

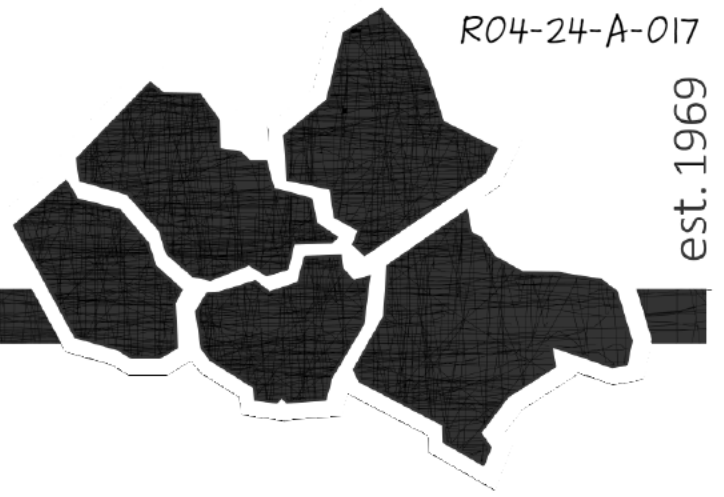
GATEWAY

AREA DEVELOPMENT DISTRICT

Bath | Menifee | Montgomery | Morgan | Rowan

R04-24-A-017

est. 1969



November 13, 2023

1. Applicant Identification:

Gateway Area Development District
110 Lake Park Drive
Morehead, KY 40351

2. Funding Requested:

- a. Assessment Grant Type: Community-Wide (GWADD)
- b. Federal Funds Requested: \$500,000

3. Location:

GWADD's service area which includes the counties of Bath, Menifee, Montgomery, Morgan, and Rowan. The cities served within those counties include Owingsville, Salt Lick, Sharpsburg, Frenchburg, Camargo, Jeffersonville, Mount Sterling, West Liberty, Lakeview Heights, and Morehead

4. Target Area and Priority Site Information:

Target Areas

- Salt Lick, Bath County
- Frenchburg, Menifee County
- Mount Sterling, Montgomery County
- West Liberty, Morgan County
- Morehead, Rowan County

Priority Sites

- Old Store Front: 280 Main Street, Salt Lick, KY 40371
- Corner Rest: US Highway 460 & Ky Highway 36, Frenchburg, KY 40322
- Old Train Depot: Corner of Maysville and Railroad St., Mount Sterling, KY 40353
- West Liberty Elementary School: 717 Liberty Road, West Liberty, KY 41472
- Former Elementary & Middle School: 415 W. Sun Street, Morehead, KY 40351

5. Contacts:

- a. Project Director:
Jocelyn Gross
Director of Planning
(606) 780-0090 ext. 2207
110 Lake Park Drive
Morehead, KY 40351
Email: jocelynr.gross@ky.gov



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GatewayADD



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b. Chief Executive:

Joshua Farrow
Executive Director
(606) 780-0090 ext. 2206
110 Lake Park Drive
Morehead, KY 40351
Email: joshua.farrow@ky.gov

- 6. Population:** Total GWADD Population:85,365
- Target Area 1: Salt Lick: 259
 - Target Area 2: Frenchburg: 601
 - Target Area 3: Mount Sterling: 1,593
 - Target Area 4: West Liberty: 3,125
 - Target Area 5: Morehead: 7,151

7. Other Factors:

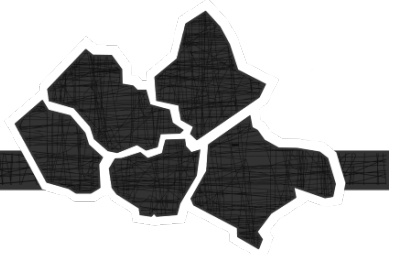
Provided Information on Other Factors	Page #
Community population is 10,000 or less.	5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., 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).	N/A
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	2
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).	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from State of Kentucky:

Attached

9. Releasing Copies of Applications:

Not Applicable





Andy Beshear
GOVERNOR

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

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

Rebecca Goodman
SECRETARY

Anthony R. Hatton
COMMISSIONER

November 2, 2023

Joshua Farrow
Executive Director
Gateway Area Development District
110 Lake Park Drive
Morehead, Kentucky 40351

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

Dear Mr. Farrow:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the Gateway Area Development District. DEP is the state agency charged by the legislature with the responsibility of implementing the Kentucky quiet title and the federal Superfund program, and as such, is an essential component of any attempt to systematically address brownfields redevelopment. We support your application for a Brownfield Community-wide Assessment Grant and look forward to continuing our work with your community on this important issue.

