

**NARRATIVE INFORMATION SHEET
CITY OF KOKOMO
FY26 U.S. EPA BROWNFIELD ASSESSMENT GRANT APPLICATION**

1. Applicant Identification:
City of Kokomo
100 South Union Street
Kokomo, Indiana 46901
2. Website URL: <https://www.cityofkokomo.org>
3. Funding Requested:
 - a) Assessment Grant type: Community-wide
 - b) Federal Funds Requested: \$500,000
4. Location:
 - a) City of Kokomo
 - b) Howard County
 - c) Indiana
5. Target Area and Priority Site Information:
 - Target Area 1: Downtown/Riverfront District
 - Target Area Census Tracts: 18067000200, 18067000900 and 18067001200
 - One Priority Site:
Former Substation Site
359 Main Street, Kokomo, Indiana
 - Target Area 2: Warren's Auto District
 - Target Area Census Tracts: 18067000900 and 18067001200
 - Two Priority Sites:
1200 South Home Avenue and 1200 South Union Street, Kokomo, Indiana
6. Contacts:
 - a) Project Director:
Mr. Steve Geiselman, Development Specialist, City of Kokomo
100 South Union Street, Kokomo, Indiana 46901
Phone: (765) 456-7389, Email: sgeiselman@cityofkokomo.org
 - b) Chief Executive:
Mr. Tyler Moore, Mayor, City of Kokomo
100 South Union Street, Kokomo, Indiana 46901
Phone: (765) 456-7444; E-mail: mayor@cityofkokomo.org
7. Population: 60,093 (*U.S. Census Bureau, census.gov, 2024*)

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	No
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	No
The priority brownfield site(s) is impacted by mine-scarred land.	No

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).	Pages 1, 2
The priority site(s) is in a federally designated flood plain.	Pages 1,5
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	No
The reuse of the priority site(s) will incorporate energy efficiency measures	Page 3
The proposed project will improve local resilience to the impacts of extreme weather and natural disasters.	Page 3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	No
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	No

9. Letter from State or Tribal Environmental Authority: Attached



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • Fax (317) 233-6647 • www.idem.IN.gov

Mike Braun
Governor

Clint Woods
Commissioner

January 14, 2026

Mr. Steve Geiselman, Development Specialist
City of Kokomo
100 South Union Street
Kokomo, Indiana 46901

Re: IDEM Acknowledgement Letter
U.S. E.P.A. Brownfields Grant Proposal
Community Wide Assessment Grant
City of Kokomo
Howard County

Dear Mr. Geiselman:

This letter is provided in support of the City of Kokomo (Kokomo) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community Wide Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Kokomo is requesting \$500,000 for hazardous substances and/or petroleum assessment.

IDEM understands that Kokomo has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered through the Indiana Brownfields Program (Program) and that Kokomo, based on the information it has provided with its request, believes it has the capability to perform the proposed grant-funded activities. The requested community wide assessment grant funding will help Kokomo with community outreach, evaluating and prioritization of site inventory, conducting Phase I and Phase II Environmental Site Assessments, and developing site specific cleanup and reuse plans.

Kokomo has identified the Downtown/Riverfront district and Warren's Auto District in Kokomo as the target areas (TA) of this grant proposal. Spurred by the success of two USEPA Brownfields Assessment Grants, the City has leveraged (to-date) approximately \$6 billion dollars of publicly-announced investment from automotive companies for the construction of two electric vehicle battery plants. Approximately \$1 billion additional leveraged dollars have resulted from direct suppliers to the battery plants also pursuing facilities in Kokomo and surrounding areas. However, Kokomo completed a Housing Analysis in early 2023 which detailed a 96.5% occupancy rate across multi-family developments. Without rapid development of additional housing options, these new industrial facilities are going to struggle to maintain a full workforce. And without additional residential development, the imminent increased demand for housing will further compound

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We appreciate your input!



already untenable housing costs, disproportionately affecting the impoverished/minority members of the community. As of March 2023, Kokomo estimated a need for an addition 400-500 multi-family units and 230-340 single family units to meet of the demands of ongoing industrial development – and this was before the second battery plant was announced in October 2023, further necessitating rapid residential development. With limited land availability for multi-family residential within Kokomo and rampant inflation (and associated high interest rates), new residential developments are especially difficult for developers to make viable. The City's ability to offset brownfield redevelopment costs is limited because increased tax income from these massive industrial developments will not be realized for some time, so in the meantime the City hopes to spur the necessary residential redevelopment using the USEPA Brownfields Assessment Grant funds. Funding due diligence and cleanup planning activities for the numerous former industrial and commercial facilities throughout the City will both begin the cleanup of sites that are potentially poisoning the surrounding community while also help make viable residential redevelopment that would otherwise be untenable in the current economic climate.

Kokomo has not yet selected specific sites to benefit from U.S. EPA brownfield grant funding. If Kokomo is awarded the requested grant funding, the Program will work with U.S. EPA and Kokomo to determine site eligibility once specific sites are identified.

IDEM has worked with Kokomo on several projects and recognizes that Kokomo is committed to working with the Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities as applicable during the grant project period. The Program and IDEM are committed to continuing to support brownfield redevelopment within Kokomo by providing technical and other assistance through the Program.

