have enabled advanced site assessments, community planning, and relocation of waste operations, positioning the project at a critical transition from planning to implementation. The requested EPA funding will enable completion of all required eligible cleanup activities documented in the ABCA, including management of contaminated soils allowing the site to move directly to reuse readiness. Supplemental resources may be pursued through the Kentucky Brownfield Program’s Cleaner Commonwealth Fund, which offers low-interest and partially forgivable loans through the state’s EPA-funded Revolving Loan Fund. Bourbon County may also seek additional support from state or regional partners to address unforeseen conditions. However, these resources do not have the capacity to conduct remediation at the

scale required. EPA Grant support is essential to maintain momentum, enhance prior investments, and ensure timely completion of cleanup necessary to advance this catalyst site toward redevelopment.

1g. Resources Needed for Site Reuse: Bourbon County’s reuse strategy will draw on federal, state, local and private resources to implement the vision for sustainable redevelopment and long-term resilience. The Kentucky Department for Local Government (DLG) invested \$2 million in CDBG funds to relocate the previous on-site waste transfer operations to a new facility that now also operates as a recycling center, eliminating a long-standing barrier to neighborhood revitalization and making the 24-acre site fully available for redevelopment. Additional leveraged resources already secured are listed below.

Service	Value	Organization
Site cleanup and redevelopment	\$1,500,000	Kentucky House Bill 1
Phase I ESA, remediation oversight	\$10,000	KDEP Energy & Environment Cabinet
Master planning support	\$13,000	National Park Service RTCA Program
Phase II ESA	\$321,000	EPA Region 4
Community engagement, market analysis	\$50,000	EPA OBLR
Inventory, portal, website	\$40,000	EPA TAB support (ICMA)
Redevelopment roadmap	\$10,000	Anonymous community member
Revitalization efforts	\$10,000	Hunt Brothers

Further, the county will strategically develop public and private partnerships to enhance funding capacity and maximize reuse potential. To that end, the County will explore the following funding opportunities: Kentucky 415 Program (State Brownfield Program), KDWM Superfund Branch Tax Incentive Program, USDA Rural Business Loans and Grant, Cleaner Commonwealth Fund, HUD Community Development Block Grant, NPS Land and Water Conservation Grant, Kentucky Infrastructure Authority (KIA) Cleaner Water Fund, and Private Investment.

1h. Use of Existing Infrastructure: The site cleanup will use existing infrastructure, including water, sewer, electricity, broadband, road networks, and emergency services. Existing utility connections and service capacities can accommodate both the restoration of public parkland along Houston Creek and the development of senior housing and related community amenities on suitable portions of the site. The EPA Grant will directly facilitate the reuse of existing infrastructure by funding site remediation activities that allow the park and greenway components to safely utilize existing access roads, trail connectors, and utility corridors. Cleanup will remove contamination and stabilize soils, enabling the integration of renewable energy features, energy-efficient lighting, and modern stormwater infrastructure without extensive new construction. For the senior housing component, EPA-funded remediation will prepare upland portions of the site for redevelopment, allowing existing water, sewer, and electrical service to be extended or upgraded within the current service footprint. This approach reduces overall development costs, supports compact infill growth, and ensures that additional public and private funding resources sought for housing and infrastructure improvements are directly relevant, feasible, and aligned with the site’s post-cleanup conditions. *Because the site lies within a federally designated floodplain*, the reuse plan places parkland, ecological restoration areas, and green infrastructure within flood-prone zones while locating senior housing and other structures in upland areas supported by existing utilities and pending connectivity with emergency response improvements. This approach maximizes the use of current infrastructure, reduces environmental impact, limits unnecessary expansion, and strengthens long-term resilience for the Paris Westside neighborhood.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2a. The Community’s Need for Funding: The City’s small population and constrained tax base significantly limit its ability to fund environmental remediation or advance redevelopment of contaminated properties without external assistance. These limitations are compounded by persistent economic distress. The poverty rate in Paris is 16.8%, which is **35% higher** than the national rate of 12.4%. The median household income of \$49,464 is **37%**

Economic Indicators of Need	Paris	Bourbon Co	USA
Population	10,107	20,174	334,914,880
Poverty Rate	16.8%	13.7%	12.4%
Median Household Income	\$49,464	\$56,322	\$78,538
Adults with less than a HS degree	14.9%	13.4%	10.6%
Received food stamps in past yr*	20.8%	14.1%	11.8%
Housing insecurity within past yr*	15.9%	n/a	12.9%

lower than the U.S. median of \$78,538 and 12.2% lower than the county median of \$56,322. These conditions restrict the City’s ability to generate local revenue, issue debt, or leverage private capital to address complex environmental liabilities. The