Sincerely,

Lynn True
Brownfield Coordinator

Cc: Cliff Hall, Division of Waste Management
Rodney Maze, Division of Waste Management, Morehead Regional Office
Jocelyn Gross, Gateway Area Development District

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

The Gateway Area Development District (GWADD) is a quasigovernmental regional planning agency serving the citizens and local governments of Bath, Menifee, Montgomery, Morgan, and Rowan Counties in northeastern Kentucky (geographic area). GWADD is applying for a \$500,000 EPA brownfields community wide assessment grant to address brownfields sites in its region. GWADD is aptly named as it is nestled between Kentucky's central Bluegrass region and eastern Appalachian region. Spanning across several physiographic regions of Kentucky, the area has a varied topography from the rolling hills of the Bluegrass to the forested dome shaped hills and valleys of the Knobs, and rugged cliff lines entering the Eastern Coal Field. GWADD serves a rural population of 85,365¹ people. Our region has a long economic history of coal mining, logging, and tobacco farming. These boom-and-bust economies have left empty warehouses, manufacturing facilities, and sawmills, as well as empty storefronts from the businesses that supported these economies. Our target areas for this grant application are five municipalities: Salt Lick, Frenchburg, Mount Sterling, West Liberty, and Morehead. These communities were selected in part due to the growing tourism industry centered around the Cumberland District of the Daniel Boone National Forest, including Cave Run Lake and the Red River Gorge. These are some of the communities where tourists stay when visiting these treasures. They are also the communities with the most visible impact from past industries with vacant downtown storefronts, deteriorating buildings, and vacant warehouses and manufacturing facilities. An EPA brownfields assessment grant will allow us to assess sites, cleaning them up when necessary, and redevelop them from eyesores to useful properties in our communities.

ii. Description of the Priority Brownfield Site(s)

GWADD serves an area of 1,344 acres and our brownfields sites range from small old vacant downtown buildings to large sawmills and tobacco warehouses. According to the Kentucky Department of Environmental Protection (DEP), our 5-county area has 10 state superfund sites that are not closed, 19 active landfills including 4 tire facilities, 2 sludge treatment facilities and 1 landfarm, 41 closed landfills, and 6 sites with land-use restrictions. Additionally, according to EPA's Environmental Justice Screening Tool (EJScreen), the 5-county area has 3 hazardous waste, treatment, storage and disposal facilities, 441 water dischargers, 18 air pollution sites, 14 sites on the toxic release inventory. Potential contaminants include petroleum hydrocarbons, asbestos, lead-based paint, metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), arsenic, and a variety of manmade chemicals. We have identified multiple sites in each target area with the following identified as the priority sites.

Corner Rest, Frenchburg, Menifee County: This former hotel, restaurant, and service station, at the main intersection in town, was where visitors and locals stopped. It was last sold in 1983 for \$30,000 and today is only valued at \$15,000², reducing any tax revenue the city sees from the property. Today it sits vacant with concerns of asbestos, lead based paint, and petroleum hydrocarbons. It is a priority because the town would like to see it redeveloped into much needed housing with first floor retail.

West Liberty Elementary School, West Liberty, Morgan County: This former elementary school sits vacant on 6.27 acres. The building was severely destroyed in a tornado and it is unknown if the building is fit for reuse. A private developer purchased the property in 2017 with the intention of demolishing the building however, nothing has happened on the property, likely due to the unknown volume of asbestos that needs to be addressed. This property is a priority because the neighboring assisted-living facility has outgrown its space and may be interested in expanding onto this property.

Old Train Depot, Mount Sterling, Montgomery County: The old train depot is in the center of town with boarded windows and fenced, in the middle of a parking lot. The Chesapeake & Ohio Railway built this passenger station in 1910 and used it until 1960. Then in 1980 the tracks were removed the building has continued to sit. In 2011, a developer planned to restore the depot, but plans were stalled. This property is adjacent to the City's Adena Trail Park with ongoing developments to construct a natural playground and outdoor stage to complement the farmer's market space across the street. The Old Depot is on the National

¹ US Census 2020 Decennial Census

² Property card, Menifee County

Register of Historic Places and the city would like to restore it and use it for community events, but potential asbestos and lead based paint need to be abated before interior updates can happen. It is a priority because it is an eyesore in a location where the community gathers, and it is an important part of the community's history.

Former Elementary & Middle School, Morehead, Rowan County: The Board of Education is currently using this building for office space until its new facilities are complete on the opposite side of town. The Board owns the property but there is no existing reuse plan. GWADD would like to use grant funds to complete a feasibility study for housing and complete building materials assessment. This site is a priority due to its potential for housing, a need in this community.

Old Store Front, Salt Lick, Bath County: Salt Lick is a town tourists drive through on their way to the Red River Gorge or Cave Run Lake and this property is an eyesore for those tourists. Part of this property, as well as most of Salt Lick, is in flood plain³. The community is looking for locations for "green sinks". Green sinks are large, bottom permeable basins that are strategically built in size, shape, and location to capture as much storm water as possible from surrounding tributaries or impermeable surfaces before it enters the main creek system. Green sinks capture and store flood water by temporarily holding it in the basin. The stormwater later infiltrates into the groundwater, leaving behind nonpoint source pollution runoff. GWADD would like to conduct assessment on the property and complete a feasibility study for the reuse as a green sink.