IDEM considers Kokomo an excellent candidate to receive U.S. EPA assessment grant funding to continue its brownfields redevelopment efforts, which support Indiana's brownfields initiative. IDEM looks forward to continuing its partnership with Kokomo and its constituent communities. For further assistance, please contact John Morris of the Indiana Brownfields Program directly at (317) 234-0235 and at jmorris@ifa.in.gov.

Sincerely,



Mitchell Smith
Technical Staff Coordinator
Indiana Brownfields Program

MS/JTM

cc: *(via electronic transmission)*

Mitchell Cline, SME
John Morris, Indiana Brownfields Program

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area:

This grant will focus on redevelopment of brownfields within the geographic boundary of the City of Kokomo, Indiana. Once celebrated as the birthplace of the first American car and the transistor car radio, the City now seeks to not only to reclaim its historic legacy but also to spur economic investment, expand housing options, and foster walkable, connected neighborhoods and lively, modern districts along the Industrial Heritage Trail.

Having flourished from the 1800s with the discovery of natural gas, the area has been a hotbed of industrial innovation, boasting landmarks such as the first American car in 1894 and the inaugural transistor car radio in 1957. The City began to experience a marked decline at the turn of the millennium, exacerbated by the 2008/2009 Chrysler and General Motors (GM) bankruptcies, leaving the City dotted with dozens of neglected brownfields as many residents and businesses departed for other opportunities. These sites, impacted with various contaminants, not only pose a threat to the health of nearby vulnerable communities, but also endanger the local waterway, Wildcat Creek. The City has already been working closely with the Indiana Brownfields Program (IBP) on redevelopment of these sites, including development of the Industrial Heritage Trail system that runs through the City and adjoining communities. However, even after a decade of rigorous budgeting and strategic leveraging of grant dollars, many neglected sites remain and the prevailing perception among residents and businesses is that these areas are irredeemable. With urgent housing needs and significant development potential along the Industrial Heritage Trail, the City has a chance to drive sustainable revitalization. They require additional funds to focus on (and kickstart redevelopment of) brownfields remaining in two target areas located along the Industrial Heritage Trail:

- ***Target Area (1) Downtown/Riverfront District*** – 0.5 square-mile area that includes the historic downtown district and an east-west corridor along Wildcat Creek.
- ***Target Area (2) Warren's Auto District*** – District in central Kokomo dominated by the former Warren's Auto Salvage brownfield site and characterized by a mixture of historic industrial/commercial facilities and single-family residences.

1.b. Description of the Priority Brownfield Sites:

The **Downtown/Riverfront District** target area includes smaller, former commercial operations (print shops, dry cleaners, gas stations) as well as large, vacant former industrial sites (former manufacturers) along Wildcat Creek and the Industrial Heritage Trail. **The priority site in this target area is the 359 Main Street site (Former Substation Site)**. This site is currently vacant except for an approximately 550 square-foot utility building. The site was historically occupied by an electrical substation and was adjacent to an active railroad. Soil on the site and surrounding areas is suspected to be contaminated with volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and metals which are common contaminants at historical electrical substation and railroad operations. The priority site is located along the heavily-traversed Industrial Heritage Trail, and adjacent to Wildcat Creek's federally designated floodplain. This site is a priority because the potential contamination poses an exposure risk to nearby residential neighborhoods, visitors, and the adjacent creek. The priority site is in a prime location for redevelopment due to waterfront location and proximity to both the trail and downtown.

The **Warren's Auto District** target area is in a prime location with proximity to both the Industrial Heritage Trail and downtown. The district is dominated by the former Warren's Auto Salvage, a large, blighted building that has been characterized using funding from previous USEPA brownfields assessment grants. Multiple developers have expressed interest in redeveloping the Warren's Auto site and surrounding area with a mixed-use district, and the City had moved forward with initial developer selection in 2022. However, redevelopment has stalled due to lack of funding. **The priority sites identified within this target area are 1200 South Home Avenue and 1200 South Union Street**. These sites are adjacent to Warren's Auto and were historically occupied by trucking/logistics companies (including maintenance operations), and environmental conditions of these sites are unknown. However, they are vacant/underutilized, and it is likely that former operations impacted soil and groundwater contamination has likely migrated onto them from Warren's Auto. The sites are adjacent to single-family residences and the well-trafficked Industrial

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Heritage Trail, potentially harming nearby receptors but also creating the potential for successful mixed-use development if brownfield conditions can be overcome. These two sites are priority sites because addressing these sites will create strong momentum for the redevelopment of the entire target area.