Source: US Census Bureau 2019-2023 American Community Survey 5-Year Estimates, *CDC PLACES Data

RRPP Site illustrates this funding gap. The 25-acre property was used for municipal waste operations for more than five decades, leaving widespread contamination that cannot be addressed through local or state resources alone. Cleanup is a prerequisite to any reuse or redevelopment of the site, yet the scale and cost of remediation place it well beyond the financial capacity of a small, low-income community. This EPA Grant is the mechanism that allows Bourbon County to move from planning to redevelopment by providing the only feasible source of funding to remediate contamination, eliminate exposure pathways, and return the property to productive use. Award of this grant enables the community to transition the site from a long-standing environmental liability into a safe, reuse-ready asset, unlocking restoration of Riverside Park and future redevelopment opportunities that support neighborhood stability and economic revitalization. Without EPA funding, cleanup isn't possible and the site would remain a persistent barrier to reinvestment.

2b. Health or Welfare of Sensitive Populations: The City of Paris includes a concentration of sensitive populations that face elevated health and welfare risks from environmental contamination, including children, older adults, individuals with disabilities, and low-income households. Census data show that 24.2% of residents are under age 18 compared to 22.1% nationally, 17.8% are age 65 or older compared to 17.3% nationally, and 15.0% of residents under age 65 live with a disability, nearly **200% the national rate** of 8.8%. These populations are more vulnerable to environmental hazards due to developmental sensitivity, age-related declines in immune and organ function, chronic health conditions, and reduced mobility. Residents living near the RRPP Site were exposed for decades to emissions, contaminated soils, and flood-related pollutant migration associated with the former incinerator and waste transfer operations. Site contaminants such as lead and other heavy metals increase risks of neurodevelopmental harm in children and cardiovascular and kidney disease in older adults; dioxins and PCBs elevate cancer, immune, and endocrine risks, particularly for children and seniors; PAHs and petroleum-related compounds aggravate asthma, COPD, and heart disease; and flood-driven migration of contaminants increases repeated exposure risks for residents with limited mobility or chronic illness. This EPA Cleanup Grant directly addresses these health and welfare concerns by containing contamination, stabilizing soils, and preventing future exposure pathways. Cleanup is a prerequisite to restoring the site for safe redevelopment. Following remediation,

Sensitive Population	Paris	Bourbon Co	Kentucky	USA
Disabled Under 65	15.0%	15.0%	13.8%	8.8%
Age 18 or Under	24.2%	22.7%	22.7%	22.1%
Age 65 or Older	17.8%	17.0%	17.2%	17.3%

Source: US Census Bureau 2019-2023 American Community Survey 5-Year Estimates

the project will return Riverside Park to a safe, accessible recreational space and enable senior housing on remediated upland areas, reducing long-standing environmental threats to residents.

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:

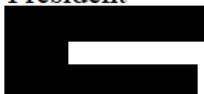
Residents of Paris experience disease burdens that exceed national norms, particularly for respiratory, cardiovascular, and metabolic conditions that are associated with environmental exposures. CDC PLACES data show higher rates in Paris for asthma (12% vs. 9.9% nationally), chronic obstructive pulmonary disorder (COPD) (10.5% vs. 5.9%), heart disease (7.4% vs. 5.7%), high blood pressure (35.3% vs. 29.6%), diabetes (13.4% vs. 10.4%), and cancer (7.1% vs. 6.9%). Bourbon County also has a lower life expectancy of 74.1 years compared to the national average of 79 years, and lung and bronchus cancer rates of 92.5 cases per 100,000 residents, exceeding both state and national rates. These conditions are concentrated in the Westside neighborhood surrounding the **RRPP** Site, where residents lived for decades adjacent to a municipal incinerator and waste transfer station. Site contaminants, including heavy metals, dioxins, PCBs, PAHs, and petroleum-related compounds, are linked to increased cancer risk, asthma and COPD exacerbation, cardiovascular disease, and neurological harm. The site's location within the Houston Creek floodplain further elevates risk by enabling storm-driven migration of contaminated soils and ash into nearby residential areas. This EPA Grant will reduce these threats enabling the site's reuse as restored parkland and community-serving space. The project will remove a long-standing source of environmental harm, reduce chronic exposure risks, and support improved health outcomes for populations experiencing greater-than-normal incidence of serious health conditions.