iii. Identifying Additional Sites

GWADD has identified several sites in each target community. In Mount Sterling, our sites include an old mechanic shop, a vacant gas station, and an old tobacco warehouse. In Morehead there is an old railroad property, and old sawmill and the former Farmer's School. And in Salt Lick there are several old vacant store fronts, an old candle making shop, and a former car dealership and maintenance shop. Outside of our target communities, we have sites identified such as the former sawmill and feed store in Owingsville. Additional sites will be added to the inventory through discussion with community leaders, gathering input at public meetings and through the brownfields steering committee members. Sites will be prioritized based on their redevelopment plans, property owner interest/site access, location within a target community, threats to human health and the environment, and location in an underserved community. GWADD will use the Climate and Economic Justice Screening Tool (CEJST) to determine if a site is in a disadvantaged census tract and EPA's EJScreen to determine if the community is underserved. We will develop detailed prioritization criteria with the steering committee upon grant award.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Brownfields redevelopment ties in with GWADD's 2022 Comprehensive Economic Development Strategy (CEDS).⁴ Goal 8 is to Build Housing Capacity and the Corner Rest in Frenchburg and Former Elementary & Middle School in Morehead can help meet this goal. Goal 7 of the CEDS is to expand recreational opportunities and tourism while preserving natural resources. Tourism is a vital economic cluster in the local economy. In addition to tourists visiting the natural beauty of the area, nearly 200,000 people are drawn to downtown Mount Sterling each October for the Mount Sterling Court Days and the Poppy Mountain Bluegrass Festival draws over 100 bands and 20,000 bluegrass music fans annually. Redevelopment of the train depot in Mount Sterling will only enhance this area. Redeveloping our brownfields sites makes our communities more attractive and enticing for tourists to stay.

Flooding associated with climate change is a real concern in our communities. Goal 2 of our CEDS is to grow and recondition regional infrastructure and objective 2.1 includes improving hazard mitigation and climate resiliency. Developing green sinks in Salt Lick will provide a place for water instead of flooding our communities. In addition, Mount Sterling and Morehead have zoning restricting certain developments in the floodplains. Morehead has actively been purchasing property to provide more green space in the community and prevent the catastrophic flooding like happened in 2011.

One very important part of a successful brownfields program is community involvement. In addition to our

³ FEMA Flood Map 21011C0230C, effective 12.17.2010

⁴ Gateway Area Development District 2022 CEDS: <https://gwadd.org/ceds/>

CEDS explaining the importance of the community engagement, Mount Sterling's Grow Bold 2022 Comprehensive Plan Objective 3.4 specifically states "Encourage the participation and engagement in the planning process for all citizens and community groups." It further details providing property notification and coordinating public participation in an inclusive and considerate manner to all residents.

Brownfield redevelopment reuses and restores existing infrastructure to help create a cleaner and safer community. As outlined in the CEDS, Gateway is committed to revitalizing and updating existing infrastructure as a means of promoting economic development. Redevelopment of brownfields would promote the reuse and updating of existing infrastructure in previously developed areas rather than requiring further extension of utilities and road systems.

ii. Outcomes and Benefits of Reuse Strategy

An EPA brownfields assessment grant will help stimulate economic activity in our region. The railroad depot in Mount Sterling will become a local and tourist attraction and create greenspace where now a park lot sits. A renovated train station can inspire real estate growth, dining and entertainment development, tourism and local economic spending. Station improvements offer a return on investment for years to come.⁵ The property in West Liberty would provide 6.27 acres of land for redevelopment. New potential housing opportunities in Frenchburg and Morehead will provide housing to help keep workers in our region.

The most common natural hazards in the region are related to severe storms with high winds that result in flooding. Salt Lick is in a census tract considered disadvantaged for climate change effects. It is in the 92nd percentile for expected building loss rate and 92nd percentile for expected population loss rate from fatalities and injuries resulting from natural hazards each year. Developing green sinks in Salt Lick will help reduce the effects of flooding on this community. Rowan County is in the 88th state percentile and 90 US percentile for flood risk. The former elementary and middle school in Morehead (Rowan County), sits outside of the 100-year flood hazard zone⁶ meaning new housing could be provided where the risk of flooding is low. Morgan County is in the 91st state percentile and 92nd US percentile for flood risk. The West Liberty elementary school is outside of the 100-year flood zone⁷, providing either building space or a vacant lot (dependent on structure stability) with low risk of flooding.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

GWADD regularly layers a variety of funding sources to take projects to completion. For our brownfields program, we will use the following available resources:

Assessment

- Kentucky and EPA Targeted Brownfields Assessments if additional assessment is necessary and GWADD does not have the available funding.
- EPA Brownfields Multipurpose grants will be evaluated for larger assessment and cleanup projects.

Cleanup

- Kentucky Cleaner Commonwealth Fund: Low-to-No Interest Loans to public entities and nonprofits for cleanup at brownfields sites.
- Kentucky Brownfields Tax Incentive Program: For qualified entities, property tax rates on remediated brownfields properties can be reduced and the entity can receive income tax credits for cleanup expenditures.
- EPA Brownfields Cleanup and Revolving Loan Fund grants.

Redevelopment

- Kentucky Economic Development Finance Authority has tax incentives to encourage economic development, business expansion, and job creation. Programs include Business Investment, Enterprise Initiative Act, Reinvestment Act, Small Business Tax Credit, Angel Investment Tax Credit, tax increment financing (TIF), and other direct loans and grants.