1.c. Identifying Additional Sites:

If grant funds remain after assessing the priority sites, additional eligible sites will be identified within the City for assessment using grant dollars. Community outreach is an important component to the success of this grant project to ensure grant fund use is supported by the community. We will incorporate brownfields education and outreach at scheduled public meetings. Brownfield inventorying is a dynamic process and the City will work with community stakeholders to develop a prioritization matrix. High priority will be placed on sites that can create near-term housing solutions, community investment, and/or job creation. Additionally, priority will be given to sites where other funding can be leveraged. Prioritization of sites will continue throughout the term of the grant as projects are selected for assessment activities and cleanup planning.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans:

Propelled by the notable achievements stemming from previous grants and in alignment with the 2017 Kokomo Comprehensive Plan, the City has orchestrated an impressive influx of approximately \$6.3 billion in publicly-announced investments from automotive giants for the establishment of two electric vehicle battery plants. This development has catalyzed an additional \$225 million from direct suppliers. The predicted housing crunch, as underscored by a notable 96.5% occupancy rate in multi-family developments¹, looms as a formidable obstacle. With the anticipated demand for an additional 400-500 multi-family units and 230-340 single-family units, as projected by the City in March 2023¹, rapid residential development is imperative. The assessment grant will support the City's overarching Comprehensive Plan² vision to be a catalyst for this necessary redevelopment, focusing funds where housing costs and limited options disproportionately impact marginalized community members.

The City's vision for the **Former Substation priority site** in the Downtown/Riverfront target area is to blend commercial and residential elements into a mixed-use complex. With the integration of the access points along the Industrial Heritage Trail, this proposed redevelopment strategy aligns with the City's Plan² objectives and land use plans for the Downtown/Riverfront target area. The Plan includes curating a vibrant hub that offers abundant housing options with entertainment, retail, and dining options for both locals and visitors. Moreover, development of the target areas seeks to bolster walkability and enhance connectivity between key destinations, ultimately fostering a more dynamic and accessible urban landscape while reducing emissions.

Also situated along the City's Industrial Heritage Trail corridor, the City's vision for the **1200 S. Home and 1200 S. Union priority sites** in the Warrens Auto District target area is to supplement the overall district revitalization effort focused around the former Warren's Auto property. The location is primed for successful mixed-use development, adding much-needed housing while creating another walkable commercial hub in alignment with the Plan². The City is actively soliciting developers for development proposals; however, assessing and addressing environmental hurdles to redevelopment (using grant funds) at these two priority sites surrounding former Warren's Auto is critical to getting the overall district revitalization off the ground.

1.e. Outcomes and Benefits of Reuse Strategy:

The City will conduct detailed environmental assessments at the **Former Substation site** to address health and safety risks for nearby neighborhoods, trail users, and Wildcat Creek, ultimately making the site safe for mixed-use redevelopment that includes multi-family housing, retail, and dining. This transformation will turn a vacant, floodplain-adjacent lot into a vibrant mixed-use hub, increasing walkability and connectivity along the Industrial Heritage Trail and spurring further revitalization and investment in the Downtown/Riverfront area. The site's prime location along the Industrial Heritage Trail and adjacent to the downtown hub means it is poised to become an economically viable prospect for both public and private

¹ Kokomo Housing Analysis, 2023

² Kokomo Comprehensive Plan, 2017

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stakeholders while simultaneously improving climate mitigation capacity by increasing trail access/walkability, reducing automotive emissions, and further protecting Wildcat Creek. Additional flood resiliency and energy efficiency measures will also be incorporated into redevelopment plans.

The proposed transformation of the **1200 South Home and 1200 South Union priority sites** within the Warren’s Auto District target area holds the promise of kickstarting the long-awaited redevelopment of the entire district. Construction of mixed-use developments in the target area stands to elevate the tax value of all surrounding properties while simultaneously increasing population density, improving climate adaptation/mitigation capacity by increasing walkability with increased access to the Industrial Heritage Trail, and consequently decreasing emissions from vehicle use. This tangible community growth will signal the area's positive trajectory to prospective investors and residents alike. The anticipated economic stimulus resulting from the assessment and cleanup of additional brownfield sites across the area is expected to usher in additional redevelopment, fostering an improved standard of living and a more robust tax base.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse:

The City has demonstrated strong capabilities leveraging USEPA brownfield funds, with over \$6.5 billion of private investment leveraged from past grants (see Section 4.e) and all priority sites are within existing tax increment financing (TIF) districts intended to further assist developers in funding projects through the capture of future tax dollars. The following table includes additional funding sources the City has used and proposes to use to further leverage this grant:

Funding Source	Description	City Eligibility	Funding Use
Economic Development Income Tax (EDIT) funds (\$6.9M available)	Income tax collected from County residents that is placed in a fund held by Howard County	Municipalities in the county are eligible for funds	Redevelopment/revitalization of brownfield sites. Support mixed-use commercial and residential redevelopment on the Former Substation and 1200 S Home/1200 S Union priority sites.
USEPA Brownfields Cleanup Revolving Loan Fund (RLF) (\$446,000 available)	Revolving loan funds available to developers to help offset cleanup at brownfields sites	City already awarded funds under active cooperative agreement.	Redevelopment/revitalization of brownfield sites. Support mixed-use commercial and residential redevelopment on all priority sites.
IDNR Land and Water Conservation Fund (up to \$200,000 per grant)	Grants for 50% of the cost for development of outdoor recreation sites, requires 50% local match	City’s Parks & Recreation Department can apply	Inclusion/redevelopment of brownfields into trails/greenways/parks/rec facilities. Support access to the Industrial Heritage Trail at all priority sites.
Community Development Block Grants (CDBG)	Funding for improvements in low-moderate income areas	City is a CDBG entitlement community. The two target areas include low-moderate income neighborhoods.	Rehabilitation/reuse of structures on brownfields and redevelopment of brownfields into public-use facilities. Support medium to high-density affordable residential redevelopment at all priority sites.