Health Condition	Paris	United States
COPD	10.5%	5.9%
Diabetes	13.4%	10.4%
Obesity	42.4%	33.4%
Asthma	12%	9.9%
High Blood Pressure	35.3%	29.6%
Heart Disease	7.4%	5.7%
Cancer	7.1%	6.9%

Source: CDC PLACES Data

2d. Economically Impoverished/Disproportionately Impacted Populations: The Paris Westside neighborhood has disproportionately borne the environmental and economic impacts of the former municipal incinerator and waste transfer station for more than five decades. Poverty rates in Paris are 16.8%, exceeding the county rate of 13.7%, with economic hardship concentrated in the Westside area immediately surrounding the RRPP Site. Residents in this neighborhood had limited ability to relocate or mitigate exposure and were subject to prolonged impacts from waste operations, including truck traffic, emissions, noise, odors, contaminated soils, and flood-driven pollutant migration. Homes and community-serving spaces are located adjacent to the site, increasing exposure risks and compounding environmental burdens in an already economically constrained area. These conditions suppressed property values, discouraged private investment, and reinforced long-term disinvestment. This EPA Grant directly addresses these disproportionate impacts by funding remediation that eliminates contamination and exposure pathways that local resources cannot address. Cleanup is a prerequisite to any productive reuse. Following remediation, the reuse strategy will return the site as a community-serving asset, including restored public parkland and senior housing, replacing an industrial use that historically burdened the neighborhood. This transformation reduces environmental and health threats, supports neighborhood revitalization, and delivers lasting economic and quality-of-life benefits to residents who have disproportionately experienced the negative consequences of past industrial and governmental land-use decisions.

2e. Project Involvement & 2f. Project Roles: Bourbon County will implement a transparent community engagement program to ensure residents and stakeholders remain informed and involved throughout all project phases. A Brownfield Advisory Board, including Bourbon County, the City of Paris, the Paris Westside Neighborhood Association (PWNA), the Qualified Environmental Professional, and other local stakeholders, will meet monthly to review progress and priorities. This approach builds on more than three years of sustained engagement, including over 50 community meetings that shaped cleanup and reuse goals. PWNA will continue to serve as the primary link to neighborhood residents, ensuring community input informs cleanup and reuse decisions. Support from the Bluegrass Area Development District (BGADD), the County’s designated Area Development District, and other regional partners provides additional capacity to support long-term revitalization.

Organization	Contact Info	Org Mission Statement & Project Role
BGADD	Logan Hart, Director lhart@bgadd.org	Mission Statement: Enhance the economy of our communities through planning to maximize resources and project development to improve quality of life. Role: Provide comprehensive grant administration support, technical guidance, funding coordination, compliance assistance, and economic development expertise to ensure efficient implementation and successful revitalization goals.
City of Paris	Matt Belcher, City Manager, mbelcher@paris.ky.gov	Mission Statement: Provide effective municipal leadership and high-quality public services to promote community well-being, strengthen local infrastructure, support responsible growth, and enhance the quality of life for all residents of Paris. Role: Serve as a key governmental partner, coordinating with Bourbon County to align cleanup and redevelopment with local zoning, land-use regulations, and long-term planning goals.
Community Ventures	Kevin Smith, President, ksmith@cvky.org , (859)231-0054	Mission Statement: Empower individuals and communities to achieve financial independence through housing, small business development, community revitalization, and innovative lending programs that strengthen local economies. Role: Advance the housing and redevelopment components of the reuse plan by assessing needs, advising on senior housing feasibility, and leverage state and federal resources to accelerate investment and strengthen neighborhood stability.
Paris Westside Neighborhood Association	Vanessa Logan, President 	Mission Statement: Improve the Westside community by enhancing quality of life, supporting neighborhood-driven revitalization, and promoting a safe and thriving residential environment. Role: Lead community engagement throughout cleanup and reuse. Organize public meetings, share project information, gather resident input, and help ensure cleanup activities and final redevelopment align with community priorities and long-term neighborhood goals.
Kentucky Housing Corporation	Winston Miller, CEO, (502)564-7630	Mission Statement: Invest in attainable, safe, and sustainable housing opportunities for Kentuckians by providing financial resources, technical assistance, and collaborative leadership for long-term economic stability. Role: Advise on the feasibility of senior housing within the mixed-use reuse strategy, guidance on funding programs, and alignment with statewide housing priorities.