⁵ <https://www.greatamericanstations.com/why-invest/benefits-of-restoration/economic-development/>

⁶ FEMA Flood Map 21205C0162C, effective 4.18.2011

⁷ FEMA Flood Map 21175C0170C, effective 8.19.2008

- Kentucky Department for Local Government manages state and local grant programs that help leverage resources for brownfields projects.
- Tax Increment Financing: The city of Morehead and city of Mount Sterling have Downtown TIF Districts where funding can be used to incentivize property reuse.
- GWADD manages multiple grant and loan funds (US Housing and Urban Development, US Economic Development Administration, US Department of Agriculture, US Federal Emergency Management Agency, Regional Transportation Planning, US Department of Interior Land and Water Conservation Fund, and Appalachian Regional Commission) that can be used by private and public entities for various redevelopment activities.

ii. Use of Existing Infrastructure

Our priority sites in the targeted communities all feature pre-existing or readily accessible infrastructure, including roads, sidewalks, phone and internet connectivity, electrical supply, natural gas lines, water access, and sanitary sewer systems. Furthermore, the two school sites and the Corner Rest already possess standing structures that may be suitable for renovation and repurposing. As the overseeing regional development district, GWADD plays a central role in managing the Gateway Area Regional Water Management Council. This collaborative effort involves coordination with municipalities, counties, public water suppliers, and other stakeholders to advance water and wastewater infrastructure projects. When necessary, we will collaborate with the council to facilitate water or wastewater system enhancements. In cases where broadband access is lacking in an area, we are committed to working with the local community within the framework of GWADD's broadband plan or helping with broadband project planning. Property owners or developers will be responsible for any required building modifications or new construction. GWADD efficiently manages most grants and loans designated for infrastructure improvements in the region. This streamlined approach will benefit the progress of projects on brownfield sites.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

As a rural region, local communities have limited ability to assess contaminated sites without funding assistance from the EPA. Bath, Menifee, Montgomery, Morgan, and Rowan counties experience various levels of economic disparity when compared to the state and national averages. There simply is no funding available for brownfields assessment, cleanup, and redevelopment from GWADD or our local governments. Low income and high poverty rates impact the ability of local government entities to raise local tax dollars and limited resources are used to update aging infrastructure and maintain essential community services. Our communities range from a population of 259 in Salt Lick to 7,558 in Mount Sterling, our largest community. As shown in the table below, the median household income in each county ranged from about \$10,000 - \$17,000 less than the Kentucky average and \$25,000-\$33,000 less than the US average. Poverty rates are also higher than the state and US averages. Further, the region has received ten disaster declarations in the last six years forcing local communities to further deplete scarce resources. And App Harvest, that employs 416 direct employees and 453 independent contractors, in Morehead filed for bankruptcy this year.⁸ This economic picture means that blighted areas will continue to decline without EPA assistance.

	Bath County	Menifee County	Montgomery County	Morgan County	Rowan County	Kentucky	US
Population ⁹	12,750	6,113	28,114	13,726	24,662	4,505,836	331,449,281
Median Household Income ¹⁰	\$46,375	\$43,313	\$49,313	\$41,664	\$45,681	\$59,341	\$74,755
Poverty ¹¹	22.5%	26.4%	17.8%	22.3%	25.8%	16.5%	12.6%

ii. Threats to Sensitive Populations

⁸ https://www.wdrb.com/news/business/appharvest-files-bankruptcy-plans-to-keep-operating/article_af926012-2a27-11ee-9eed-1748e6a95f62.html

⁹ US Census 2020 Decennial Census

¹⁰ US Census 2021 American Community Survey 5-Year Estimates

¹¹ US Census 2021 American Community Survey 5-Year Estimates

(1) Health or Welfare of Sensitive Populations

Our sensitive populations are our low-income population, our disabled population, and our uneducated population. Our low-income population rates range from 43% to 55% while the state rate is 37% and the US is 31%. Between 14% and 27% of our region’s population are disabled. Frenchburg and West Liberty have high less than high school education rates of 18% and 19%, compared to 13% for the state and 12% for the US. Mount Sterling residents have the added burden of being in a food desert.¹²

<i>Source: EJ Screen</i>	Frenchburg	West Liberty	Mount Sterling	Morehead	Salt Lick	Kentucky	US
Population	686	3,272	7,381	7,168	259	4,505,836	331,449,281
Low Income	43%	43%	43%	48%	37%	37%	31%
Less than high school education	18%	19%	13%	9%	14%	13%	12%
Persons with disabilities	27%	23%	22%	14%	24%	18.3%	13.4%
Unemployed	3%	3%	10%	6%	5%	6%	5%

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Asthma rates in our target areas range from the lowest at 10.7 in West Liberty to the highest of 12.4 in Morehead.¹³ Three of our five target areas have higher rates than both Kentucky at 11.5 and the US at 10. Cancer rates in our target areas range from 4.9 in Morehead to 7.2 in Frenchburg.¹⁴ Three of our five target areas have higher rates than Kentucky at 6.5 and the US at 6.1.

Contaminants that may be found at our sites, such as asbestos¹⁵ are known to cause cancer and can exacerbate asthma. By assessing and abating asbestos at all of our priority sites, we will be reducing potential exposures to this contaminant. At our other known brownfields sites, such as the former sawmill and feed store site in Owingsville, it is unknown if wood products were treated. If so, pentachlorophenol may be a contaminant of concern. The Department of Health and Human Services classifies pentachlorophenol as reasonably anticipated to be a human carcinogen and EPA considers it likely to be carcinogenic to humans.¹⁶

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

The target areas of West Liberty, Salt Lick, and Frenchburg, and the priority sites within them are all in census tracts considered disadvantaged according to CEJST. West Liberty is in the 90th percentile for expected building loss rate resulting from natural hazards each year and 82nd for low income. Salt Lick is in the 92nd percentile for expected building rate loss, 92nd percentile for expected population loss due to fatalities and injuries resulting from natural hazards each year, 91st percentile for heart disease, 92nd for transportation barriers, and 70th percentile for low income. Frenchburg is in a census tract considered disadvantaged due to climate change, energy, health, and transportation. It is in the 94th percentile for expected building loss rate, 97th percentile for expected population loss rate, 93rd percentile for energy cost, 96th percentile for heart disease, 97th percentile for transportation barriers, and 79th percentile for low income.