The grant will support environmental assessment of priority sites to prepare them for remediation and redevelopment activities that will be further support by funds from EDIT, CDBG, and USEPA RLF dollars. The USEPA assessment grant may also help meet the IDNR fund matching requirements, opening up further funding. Additionally, the City of Kokomo offers three programs providing low-interest loans up to \$300,000 each for businesses expanding or relocating, covering site acquisition, construction, and equipment.

1.g. Use of Existing Infrastructure:

The two target areas were initially developed during the 1940s and contain the required public infrastructure (water, sewer, electricity, etc.) to support most types of redevelopments. Each of the priority sites has a long history of commercial and industrial use, so the existing infrastructure (including roads and, in some locations, rails for access and transportation) extends to these sites and will support the revitalization plans discussed in Section 1.d. Allocating funds to these areas will help the City make the

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most of its current infrastructure. The main area for improvement is likely to be high-speed fiber or other telecommunications technologies, which could be financed through City loan programs for businesses investing locally.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding:

Kokomo stands at the cusp of a transformative period fueled by the burgeoning development of EV battery plants and EV support industry. Despite this promising trajectory, the City is grappling with the lack of affordable housing and the related need to redevelop brownfield sites. In response to this critical demand, the City commissioned a comprehensive housing feasibility study, which identified the need for over 400 multifamily units and approximately 340 new single-family homes in the upcoming years³. This acute need has materialized as a direct consequence of the rapid growth in the EV sector within the region. Failure to provide accessible housing within City limits could potentially precipitate a detrimental loss of local income taxes and curtail investments in the area. The median household income of Howard County residents is only \$53,967 (greater than 28% less than national value)⁴ with a poverty rate of 14.8% (compared to the national rate of 12.5%)⁴, limiting tax capture and reducing the amount of funds available to the City to entice developers and development efforts. Now, more than ever, the community of Kokomo is rallying for the necessary funding to revitalize these brownfield sites and pave the way for a sustainable future.

2.b. Health or Welfare of Sensitive Populations:

Persistent burdens from brownfields weigh heavily on disadvantaged communities, like Kokomo. The selected priority sites, situated close to sensitive populations (ex. Kokomo Central Middle School is just 600 feet east of the **Former Substation priority site** and a daycare/preschool is approximately 700 feet east of the **1200 South Home and 1200 South Union priority sites**), have been integral to the City's industrial history for over a century. Using grant-funded environmental assessments, the risks facing these communities will be identified and then addressed with customized cleanup plans. This process will not only improve residents' well-being but also reduce blight, shifting perceptions and drawing both residents and businesses back to these areas, catalyzing further reinvestment and redevelopment for overall community betterment.

The sensitive populations in the target areas include minorities, children, and women of child-bearing age. In the target areas, the percentage of minorities ranges from 25% to 66%⁵ with high numbers of children (19% to 29% below the age of 18)⁵ and women of child-bearing age (24.4% to 35.7% between the ages of 20 and 54)⁶. The largest health and welfare concerns are the persistent disinvestment in neighborhoods and commercial districts within the target areas, coupled with uncontrolled exposures to contaminated soil and groundwater, as well as the presence of buildings containing hazardous materials. Brownfields in the targeted areas lie near residential areas, heavily trafficked trails and parks, and churches, significantly impacting the vulnerable populations residing within these zones. Despite these adverse conditions, residents have largely remained because the minority and/or impoverished groups generally cannot afford to leave. Through use of grant funds, the City intends to spur investment in these areas while also reducing community exposure to contamination and hazardous materials.

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

The target areas contain brownfields that are negatively impacting residents, including sensitive populations, by exposing them to numerous contaminants via direct contact, ingestion, airborne particulate inhalation, and vapor intrusion pathways. The types of contaminants suspected to be present on the priority sites (VOCs, PAHs, metals, PCBs) are known to cause cancer and respiratory problems. These cumulative exposures have likely contributed to higher overall rates of cancer, respiratory disease, and lung cancer in Howard County (see table below) in comparison to Indiana and the United States. These effects are further

³ Kokomo Housing Analysis, 2023

⁴U.S. Census Bureau 2022, American Community Survey 1-Year Estimates

⁵ USEPA, EJScreen 2024

⁶ U.S. Census Bureau 2021

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pronounced among sensitive populations; for instance, while African American cancer incidence rates are 2% lower than those of Caucasians, cancer mortality rates are 11% higher than those of Caucasians⁷).

Health Complication Category	U.S.	Indiana	Howard County**
Cancer Death Rate*	146.0 ⁸	165.0 ⁸	177.6⁸
Chronic Lower Respiratory Disease Death Rate*	44.6 ⁹	53.7 ¹¹	71¹¹
Lung/Bronchus Cancer Death Rate*	32.4 ⁸	42.1 ⁸	46.7⁸

*Age-adjusted rates per 100,000, **City and Target Area data not available at this time.