2g. Incorporating Community Input: Meaningful incorporation of community input is central to Bourbon County’s cleanup and reuse strategy and ensures project decisions reflect local priorities throughout all phases of work. Since 2020, the County and City of Paris have engaged residents through surveys, public meetings,

workshops, and focus sessions, collecting more than 300 resident surveys to inform the community-driven vision to restore the **RRPP** site as safe, accessible public greenspace. Engagement has been coordinated with the Paris Westside Neighborhood Association (PWNA) and local organizations to ensure participation by residents most directly affected by historic site operations. Community input will continue to be solicited through multiple methods, including online surveys, web-based comment forms, virtual meetings, and posted public comment periods hosted on the City’s brownfield webpage, providing alternatives to in-person participation for residents with mobility, transportation, work, or health constraints. In-person meetings will be offered with virtual attendance options when feasible, and materials will be made available online. To support transparency, the City maintains a dedicated brownfield webpage serving as a centralized repository for project information, with quarterly fact sheets and updates distributed through county and city websites, social media, and local newspapers. Bourbon County held a public meeting on December 18, 2025, to announce its intent to apply for the EPA Grant, with more than 30 residents in attendance. Community input will be integrated through a structured review process formalized in a Community Involvement Plan (CIP) developed within the first quarter of the grant period. Feedback will be summarized, evaluated by the project team, and used to inform cleanup sequencing, health and safety measures, site access, and reuse design, with clear documentation and communication when input cannot be incorporated due to regulatory or technical constraints. A designated Community Involvement Coordinator (CIC) will oversee outreach and ensure community feedback is tracked, addressed, and reflected in accordance with the CIP.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: In accordance with 2 CFR 200, Bourbon County has procured a QEP, Tetra Tech, to support project implementation. Under the EPA Grant, the QEP will prepare and submit a site-specific cleanup plan that provides detailed remedial actions and sequencing tailored to the planned reuse of the RRPP site. Multiple remediation alternatives were evaluated through the ABCA process, and feasible, cost-effective options were selected based on their ability to protect human health, address flood-related exposure pathways, and support conversion to parkland and senior housing. The cleanup plan will be developed and implemented in coordination with KDEP-approved requirements. Key remedial actions include management of contaminated soils in place through installation of a geotextile barrier and placement of approximately one foot of clean cap material across impacted areas to eliminate direct contact exposure and reduce contaminant migration. An environmental covenant and deed restrictions will be prepared and recorded to ensure long-term protection of human health and the environment by restricting disturbance of managed soils and establishing land-use controls consistent with future use. The cleanup plan will document the recognized environmental conditions identified in the Phase I and Phase II ESAs and evaluated in the ABCA and will define the nature and extent of contamination across the site. **The site will enter the Kentucky Brownfield Program** and operate under a Property Management Plan (PMP) identifying inspection, monitoring, and maintenance requirements to ensure long-term effectiveness of institutional and engineering controls. The cleanup plan will specify applicable permits, oversight roles, project stakeholders, lines of authority, and communication and reporting protocols to ensure compliance with EPA and KDEP requirements and transparent implementation throughout remediation.

Description of Tasks/Activities & Outputs

Task/Activity: Task 1 - Project Management and Reporting

3b. EPA-funded tasks/activities: Bourbon County will provide project management and programmatic support throughout the project, including overseeing grant implementation, including financial and programmatic management to ensure compliance with the cooperative agreement, schedule, and terms and conditions for the 4-year grant period.

3c. Task 1 will begin immediately 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. QEP will complete all outputs under supervision of Bourbon County.

3e. 2 conferences attended, 16 Quarterly reports, 1 closeout report, ACRES Updates, annual MBE/WBE reporting

Task/Activity: Task 2 - Community Engagement

3b. EPA-funded tasks/activities: Bourbon County will work with the PWNA, City of Paris, Community Ventures, National Park Service, and other groups to ensure that all project stakeholders are afforded meaningful participation in all aspects of the cleanup and redevelopment processes. Public/neighborhood meetings will be conducted on a progress or semi-annual basis. All activities will be conducted in accordance with the approved CIP.

3c. This task will be initiated within 3 months of the grant award and continue through the duration of grant period.

3d. QEP will complete all outputs under supervision of Bourbon County

3e. 1 CIP, a minimum of 8 community meetings, preparation, and preparation/distribution of factsheets semi-annually at minimum to be shared at public meetings, in local newspapers, and social media platforms.

Task/Activity: Task 3- Planning & Cleanup

3b. EPA-funded tasks/activities: This task includes finalizing the ABCA and preparing a site cleanup plan, QAPP, and health & safety plan (HASP) that will be reviewed and approved by EPA and KDEP. The site cleanup plan will provide detailed procedures and schedule of activities for the cleanup alternative selected in the final ABCA. Cleanup planning is anticipated to begin by Quarter 2 of cleanup grant and cleanup will be conducted in a phased approach.