(b) Advancing Environmental Justice

The grant will advance environmental justice in our target areas, particularly those in disadvantaged census tracts. We will assess contaminants and develop cleanup plans so that resident exposures to contaminants can be reduced in the target areas. Reuse planning will help spur community interest and provide a path forward to redevelop the properties. Four of our five priority sites are vacant, so any redevelopment will expand the tax base, create jobs, and provide the community with new space, instead of blighted buildings and property. The redevelopment of the Corner Rest could create retail space on the first floor, increasing

¹² EJScreen

¹³ EJScreen

¹⁴ EJScreen

¹⁵ <https://www.atsdr.cdc.gov/toxprofiles/tp61.pdf>

¹⁶ <https://www.atsdr.cdc.gov/toxfaqs/tfacts51.pdf>

the community’s tax base and providing the opportunity for job creation. If the West Liberty Elementary School is redeveloped to expand the assisted-living facility, it will create local construction jobs and additional caretaker positions at the facility. Developing green sinks in Salt Lick will help reduce a burden on a community already facing a number of environmental justice challenges (see section 2.a.(3)(a)). And importantly, due to the site locations, site vacancy, and reuse planning, no residents or businesses will face displacement with the assessment, cleanup, or redevelopment.

b. Community Engagement *i. Project Involvement ii. Project Roles*

Organization Name	Point of contact (name & email)	Specific Involvement in the project or assistance provided
Gateway District Health Department (Bath, Menifee, Morgan and Rowan)	Greg Brewer, Director GregoryD.Brewer@ky.gov	Provide information on potential health effects at sites. Attend public meetings as needed.
Montgomery County Health Department	Allison Napier AllisonL.Napier@mchdky.org	Provide information on potential health effects at sites. Attend public meetings as needed.
Bath County Tourism	Brent Frizzel [REDACTED]	Assist with redevelopment planning to create tourist amenities
County Senior Centers	Amber Pitts , Bath amber.pitts@gwadd.org Bertha Brown Menifee bertha.brown@gwadd.org Pam Thompson Montgomery pam.thompson@gwadd.org Cindy Ball , Morgan cindy.ball@gwadd.org Gina Thompson Rowan gina.thompson@gwadd.org	Engage seniors in sharing historic information and memories about sites in the program.
Menifee Chamber of Commerce	Lola Thomas lthomas@mrtc.com	Educate businesses on GWADD brownfields program. Promote site redevelopment.
Montgomery County Health Dept.	Allison Napier Allison.napier@ky.gov	Provide information on potential health effects at sites. Attend public meetings as needed.
Mount Sterling Festival Committee	Steven Tuttle Steven.tuttle@ky.gov	Assist with redevelopment planning for train depot in Mount Sterling.
Mt. Sterling/Montgomery County Chamber of Commerce	Jason Rainey jason@mtsterlingchamber.com	Educate businesses on GWADD brownfields program. Promote site redevelopment.
Mt. Sterling/Montgomery County Tourism Commission	Tracy Pearce mtourism@mis.net	Assist with redevelopment planning to create tourist amenities.
Morehead-Rowan County Tourism	Joy Brown tourism@moreheadtourism.com	Assist with redevelopment planning to create tourist amenities.
Morehead-Rowan County Chamber/Industrial Development Authority	Jason Slone jslone@moreheadchamber.com	Provide staff resources to recruit businesses to locate on brownfields sites.

iii. Incorporating Community Input

As a rural region, we have strong connections to community members and individual communities are invested in the work of GWADD. We will use several means to announce the assessment grant award, including public meetings, and other public outreach campaigns: press releases in the Mount Sterling Advocate, Licking Valley Courier, Rowan Review, Rowan County News Outlook, Bath County News



Outlook, Menifee County News Outlook, on social media, through our listserv, in our monthly senior center newsletter and announcements on our website. Announcements will also be sent to the five county governments and steering committee members for distribution. We regularly work through our communities and partners to provide information and obtain feedback in the most effective way for each community. Some communities have small populations where posting information on community bulletin boards is more effective than publishing information online. Other communities find social media most helpful. We will create a brownfields webpage on GWADD’s website (<https://gwadd.org>) and update it throughout the grant period. We will hold a series of initial kickoff meeting within 4 months of the cooperative agreement start in each of our target communities. In Morehead, the meeting will be held at our office, and in the other four communities we typically hold meetings at County Fiscal Court Offices, City Halls, or Community Centers. We also typically hold several county planning meetings throughout the year in each County and will include brownfields on the agenda. Then to continually engage stakeholders, we will develop informational guides for distribution including fliers and brochures. If meetings cannot be held in person, we will host virtual meetings with a voice only option for those without computer or internet access. Translators and translated documents will be made available upon request to assist non-English speaking residents to ensure full participation.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs GWADD is requesting \$500,000 to complete the following tasks. GWADD is not using funds for participant support costs or subawards. Additionally, there are no non-EPA grant resources needed to implement the tasks and activities.