Grant-funded environmental assessments will identify and characterize specific health threats from brownfields affecting residents. Implementation of remediation measures and engineering controls during or prior to redevelopment will mitigate these exposures.

2.d. Economically Impoverished/Disproportionately Impacted Populations:

Poverty rates in Howard County (14.8%) exceed those of the U.S. and Indiana (12.3% and 12.5%, respectively)¹⁰, and median household and per capita incomes in Kokomo (\$53,967 and \$30,738) are approximately 22-25% lower than the U.S. (\$75,149 and \$41,261)¹⁰. These numbers further decline in the two target areas, with poverty rates ranging from 17.4% to 42.4%¹⁰, and 22.2% to 36.2% of the population receiving public assistance¹⁰. Median home values in these target areas are 22% to 33% of the U.S. median value of \$244,900¹⁰. These target areas are also home to high minority neighborhoods. As this evidence would suggest, each of the identified target areas (Downtown/Riverfront and Warren’s Auto) and all priority sites are confirmed to be located within disadvantaged census tracts/communities¹¹. As the quantity of jobs in Kokomo have decreased, the departure of more affluent residents has led to the concentration of minority populations residing in impoverished neighborhoods within the targeted areas where the majority of the City’s brownfields are situated. The Downtown/Riverfront target area also falls almost entirely within the 100-year floodplain. These communities bear a disproportionate burden of the environmental and economic repercussions stemming from the transformation of industrial and commercial operations into brownfields. These areas have historically been neglected or overlooked, with recent efforts and funds just beginning to be directed towards the revitalization of these struggling neighborhoods. Below are a sample of the issues impacted disproportionately impacted populations within the target areas¹².

Target Area	Environmental Burden Indicators*			Health Indicators*		Socioeconomic Indicators*	
	Superfund proximity	UST proximity	Lead paint	Low life expectancy	Asthma	<High School	Unemployment rate
Downtown/ Riverfront	97-98	90-96	78-82	91-97	93-96	79-86	75-92
Warren’s Auto	97-98	91-96	82	91-97	93-96	79-86	75-88

*Compared to the U.S. An indicator of 95 means that only 5% of the U.S. block groups have a higher or worse value.

The City has committed to forming an Underserved Citizen Committee in the summer of 2026 to provide regular community input on proposed assessment sites and redevelopment plans, ensuring disproportionately populations are considered at the onset of each project. The City will leverage recommended community stakeholders, neighborhood representatives, and community partners identified in the table below to form the committee. By leveraging grant-funded assessments and subsequent redevelopment initiatives, community-prioritized and targeted interventions can be introduced to foster improvements within these marginalized communities. The identification, removal, and effective management of contamination in the target areas will serve as a foundational step in promoting a healthier

⁷ Indiana Cancer Facts and Figures 2021

⁸ CDC, State Cancer Profiles, 2018-2022

⁹ CDC Wonder, Underlying Cause of Death, 2018- 2022

¹⁰ U.S. Census Bureau 2021, American Community Survey 5-Year Estimates

¹¹ Stats Indiana 2016-2020

¹²USEPA, EIScreen, 2024

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living environment. The focused redevelopment of currently blighted and vacant properties will minimize unintended displacement of current residents and businesses. The creation of new job opportunities within walkable distances of residents will play a pivotal role in boosting household incomes and reducing the community's reliance. Furthermore, the resulting increase in tax revenues will enable the City to enhance essential public services for residents, thereby supporting the well-being and stability of the community.

Community Engagement

2.b. Project Involvement and 2.f. Project Roles: The grant project is set to involve a robust coalition of community partners, each playing a pivotal role in partnering with the City. These collaborators will have representation on an advisory group that will contribute their expertise and guidance throughout the process, aiding in critical decisions, and offering technical support for the selection, cleanup, and revitalization of the brownfield sites.

Partner Name	Point of Contact	Role in Project
Greater Kokomo Economic Development Alliance	Lori Dukes, President/CEO 765-457-2000 ldukes@greaterkokomo.com	Provide brownfields redevelopment planning help and assist with acquiring additional funds to support remediation and redevelopment of priority sites.
Kokomo-Howard County Chamber of Commerce	Courtney Butler, Manager 765-457-5301 cbutler@greaterkokomo.com	Identify/select sites needing assessment and cleanup, support redevelopment planning following assessment of priority sites, and inform business and developers of the availability of grant funds.
City of Kokomo Underserved Citizen Committee	Steve Geiselman, Facilitator/Liaison 765-456-7389 sgeiselman@CityofKokomo.org	Identify/select sites needing assessment and cleanup, collect and disseminate feedback regarding assessment and future reuse plans, and inform community members of the grant progress.
Kokomo Downtown Association	Cassie Braden, Manager of Creative Placemaking & Downtown Initiatives 765-319-0019 cbraden@greaterkokomo.com	Identify/help select sites needing assessment and cleanup in the Downtown District target area. Provide technical assistance for redevelopment planning to ensure Former Substation priority site plans enhance the downtown district.
Wildcat Guardians	Mark Laughner, President 765-427-3587 wildcatguardians@yahoo.com	Identify/select additional sites along Wildcat Creek. Provide support for integrating ecological components in the redevelopment of the Former Substation priority site and other sites along Wildcat Creek.
Purdue University Kokomo	Jeff Griffin, Director 765-455-9268 griffin0@purdue.edu	On-the-ground community involvement activities, such as distributing information on 1200 S. Home/1200 S. Union priority sites selected for assessment, cleanup activities, and redevelopment plans.