3c. The major aspects of this accelerated 3-year timeline of site cleanup include: Quarter 1 and 2, Year 1 –Preparation of final ABCA, cleanup plan, QAPP, and HASP; Quarters 3 & 4, Year 1 – Light grading in preparation for surface soil capping activities and confirmatory sampling of clean fill source prior to transportation to the site; Quarter 1-4, Year 2 – Oversight and installation of geotextile liner, transportation and installation of clean fill soil with topsoil, seed, and straw; Quarter 1, Year 3 – Environmental covenants and property management plans will be prepared to place restrictions on land use in contaminated areas; Quarter 2, Year 3 – 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. QEP will complete all activities under supervision of Bourbon County.

3e. Cleanup contractor procurement, Final ABCA, QAPP, HASP, Cleanup Plan, Cleanup Completion Reporting

3f. Cost Estimates: The budget table below provides a breakdown of the cleanup funding and estimated costs for each task associated with the successful implementation and completion of the EPA Grant. **Bourbon County is requesting an EPA Grant in the amount of \$4,000,000, which will completely remediate the site, for tasks described above.**

Budget Categories		PROJECT TASKS				Totals
		Task 1 Management/ Reporting	Task 2 Community Engagement	Task 3 Planning & Cleanup	Admin Costs	
Direct Costs	Personnel	\$50,400	\$50,400	\$91,200	\$-	\$192,000
	Travel	\$8,000	\$-	\$-	\$-	\$8,000
	Contractual	\$60,000	\$50,000	\$199,500	\$-	\$309,500
	Construction	\$-	\$-	\$3,490,500	\$-	\$3,490,500
Total Direct Costs		\$118,400	\$100,400	\$3,781,200	\$-	\$4,000,000
Indirect Costs		\$-	\$-	\$-	\$-	\$-
Total Budget		\$118,400	\$100,400	\$3,781,200	\$-	\$4,000,000

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

Task 1 - Project Management and Reporting (\$118,400): Personnel: \$50,400 Bourbon County Executive Director (6 hours per month x 48 months x \$100/hr = \$28,800) and Project Manager (6 hours per month x 48 months x \$75/hr = \$21,600); **Travel: \$8,000** grantee training will include attendance of the Executive Director to attend 4 regional and national Brownfield conferences. The budgets include airfare: one person for four conferences @ \$700 per trip (\$2,800); parking/transport \$100 @ 4 trips (\$400); lodging 1 person @ \$250 each night for 4 days and 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: \$60,000** QEP preparing quarterly and annual project management reports for 48 months (\$60,000). **Task2- Community Involvement and Engagement (\$100,400): Personnel: \$50,400** Bourbon County Project Manager (6 hours per month x 48 months x \$75/hr = \$21,600) and Community Involvement Coordinator (12 hours per month x 48 months

x \$50/hr = \$28,800) to manage, advertise, and conduct a minimum of eight meetings; **Contractual: \$50,000** 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 (\$3,781,200): Personnel: \$91,200** Bourbon County Executive Director (7 hours per month x 48 months x \$100/hr = \$33,600) and Bourbon County Project Manager (16 hours per month x 48 months x \$75/hr = \$57,600); **Contractual: \$199,500** This task includes completing the final ABCA, QAPP, Health & Safety Plan, Cleanup Plan and Design, Bid Documents/Specifications, SHPO and FWS compliance, environmental covenant, coordinating with state and federal regulatory agencies, and selection of the remedial contractor (\$199,500). **Construction: \$3,490,500** Clean soil cap confirmation sampling, remedial contractor oversight, and installation of soil cap in accordance with EPA and KDEP requirements (\$3,490,500).