Task/Activity: Programmatic Activities
<i>i. Project Implementation:</i> Prepare Work Plan, retain a QEP, ongoing project management (ACRES, DBE, quarterly reporting; oversight), submittal of eligibility requests, attend 2 EPA brownfields conferences, coordinate with steering committee.
<i>iii. Anticipated Project Schedule:</i> Workplan completion upon award of the cooperative agreement. Procurement and selection of QEP within 4 months of cooperative agreement. Quarterly reports submitted within 30 days after reporting period and ACRES reporting conducted for site updates. Continuous project oversight, obtaining site access and submitting site eligibility forms.
<i>iv. Task/Activity Lead:</i> GWADD with assistance from the QEP
<i>v. Outputs:</i> 1 QEP, 1 Work Plan; 16 quarterly progress reports; DBE reports; updated property profile forms in ACRES, 4 annual reports, final report.
Task/Activity: Inventory and Community Outreach
<i>i. Project Implementation</i> At least one public meeting in each target area annually. Steering committee meetings quarterly. Small-scale meetings with local stakeholders. Community outreach through GWADD website, senior newsletter, listserv, social media. Develop brownfields webpage.
<i>iii. Anticipated Project Schedule</i> Community outreach will begin upon award notice and continue through grant period, site selection and inventory will begin following work plan approval and continue through grant period, meetings with partners/stakeholders/community will begin upon award of grant and continue throughout grant period.
<i>iv. Task/Activity Lead:</i> GWADD with the assistance of the QEP
<i>v. Outputs:</i> Updated site inventory list, 15 target area public meetings with meeting minutes, 16 steering committee meeting with minutes, at least 5 site-specific fact sheets.
Task/Activity: Site Assessment
<i>i. Project Implementation:</i> Completion of programmatic QAPP, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for EPA approval. Phase I ESAs conducted in accordance with All Appropriate Inquiry (ASTM E1527-21). Phase II ESAs conducted in accordance with ASTM E 1903-19. Regulated building material surveys will be completed in accordance with National Emission Standard for Hazardous Air Pollutants (NESHAP) and Kentucky Division for Air Quality regulations. GWADD and QEP will ensure site access is secured prior to implementation of assessment activities.
<i>iii. Anticipated Project Schedule:</i> First Phase I ESA completed within 3 months of QEP procurement, other Phase I ESAs as sites are selected. QAPP submitted to EPA within 4 months of QEP procurement. SAP/HASP submitted to EPA within 2 months of QAPP approval. First Phase II ESA will begin within one month of EPA SAP approval. Assessments on other sites following appropriate approval will commence throughout the grant period.

iv. Task/Activity Lead: GWADD with QEP assistance
v. Outputs: 1 QAPP, 4 SAPs, 4 HASPs, 11 Phase I ESA reports, 4 Phase II ESA reports, 6 regulated building material survey reports
Task/Activity: Cleanup/Reuse Planning
i. Project Implementation: Cleanup and reuse will be evaluated following the results of Phase II ESA data based on potential reuse scenario(s). Remedial actions are evaluated on cost, intended use, feasibility, and effectiveness in protection of human health and environment. Completion of cleanup plans which include the components of an analysis of brownfields cleanup alternatives (ABCA). Site feasibility studies and reuse plans will begin in year 1 of the cooperative agreement
iii. Anticipated Project Schedule: Cleanup and Reuse Planning will be assessed and conducted throughout the grant period following the completion of associated assessment activities.
iv. Task/Activity Lead: GWADD with QEP assistance
v. Outputs: Up to 5 ABCAs, 5 site specific reuse and/or feasibility studies/plans

b. Cost Estimates

		Project Tasks (\$)				
Budget Categories		Programmatic	Outreach	Assessment	Cleanup/ Reuse Planning	Total
Direct Costs	Personnel	\$25,500	\$4,500		\$3,000	\$33,000
	Fringe Benefits*	\$13,600	\$2,400		\$1,600	\$17,600
	Travel	\$7,000				\$7,000
	Equipment					
	Supplies		\$4,090			\$4,090
	Contractual	\$13,000	\$26,000	\$225,500	\$150,000	\$414,500
Total Direct Costs		\$59,100	\$36,990	\$225,500	\$154,600	\$476,190
Indirect Costs		\$2,955	\$1,850	\$11,275	\$7,730	\$23,810
Total Budget		\$62,055	\$38,839	\$236,775	\$162,330	\$500,000

*Fringe calculated at \$16/hour.