2.g. Incorporating Community Input: Upon selection, the City will disseminate information via press releases, the local Kokomo Tribune, the City website, and the City Facebook page. Radio ads will target a wider audience, while notices at the Kokomo-Howard County libraries, Carver Community Center, and churches will enhance accessibility. Key community organizations will also be involved in outreach efforts. Spanish versions and translators will be available for inclusive engagement. The City will prioritize employing multiple methods for information sharing and engagement to involve a more diverse community. A public kick-off meeting will initiate the brownfield project, incorporating public input. Updates on selected sites will be regularly communicated. Stakeholder meetings, including the Underserved Citizen Committee, will ensure ongoing feedback. Public meetings in accessible locations with remote attendance options will facilitate community engagement. Regular updates will be provided at Kokomo Redevelopment Commission meetings. Project materials will be archived online and at Kokomo City Hall for community access.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

3.a.–3.d. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs: The City intends to utilize the grant to evaluate priority sites in the target areas and other identified high-risk sites, facilitating their cleanup and redevelopment. To execute this plan, the City has outlined five key tasks for

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the grant project. Tasks 1-3 will manage overall grant operations, while Tasks 4 and 5 will directly focus on the priority and additional identified sites.

<p>Task 1 – Programmatic</p> <p>a. <u>Project Implementation</u></p> <ul style="list-style-type: none"> • The Work Plan will be prepared. • The Cooperative Agreement (CA) will be executed. • A qualified environmental consultant (QEC) will be retained in compliance with applicable federal procurement regulations. • Formation of the Underserved Citizen Committee • A project team “kick-off” meeting will be hosted by the City. • City will complete all required quarterly reports; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; and final project closeout documentation will be submitted. • Staff will attend brownfields training programs.
<p>b. <u>Anticipated Project Schedule</u></p> <ul style="list-style-type: none"> • The Work Plan will be prepared within one month of receiving notification of the grant award. • The CA will be executed within three months of award. • A QEC will be retained within three months of award. • Quarterly reports will be submitted within 30 days of the end of the quarterly reporting period and ACRES will be updated as Priority and non-Priority Sites are assessed. ACRES will subsequently be updated with cleanup and/or redevelopment information during and/or after the performance period. Final project closeout documentation will be submitted as required once the performance period ends. • A “kick-off” meeting will be held within two months of receiving notification of the award.
<p>c. <u>Task/Activity Lead</u></p> <p>The City will lead the programmatic activities.</p>
<p>d. <u>Outputs</u></p> <p>Satisfaction of administrative requirements of the grant including the Work Plan, CA, quarterly reports (16); ACRES updates; staff training; public meetings and development of outreach materials, final project closeout documentation.</p>
<p>Task 2 – Community Outreach</p>
<p>a. <u>Project Implementation</u></p> <ul style="list-style-type: none"> • Community outreach and education at public meetings. • Quarterly meetings (or as needed) of the Underserved Citizen Committee. • Correspondence with community stakeholders about assessments will be ongoing. • Assistance will be requested from the County health department as appropriate throughout the performance period to understand and prioritize health risks at brownfield sites identified for assessment. • In-kind staff time and travel will be contributed for amounts over those accounted for in 3.e.
<p>b. <u>Anticipated Project Schedule</u></p> <ul style="list-style-type: none"> • An initial public information and input meeting within two months of notification of award. • Community outreach activities will continue throughout the performance period.
<p>c. <u>Task/Activity Lead</u></p> <p>The City will lead the community outreach activities in conjunction with the QEC.</p>
<p>d. <u>Outputs</u></p> <ul style="list-style-type: none"> • Facebook and website posts, fact sheets, meeting minutes and, more generally, effective communication to the public and stakeholders regarding the objectives and progress of the project.
<p>Task 3 – Site Inventory</p>
<p>a. <u>Project Implementation</u></p> <ul style="list-style-type: none"> • A selection system for assessments will be developed to identify and prioritize sites in addition to the priority sites based on: 1) sites where evident threat to public welfare or the environment exists; 2) sites with real development/job creation potential; and 3) sites identified and prioritized by the community.