3g. Plan to Measure & Evaluate Environmental Progress & Results: Bourbon County will track, measure, and evaluate environmental progress using a streamlined project management and reporting system focused on timely completion of cleanup activities and verification of outcomes. The County Project Director, QEP, and project partners will monitor progress through regular coordination meetings and ongoing review of schedules, budgets, and deliverables. Environmental outputs and milestones will be tracked against the approved workplan using Microsoft PROJECTS software and documented through required quarterly performance and financial reports submitted to EPA. All site activities, accomplishments, and cleanup status will be entered and maintained in EPA's ACRES database, with compliance verified through Kentucky Department for Environmental Protection oversight, contractor documentation, inspection records, and disposal manifests. Project expenditures and completed activities will be routinely compared to the project schedule to ensure progress within the four-year period of performance. If delays or issues arise, the County will coordinate directly with the EPA Project Officer to implement corrective actions such as increased coordination, schedule adjustments, or workplan revisions. Following cleanup, outcomes will be evaluated based on site readiness for reuse as Riverside Park and a mixed-use community asset, including reduced exposure risks, acres ready for reuse, improved environmental conditions along Houston Creek, and community and economic benefits associated with redevelopment, all of which will be documented through final reports and ACRES updates to demonstrate that cleanup activities directly support long-term revitalization and community resilience in Bourbon County.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Organizational Structure & 4b. Description of Key Staff: This grant will be managed by the same high-performing team of government leaders who have led the development of Bourbon County's brownfield program, with the RRPP site serving as the catalyst for programming formation. Michael Williams, Bourbon County Judge Executive, will serve as **Executive Director**, responsible for overall project performance, interagency coordination, and compliance with all EPA requirements. Judge Williams has served in this role since 2015 and has extensive experience managing complex, multi-partner initiatives involving federal, state, and local coordination. During his tenure, he has overseen more than \$4 million in successfully administered grants supporting infrastructure improvements, public safety facilities, emergency management upgrades, and community development projects, demonstrating his ability to guide projects through procurement, compliance, reporting, and closeout. Dana Boone, Bourbon County Treasurer, will serve as **Project Manager** and oversee day-to-day grant implementation, financial tracking, and coordination with the QEP and county departments. Her responsibility for countywide tax collection, billing, and revenue distribution provides a strong foundation in fiscal management, internal controls, and interdepartmental coordination necessary for accurate budgeting, timely drawdowns, and compliant financial reporting. Dana Mingua will serve as the **Community Involvement Coordinator (CIC)** and has been Bourbon County's Deputy Judge since June 2023, bringing experience from her prior role as Executive Assistant to the Paris-Bourbon County Economic Development Director and longstanding relationships within the community. She played a key role in supporting the relocation of the former waste transfer station in April 2025 and remains actively engaged in community outreach. Her involvement strengthens coordination with residents, partner organizations, and local institutions, ensuring that community engagement requirements are met, feedback is documented and addressed, and project activities proceed without delays related to communication or stakeholder concerns. Together, this organizational structure establishes clear lines of authority, strong financial oversight, and effective partner and community coordination, directly supporting timely implementation, regulatory compliance, and the successful administration of the EPA Grant.

4c. Acquiring Additional Resources: Bourbon County has formal procurement policies that ensure compliance with EPA regulations, including 2 CFR Part 200, 2 CFR Part 1500, and applicable NOFO clauses. The County uses competitive procurement methods for all cleanup-related services and follows federal requirements for fair and open competition, conflict-of-interest safeguards, and documentation if additional expertise is needed. Consistent with FY26 guidelines, the County discloses that Tetra Tech was procured prior to application submission through a competitive process; required procurement details, including advertisement, selection procedures, offers received, and executed contract documentation, are included in the Threshold Criteria attachment per Section 2.B.(15). Tetra Tech brings extensive QEP experience and Kentucky-based brownfield and engineering expertise. The County will also coordinate with the Kentucky Brownfield Program, EPA Region 4 Technical Assistance to Brownfields provider, and other resources to secure any supplemental technical assistance required.

4e. Has Not Received an EPA Grant but has Received Other Federal or Non-Federal Financial Assistance

Agreements: Bourbon County has not previously received an EPA Grant but has served as the awardee for multiple federally funded CDBG projects and other federal assistance agreements similar in scale, complexity, community engagement, and compliance requirements to the proposed EPA Grant. In each case, Bourbon County retained responsibility for grant oversight, compliance, financial accountability, and coordination with project partners, while leveraging the BGADD to provide specialized administrative support for day-to-day grant management.

(4e1) Purpose and Accomplishments: Bourbon County has successfully managed multiple federally funded assistance agreements and has achieved the required outputs, outcomes, and measures of success for each project. As the CDBG grantee for the 2018 YMCA Teen Activity Center Project, a \$500,000 grant, the County completed all planned construction activities, delivered the new teen activity space as designed, and met all HUD and Kentucky Department for Local Government requirements. Project outputs included completion of the facility expansion, and outcomes included expanded youth programming and improved access to recreational services, consistent with the project's stated measures of success. As the CDBG grantee for the \$750,000 Millersburg Farmers Bank Rehabilitation Project, the County completed environmental reviews, advanced design and stabilization activities, and initiated construction in accordance with approved plans. Outputs included completion of required predevelopment and stabilization milestones, and outcomes included progress toward returning a long-vacant historic structure to productive use, meeting the project's defined success measures. In addition, Bourbon County serves as the awardee for the \$2,000,000 Divine Spirits CDBG Economic Development Project and the \$750,000 Millersburg Road Water Tank Project funded by USDA Rural Development. For both projects, the County has met established measures of success through timely procurement, completion of engineering and permitting milestones, and compliance with all reporting and oversight requirements, with documented outputs and outcomes demonstrating progress toward job creation, infrastructure improvement, and long-term community benefit. Collectively, these projects confirm Bourbon County's ability to achieve defined outputs and outcomes and to successfully manage federally funded projects comparable in scope and complexity to the proposed EPA grant.