Task 1 – Programmatic Activities \$62,055: Personnel: 850 hours @ \$30/hour = \$25,500 * Fringe: Calculated at \$16/hour = \$13,600 * Travel: National: 2 National Brownfields Conferences (\$500 flight, \$1,200 hotel, \$300 per diem, \$300 transportation, and misc. = \$2,300 x 2 conferences = \$4,600 * Regional: \$2,400 = mileage at \$0.655/mile x 2000 miles = \$1,310, \$1,090 for hotels, per diem, other misc. expenses * Contractual: QEP @ \$130/hour x 100 hours = \$13,000 * 5% indirect = \$2,955

Task 2 –Community Outreach \$38,839: Personnel: 150 hours @ \$30/hour = \$4,500 * Fringe: Calculated at \$16/hour = 2,400 * Supplies: \$4,090 for printing, postage, paper, and other supplies * Contractual: QEP @ \$130/hour x 200 hours = \$26,000 * 5% indirect = \$1,850

Task 3 – Site Assessments \$236,775: Contractual: 11 Phase I ESAs @ \$5,000 each. Due to the rural and isolated locations, the cost for a Phase I is higher than a typical Phase I. * 4 Phase II ESAs averaged at \$32,000 each = \$128,000 * 6 Building material investigations @ \$6,000 each = \$36,000. * 1 QAPP: \$6,500 * All costs are estimates developed by an environmental consultant * 5% indirect = \$11,275

Task 4 – Cleanup/Reuse Planning \$162,330: Personnel: 100 hours @ \$30/hour = \$3,000 * Fringe: Calculated at \$16/hour = \$1,600 * Contractual: 4 Site Specific Plan Reuse/Feasibility plans @ \$25,000 each = \$100,000 * 5 ABCAs at \$5,000 each = \$25,000. All costs are estimates developed by an environmental consultant * 5% indirect = \$7,730

c. Measuring Environmental Results

The program manager will perform monthly grant reviews ensuring sufficient progress is being made and key outputs are on schedule and on track for completion. Corrective actions will be taken immediately to minimize delays and grant progress and activities will be reported to and monitored by the steering committee. The program manager will meet quarterly with the steering committee to evaluate and make necessary adjustments to the project. While the number of completed Phase II ESAs and corrective action

plans will also be used as measures of success, their number and cost to complete will be dependent on the outcome of Phase I ESAs. A site-specific “property profile” will be completed in the ACRES database for each parcel that benefits from the use of EPA funds and a quarterly progress report summarizing project activities will be submitted to the EPA Region 4 Project Officer (via ACRES) within 30 days of the previous reporting period. GWADD will ensure that the following measures of success are tracked and documented in quarterly reports/ACRES submittals: brownfields assessments started; brownfields assessments completed with expended amounts; properties with brownfields redevelopment activities underway; cleanup & redevelopment dollars leveraged; jobs leveraged; properties with brownfields cleanup activities started; properties with brownfields cleanup activities completed; and those without cleanup. Additionally, the quarterly progress reports will include modifications to the work plan; project activities relative to the EPA grant; task progress/schedule; site identification and targeted sites; cleanup redevelopment activity; summary of expenses by category; and other financial assistance leveraged. Electronic copies of all Phase I, Phase II, and cleanup plans completed during the quarter will be forwarded to the EPA Project Officer via ACRES and/or email within a week of completion.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Capacity ii. Structure iii. Description of Key Staff

GWADD was established in 1967 as an area development district and on February 10th, 1972, the Kentucky General Assembly established these districts as special purpose units of government with enactment of Kentucky Revised Statute 147A.050 120. The organizational structure of the District represents and responds to the elected and appointed officials of member counties, cities, special agencies of these governments, and the citizenry at large. The District Board and staff work closely with elected officials and other community leaders of the area to first determine and then, in partnership with state and federal agencies, to achieve development goals and objectives by following agreed upon development strategies. GWADD is overseen by a board of 16-members which will also serve as the steering committee. GWADD employs about 50 staff with an annual operating budget of \$5,363,412. In addition, it administers another \$130,226,909 on behalf of its communities.

GWADD’s board will serve as the steering committee that will oversee all program activities. The board is comprised of individuals from a variety of industries including county judges, a local business, communities representatives in each county, and five citizen members.

GWADDs Executive Director, Joshua Farrow, is responsible for all activities at GWADD. He has been in this role for 5 years and relies on his strong, experienced team. Jocelyn Gross, Director of Planning will manage GWADD’s brownfields program. Jocelyn has BA degrees in both geography and history from Morehead State University. She has been the Director of Planning at GWADD for five years with four additional years with GWADD. She was also with the Kentucky Infrastructure Authority, providing her a strong background in rural infrastructure needs and programs. She is currently managing grants and funding of over \$11 million. Jocelyn will be assisted by Olivia Glover, the Director of Finance. Olivia has 13 years of experience working in finance and has been with GWADD for 10 years. She has a BA degree in business management from Morehead State University and is responsible for all financial accounting and systems at GWADD. She will be responsible for financial management of the grant.

iv. Acquiring Additional Resources

GWADD uses a qualifications-based selection process in accordance with its Fiscal Policies and Procedures Document Section 300.701: Procurement Policy and that complies with Kentucky Revised Statutes 45A: Kentucky Model Procurement Code and federal (2 CFR § 200) procurement requirements. GWADD regularly uses this process to solicit proposals and bids. All GWADD bid opportunities are publicly available on our website at <https://gwadd.org/rfps-public-comment/>. We will use this process to select a QEP to complete grant activities. Should staff turnover or additional consultants or subcontractors be necessary, GWADD will use the same procurement process followed during the initial search for the QEP. GWADD will also receive support from the previously mentioned community partners in Section 2(b)(i-ii) and will use the services provided by the Technical Assistance to Brownfields (TAB) program as needed.

b. Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

GWADD regularly receives federal, state, and local assistance agreements. The descriptions below provide recent examples of these awards, their purpose, and measures of success.

Operation Gateway Kentucky Innovative Readiness Training Medical Mission, Appalachian Regional Commission, 12.1.2020 – 9.30.2021, \$138,000: Operation Gateway Kentucky was a service operation where GWADD partnered with the US Department of Defense, Appalachian Regional Commission, and Kentucky Department for Local Government to provide free, general medical, dental and optometry services to uninsured or underinsured Kentuckians in the GWADD region. During the eight clinical days of Operation Gateway, there were approximately 150 troops deployed to the region to execute military training exercises. The clinics served 2,579 patients throughout the region and performed 12,606 procedures including 4,864 medical procedures, 4,395 dental procedures, and 3,347 optometry procedures. Additionally, 1,078 pairs of single-prescription glasses were made and distributed. The community benefit of the services and assistance provided through the no-cost clinics totaled \$1,025,587.

Economic Recovery Revolving Loan Fund, US Economic Development Administration, 7.8.2020 – 6.30.2022, \$759,000: The purpose of the funds was to develop a revolving loan fund to assist local businesses impacted by the Covid-19 pandemic. GWADD issued six loans to local businesses and distributed 100% of the capital base (\$690,000) and as of August 2022, the loan program achieved “revolving” status. The businesses included a new musical festival venue, a local restaurant, an automotive repair and restoration business, and public infrastructure agencies.

Kentucky Joint Funding Administration Program Implementation, 7.1.2022 – 6.30.2023, \$314,563: The purpose of the grant was to work with the Kentucky Department of Local Government to provide technical assistance to unites of local government and their agencies in developing and preparing applications for submittal for funding consideration. Funding from three agencies was expended: US Economic Development Administration Partnership Planning Grant, US Housing and Urban Development Block Grant Technical Assistance, and Department for Local Government State Allocation. GWADD worked on 105 projects in our five-county area totaling over \$173 million. GWADD staff attended 60 trainings using grant funds to maintain a qualified staff to provide quality and timely assistance to the local governments and agencies in the region. We also coordinated six regional trainings with a total of 97 people in attendance. During the grant period we also held 26 internal meetings.

(2) Compliance with Grant Requirements

Operation Gateway Kentucky Innovative Readiness Training Medical Mission, Appalachian Regional Commission, 2021, \$138,000: GWADD complied with the grant schedule, workplan, and terms and conditions. A total of \$137,432.03 of the \$138,000 was expended. The remaining \$567.97 was not spent due to unanticipated discounts received on supplies and equipment rentals during the implementation of Operation Gateway. GWADD submitted the final closeout report on 12.14.2021 and all results of the program were met and exceeded. The unexpected benefits included the provision of 65 COVID-19 vaccinations throughout the region, STD testing, cancer screening kits, and NARCAN kits which were distributed during the Community Resource Fairs. Additionally, patients were referred to local free and income-based clinics and assisted with programs for long-term healthcare needs.

Economic Recovery Revolving Loan Fund, US Economic Development Administration, 7.8.2020 – 6.30.2022, \$759,000: GWADD complied with the grant schedule, workplan, and terms and conditions of the grant. Semi-annual reports were submitted on-time. The capital base of \$690,000 was distributed and the fund is now “revolving”. Administrative costs for the RLF program totaled \$69,000 and included personnel, travel, supplies, and legal fees.

Kentucky Joint Funding Administration Program Implementation, 7.1.2022 – 6.30.2023, \$314,563: GWADD complied with the grant schedule, workplan, and terms and conditions of the grant. We are in the process of completing the final report for submittal. All funds were expended.

THRESHOLD CRITERIA

Gateway Area Development District

1. Applicant Eligibility:

- a. Gateway Area Development District (GWADD) is an eligible applicant as a “Regional Council established under governmental authority or group of General Purpose Units of Local Government established under Federal, state or local law (e.g., councils of governments) to function as a single legal entity with authority to enter into binding agreements with the Federal Government. Documentation is attached.
- b. GWADD is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

Community Involvement: As a rural region, we have strong connections to community members and individual communities are invested in the work of GWADD. We will use several means to announce the assessment grant award, including public meetings, and other public outreach campaigns: press releases in the Mount Sterling Advocate, Licking Valley Courier, Rowan Review, Rowan County News Outlook, on social media, through our listserv, in our monthly senior center newsletter and announcements on our website. Announcements will also be sent to the five county governments and steering committee members for distribution. We regularly work through our communities and partners to provide information and obtain feedback in the most effective way for each community. Some communities have small populations where posting information on community bulletin boards is more effective than publishing information online. Other communities find social media most helpful. We will create a brownfields webpage on GWADD’s website (<https://gwadd.org>) and update it throughout the grant period. We will hold a series of initial kickoff meeting within 4 months of the cooperative agreement start in each of our target communities. In Morehead, the meeting will be held at our office, and in the other four communities we typically hold meetings at County Fiscal Court Offices, City Halls, or Community Centers. We also typically hold several county planning meetings throughout the year in each County and will include brownfields on the agenda. Then to continually engage stakeholders, we will develop informational guides for distribution including fliers and brochures. If meetings cannot be held in person, we will host virtual meetings with a voice only option for those without computer or internet access. Translators and translated documents will be made available upon request to assist non-English speaking residents to ensure full participation.

2. **Expenditure of Assessment Grant Funds:** GWADD does not have an open US EPA Brownfield Assessment Grant or Multipurpose Grant.
3. **Contractors and Named Subrecipients:** Not Applicable