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<ul style="list-style-type: none"> • Non-priority sites will be added to the inventory. • In-kind staff time and travel will be contributed for amounts over those accounted for in 3.e.
<p><u>b. Anticipated Project Schedule</u></p> <ul style="list-style-type: none"> • The prioritization system will be developed within three months of grant award. • Non-priority sites will be added to the inventory throughout the four-year performance period.
<p><u>c. Task/Activity Lead</u></p> <p>The City will be the lead and work with the QEC to update and maintain an inventory of brownfield sites.</p>
<p><u>d. Outputs</u></p> <p>A more complete and comprehensive inventory of Brownfield sites in the City and prioritization of additional sites.</p>
<p>Task 4 – Site Assessment</p>
<p><u>a. Project Implementation</u></p> <ul style="list-style-type: none"> • The selected QEC will prepare a Quality Assurance Project Plan (QAPP) and submit to USEPA. • Priority sites and additional sites identified during the grant period will be evaluated through performance of Phase I and/or Phase II ESAs, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-21). Hazardous Materials Assessments will also be conducted. Health & Safety Plans (HASPs) will be prepared prior to each assessment. • Assessments on both priority and other sites following securing site access will continue. • City and QEC will meet to ensure required site access has been secured, individual assessments are progressing, and the overall project schedule is met.
<p><u>b. Anticipated Project Schedule</u></p> <ul style="list-style-type: none"> • Phase I and/or Phase II assessments will continue throughout the performance period. • Phase II assessments will begin after submission/approval of the QAPP; within three months of QEC selection and grant start date. • Assessments on both priority and other sites following securing site access will continue throughout the performance period. • City and QEC will meet monthly, or as needed, to ensure required site access have been secured, individual projects are progressing, and the overall project schedule is met.
<p><u>c. Task/Activity Lead</u></p> <p>The QEC will lead this task because they have the technical expertise.</p>
<p><u>d. Outputs</u></p> <p>QAPP, 16 site eligibility determinations, 16 Phase I ESA reports, 11 Phase II ESA reports, 5 hazardous materials assessment reports.</p>
<p>Task 5 – Cleanup Planning</p>
<p><u>a. Project Implementation</u></p> <ul style="list-style-type: none"> • Cleanup/redevelopment planning as required for sites where redevelopment is imminent. Assessment of brownfields cleanup/redevelopment alternatives, evaluation of needed institutional and engineering controls, and preparation of cleanup and reuse plans.
<p><u>b. Anticipated Project Schedule</u></p> <p>Cleanup planning will be conducted at Priority Sites and other sites following completion of the associated assessment activities and will continue throughout the performance period.</p>
<p><u>c. Task/Activity Lead</u></p> <p>The QEC will lead this task because they have the technical expertise.</p>
<p><u>d. Outputs</u></p> <p>Outputs for this task include at least four cleanup planning documents (e.g., remedial action plans, risk assessments, evaluation of institutional/engineering controls).</p>

3.e. Cost Estimates:

Approximately 98% of the budget will go to site assessment and cleanup planning; none to direct administrative costs, indirect costs, fringe benefits, equipment, or supplies.

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The City has experience managing grants and will employ an experienced project team during the entire four-year grant period. The project team includes the City's Director of Development (**Mr. Weston Reed**), Development Specialist (**Mr. Steve Geiselman**), and an **qualified environmental consultant** (see 3.a). The team will be led by **Mr. Geiselman**, who has 11 years of redevelopment, brownfield, and municipal financial management experience. He will be responsible for all grant operations and management of the environmental consultant. He manages the current USEPA grant and has guided their timely and effective use and will ensure that this grant is successful. He will be responsible for establishing and managing the program's financial accounts and payment requests and transfers. **Mr. Reed** will serve as assistant Project Manager. Formerly serving as City Controller, he has over 13 years of redevelopment, brownfield, and municipal financial management experience, including managing the City's current USEPA Brownfields Assessment Grant. As needed, the City's Controller's Office will also provide financial management support. This experienced project team will be able to quickly and effectively complete all administrative and financial requirements for the grant to ensure the project is successfully completed within the four-year period.

4.d. Acquiring Additional Resources: The City will retain a qualified environmental consultant (QEC) to assist with Grant activities and conduct environmental assessments. The City has a procurement process in place and has procured contractors for state and federal grant projects, including assessment grants. The process complies with federal procurement regulations (40 CFR §31.36) and includes guidance to attract and utilize minority- and women-owned businesses, as possible. Within one month of securing the grant Cooperative Agreement, the City will prepare the project Request for Qualifications and direct and oversee the procurement process, with consultant selection within three months of award. The selected QEC will have managed USEPA Assessment Grant projects and be familiar with programmatic requirements. The City will also team with the QEC and prospective developers during project procurement stages to identify and contract with local companies and community members to support site activities.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfield Grant:

The City was the lead agency for a Coalition that was awarded a USEPA Assessment Grant for Hazardous Substances (\$400,000) and Petroleum (\$200,000) in FY2012, a USEPA Assessment Grant for Hazardous Substances (\$450,000) and Petroleum (\$50,000) in FY2015, and a USEPA Assessment Grant for Hazardous Substances (\$250,000) and Petroleum (\$50,000) in FY2019. The City was also awarded a USEPA RLF Grant for Hazardous Substances (\$700,000) in FY2014.

4.e.(1) Accomplishments: At this time, 48 sites (47 within the City) have been assessed using the assessment grants resulting in the following outputs: 59 Phase I ESAs/Phase I ESA Updates, 40 Phase II ESAs, and 8 requests for comfort letters have been prepared for the IBP. RLF grant funds have been used to prepare RLF-required documents and loan documents for three sites and supported the successful cleanup and redevelopment of one site (directly east-adjacent to the **Former Substation priority site**). Using these grants, the City has supported the following outcomes: assessment of ~370 acres of brownfields, redevelopment (or announced plans for redevelopment) with nearly \$6.5 billion in leveraged funding, creation of 948 permanent jobs and 1,112 temporary construction jobs.