(4e2) Compliance with Grant Requirements: Across all four federally funded projects, Bourbon County has demonstrated strong compliance with approved workplans, schedules, reporting requirements, and applicable federal regulations. As the grant awardee, Bourbon County retained full responsibility for compliance, fiscal oversight, and performance outcomes, while leveraging the BGADD, a regional planning and grant administration entity with extensive experience administering federal and state grants, to provide specialized administrative and technical support. With BGADD's assistance, the county has consistently submitted timely and accurate performance reports, financial drawdown documentation, environmental review records, and procurement files as required by HUD, USDA Rural Development, and the Kentucky Department for Local Government. Each project adhered to its approved scope of work, with any necessary modifications formally documented, communicated, and approved by the funding agency. All procurement activities were conducted in accordance with 2 CFR Part 200 requirements, including competitive bidding, contractor qualification verification, and cost reasonableness determinations, and environmental reviews under HUD Part 58 and USDA protocols were completed and implemented without deficiencies. Throughout each project, Bourbon County demonstrated steady progress toward expected outputs and outcomes, reliable fiscal management, and full regulatory compliance, confirming its readiness and capacity to successfully manage an EPA Grant.



BOURBON COUNTY FISCAL COURT
Threshold Criteria & Supporting Documentation



Threshold Criteria

FY26 EPA Brownfield Cleanup Grant

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

(1) APPLICANT ELIGIBILITY

- a. *Applicant Type*: Bourbon County affirms its eligibility to apply for an EPA Brownfields Cleanup Grant as a county government in the Commonwealth of Kentucky.
- b. *Eligibility*: Bourbon County affirms it is **not** exempt from Federal taxation under section 501(c)(4).

(2) PREVIOUSLY AWARDED CLEANUP GRANTS

The proposed site for cleanup, the Revive Riverside Park Project located at 1004 Stewart Street in Paris, KY, is a former municipal waste transfer station and incinerator that has **not** received funding from any previously awarded EPA Brownfield Cleanup Grant.

(3) EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS

Bourbon County affirms it does **not** have an open EPA Brownfield Multipurpose Grant.

(4) SITE OWNERSHIP

Bourbon County is the sole owner of the proposed site at 1004 Stewart Street in Paris, KY.

(5) BASIC SITE INFORMATION

- a. *Name of Site*: Revive Riverside Park Project (RRPP)
- b. *Site Address*: 1004 Stewart Street, Paris, KY 40361

(6) STATUS AND HISTORY OF CONTAMINATION AT THE SITE

- a. *Is the site contaminated with hazardous substance or petroleum?* The Phase II Environmental Site Assessment (ESA) conducted at the proposed site documented hazardous substances on the property.
- b. *Operational history and current use*: The proposed site (formerly known as the City of Paris municipal incinerator and solid waste transfer station) was originally constructed in 1930 as Riverside Park, then converted in the 1960s into the City of Paris' municipal incinerator and later a solid waste transfer station. The property continued waste handling operations for more than 50 years, until its closure in May of 2025. Currently, Bourbon County is planning for reuse and redevelopment of the site into Riverside Park. The building on the property was 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 the contamination*: The site was used as a municipal waste incinerator and solid waste transfer station for over 50 years. These municipal waste services involved the use and likely disposal of hazardous substances. The onsite building was 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 waste incineration and solid waste transfer would be found throughout the property.

(7) BROWNFIELD SITE DEFINITION

Bourbon County affirms that the proposed site at 1004 Stewart Street 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 jurisdiction, custody, or control of the U.S. Government.

(8) ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS

Kentucky Department for Environmental Protection (KDEP) prepared an initial Phase I ESA report for the

proposed site, dated February 15, 2023. Based on the findings of KDEP's Phase I, Tetra Tech conducted a Phase II ESA at the proposed site on behalf of the EPA Region 4 Targeted Brownfields Assessment Program (report dated April 14, 2025). KDEP prepared an additional Phase I ESA report dated August 29, 2025 to support property transaction to Bourbon County.

(9) SITE CHARACTERIZATION

- a. Not Applicable (N/A)
- b. Current letter from KDEP is attached. The proposed site is currently enrolling in KDEP's Brownfield 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. Some additional sampling to refine areas for cleanup and will be completed by June 15, 2026.
- c. N/A

(10) ENFORCEMENT OR OTHER ACTIONS

Bourbon County affirms there are no known past or current enforcement, or other actions related to the proposed site. A review of historic property records conducted during KDEP's 2023 or 2025 Phase I ESAs did not yield any evidence of enforcements, regulatory non-compliance, environmental liens, or other activity use limitations for the property. Bourbon County is not responsible for the contamination at the proposed site. Furthermore, there were no established Phase I ESA standards when the incinerator building was constructed over 60 years ago.

(11) SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

Bourbon County affirms that the proposed site at 1004 Stewart Street in Paris, Kentucky does not need a Property-Specific Determination.

(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 was the property acquired:* Transfer from another governmental entity
- ii. *Date property was acquired:* September 12, 2025
- iii. *Nature of ownership:* Bourbon County received the property from another governmental entity and is now the sole owner.
- iv. *Party from whom the property was acquired:* City of Paris, Kentucky
- v. *Relationships or affiliations with prior owners:* None, the City of Paris has always historically owned and operated the site independent of Bourbon County.

b. Pre-Purchase Inquiry

- i. A Phase I ESA (dated February 15, 2023) was conducted under the Kentucky Targeted Brownfields Assessment Program by KDEP staff on behalf of the Bourbon County Joint Planning Office. A Phase II ESA was conducted at the site (report dated April 14, 2025) by Tetra Tech, Inc. on behalf of the EPA Region 4 Targeted Brownfields Assessment Program. An additional Phase I ESA was completed August 29, 2025 by KDEP to support property transaction to Bourbon County Fiscal Court.
- ii. Bourbon County affirms that 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 ESAs (dated February 15, 2023 and August 29, 2025) contains the declaration by the qualified environmental professional as required by 40 CFR 312.21(d).
- iii. The most recent Phase I ESA report is dated August 29, 2025 and Bourbon County acquired the proposed site on September 12, 2025.

c. Timing and/or Contribution Toward Hazardous Substances Disposal

- i. No disposal of hazardous substances has occurred at the site since Bourbon County acquired the

property. Bourbon County has not caused or contributed to any release of hazardous substances at the site. Bourbon County 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. The property is currently vacant otherwise.

e. Continuing Obligations

- i. No releases are currently occurring.
- ii. The site will not be disturbed to threaten a future release. Bourbon County will operate under a property management plan in accordance with the KDEP Brownfields Program.
- iii. Limiting access to the property and establishing institutional and engineering controls will prevent/limit exposure to any previously released hazardous substances. The proposed site is currently surrounded by a partial fence to control entry and egress to the site. **Bourbon County affirms our commitment to:**
 - 1. Comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls,
 - 2. Assist and cooperate with those performing the 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 all legally required notices.

(13) CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE

- a. *Cleanup Oversight:* The proposed site is in the process of being entered into the Kentucky Brownfields Program and will be finalized by June 2026. Bourbon County affirms we will work with KDEP and EPA to ensure a suitable cleanup is completed. Bourbon County has procured the necessary technical expertise to ensure the cleanup succeeds and adheres to 2 CFR 200.317–200.327 procurement rules; a statement on the contractor selected and the procurement process is included in section 15 below.
- b. *Access:* Access to neighboring properties will not be necessary to carry out the anticipated cleanup response activities.

(14) COMMUNITY NOTIFICATION

- a. A copy of the draft ABCA is attached.
- b. A copy of the Community Notification Ad is attached, which was posted in The Bourbon County Citizen on December 11, 2025.
- c. Summary of the meeting notes and sign-in sheet from the public meeting held on Thursday December 18, 2025 in the Circuit Courtroom of the Bourbon County Courthouse are attached.
- d. Submission of Community Notification Documents and draft ABCA are attached.

(15) CONTRACTORS AND NAMED SUBRECIPIENTS

- a. *Contractors:* Bourbon County has dually procured Tetra Tech, Inc for both grant proposal writing and grant implementation services. The Request for Proposals (RFP) was published on the Bourbon County website (<https://www.bourbonky.com>) on September 30, 2025 and remained published for 30 days total. The RFP was also publicly solicited in the Bourbon County Citizen, the local newspaper with the largest circulation in Bourbon County. The solicitation documentation and signed contract are included in the attachments. Bourbon County received 1 response to the RFP, with the solicitation timeframe being open from September 30, 2025 to October 29, 2025. After reviewing the proposal and ensuring that it met all the requirements outlined in the RFP, Bourbon County decided to proceed with Tetra Tech. Bourbon County did receive any inquiries from any other firms for the specifications of the RFP.
- b. *Subrecipients:* There are no subrecipients for this award.