4.e.(2) Compliance with Grant Requirements: The City has successfully developed Work Plans and successfully negotiated Cooperative Agreements (CAs) with the USEPA. The City complied with the Work Plans and their associated schedules, terms, and conditions. The City submitted and received approval for project Quality Assurance Project Plans (QAPPs) and associated updates, complied with quarterly reporting and annual financial status reporting requirements, and submitted to the USEPA, via the ACRES database, the site information and assessment data for each grant. The FY2012 Assessment Grant funds were expended within the three-year grant period (\$502.91 remained). Approximately \$39,000 (primarily petroleum dollars) remained in the FY2015 Assessment Grant at the end of the grant period. Approximately \$28,000 (hazardous and petroleum combined) remains in the FY2019 Assessment Grant. These remaining funds will be used for continued assessment and cleanup planning at identified sites in 2026 (extensions were awarded associated with COVID- and interest rate-related impacts). Approximately \$350,000 remains in the FY2014 RLF grant; a \$250,000 loan has been made to a developer with on-going repayments, and the City hopes to provide the remaining RLF dollars to a yet-to-be-determined housing-related project in 2026 (extensions were also awarded associated with COVID- and interest rate-related impacts).

**THRESHOLD CRITERIA
CITY OF KOKOMO
FY26 U.S. EPA BROWNFIELD ASSESSMENT GRANT APPLICATION**

THRESHOLD CRITERIA

1. **Applicant Eligibility:** The City of Kokomo is a General-Purpose Unit of Local Government in the State of Indiana. As a governmental unit, the City of Kokomo is exempt from Federal Taxation and does not fall under section 501(c)(4).

2. **Community Involvement:** The main stakeholders in this grant project will be Kokomo citizens and employees, employer companies, business organizations, lenders, and developers. Upon selection, the City will disseminate information via press releases, the local Kokomo Tribune, the City website, and the City Facebook page. Radio ads will target a wider audience, while notices at the Kokomo-Howard County libraries, Carver Community Center, and churches will enhance accessibility. Key community organizations will also be involved in outreach efforts (see table below). Spanish versions and translators will be available for inclusive engagement. The City will prioritize employing multiple methods for information sharing and engagement to involve a more diverse community, including formation of an Underserved Citizen Committee (planned for summer of 2026) to provide regular community input on proposed assessment sites and redevelopment plans. A public kick-off meeting will initiate the brownfield project and will incorporate public input. Updates on selected sites will be regularly communicated. Regular publicized stakeholder meetings, including the Underserved Citizen Committee meetings, will ensure ongoing feedback. Public meetings in accessible locations will facilitate community engagement. Regular updates will be provided at regular Kokomo Redevelopment Commission meetings. Project materials will be archived online and at Kokomo City Hall for community access.

The grant project is set to involve a robust coalition of community partners, each playing a pivotal role in partnering with the City. These collaborators will have representation through various advisory groups (see below) that will contribute their expertise and guidance throughout the process, aiding in critical decisions, and offering technical support for the selection, assessment, cleanup, and revitalization of the brownfield sites.

Partner Name	Point of Contact	Role in Project
Greater Kokomo Economic Development Alliance	Lori Dukes, President/CEO 765-457-2000 ldukes@greaterkokomo.com	Provide brownfields redevelopment planning help and assist with acquiring additional funds to support remediation and redevelopment of priority sites.
Kokomo-Howard County Chamber of Commerce	Courtney Butler, Manager 765-457-5301 cbutler@greaterkokomo.com	Identify/select sites needing assessment and cleanup, support redevelopment planning following assessment of priority sites, and inform business and developers of the availability of grant funds.
City of Kokomo Underserved Citizen Committee	Steve Geiselman, Facilitator/Liaison 765-456-7389 sgeiselman@CityofKokomo.org	Identify/select sites needing assessment and cleanup, collect and disseminate feedback regarding assessment and future reuse plans,

		and inform community members of the grant progress.
Kokomo Downtown Association	Cassie Braden, Manager of Creative Placemaking & Downtown Initiatives 765-319-0019 cbraden@greaterkokomo.com	Identify/help select sites needing assessment and cleanup in the Downtown District target area. Provide technical assistance for redevelopment planning to ensure plans enhance the downtown district.
Wildcat Guardians	Mark Laughner, President 765-427-3587 wildcatguardians@yahoo.com	Identify/select additional sites along Wildcat Creek. Provide support for integrating ecological components in the redevelopment along Wildcat Creek.
Purdue University Kokomo	Jeff Griffin, Director 765-455-9268 griffin0@purdue.edu	On-the-ground community involvement activities, such as distributing information on priority sites selected for assessment, cleanup activities, and redevelopment plans.

3. **Expenditure of Existing Grant Funds:** The City was awarded a FY2019 U.S. EPA Assessment Grant for Hazardous Substances (\$250,000) and Petroleum (\$50,000). The City had expended \$271,991.39 (~91%) of this active grant by September 30, 2025. Documentation of this grant drawdown is attached.

4. **Contractors and Named Subrecipients:** N/A

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16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="500,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: