



R04-24-A-048

Area Agency on Aging and Independent Living  
Area Development District  
Metropolitan Planning Organization



## Narrative Information Sheet

### 1. Applicant Identification

Kentuckiana Regional Planning and Development Agency  
11520 Commonwealth Drive  
Louisville, KY 40299

### 2. Funding Requested

- a) Assessment Grant Type: Assessment Coalition
- b) Federal Funds Requested: \$1,500,000

### 3. Location

**Non-lead:** a) City of Shelbyville b) Shelby County c) Kentucky

**Non-lead:** a) City of Shepherdsville b) Bullitt County c) Kentucky

#### **Geographic Boundary:**

a) Cities of Fox Chase, Hebron Estates, Hillview, Hunters Hollow, Lebanon Junction, Mount Washington, Pioneer Village, Shepherdsville, Campbellsburg, Eminence, New Castle, Pleasureville, Smithfield, Louisville, Jeffersontown, St. Matthews, Shively, Lyndon, Middletown, Douglass Hills, Hurstbourne, Graymoor-Devondale, Indian Hills, Anchorage, Windy Hills, Hurstbourne Acres, Worthington Hills, St. Regis Park, Audubon Park, West Buechel, Coldstream, Beechwood Village, Heritage Creek, Barbourmeade, Watterson Park, Northfield, Lynnview, Woodlawn Park, Rolling Hills, Bellemeade, Langdon Place, Fincastle, Plantation, Hollow Creek, Blue Ridge Manor, Woodland Hills, Meadow Vale, Rolling Fields, Green Spring, Strathmoor Village, Spring Valley, Seneca Gardens, Brownsboro Farm, Parkway Village, Glenview, Murray Hill, Wellington, Hollyvilla, Bancroft, Houston Acres, Riverwood, Forest Hills, Briarwood, Moorland, Norbourne Estates, Richlawn, Kingsley, Poplar Hills, Norwood, Old Brownsboro Place, Glenview Hills, Strathmoor Manor, Bellewood, Brownsboro Village, Creekside, Goose Creek, Druid Hills, Spring Mill, Wildwood, Broeck Pointe, Manor Creek, Crossgate, Glenview Manor, Thornhill, Maryhill Estates, Meadowview Estates, Mockingbird Valley, Sycamore, Cambridge, Hills and Dales, Lincolnshire, Hickory Hill, Meadowbrook Farm, Ten Broeck, South Park View, Crestwood, La Grange, Pewee Valley, Shelbyville, Simpsonville, Taylorsville, Bedford, Milton, Bethlehem, Borden, Charlestown, Clarksville, Henryville, Jeffersonville, Marysville, Memphis, Nabb, New Washington, Otisco, Sellersburg, Floyds Knobs, Georgetown, Greenville, Mount Saint Francis, Goshen, Orchard Grass Hills, Prospect, River Bluff, Westwood, and New Albany.

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- b) Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer, Trimble Counties, as well as Clark and Floyd Counties in Indiana
- c) Kentucky with two counties, Clark and Floyd, in Indiana

4. **Coalition Members' Target Areas and Priority Site Information**

Lead: Kentuckiana Regional Planning and Development Agency  
 Target Area: Trimble County Census Tract 21223100200  
 Non-lead: Shelby Main Street Foundation, Inc.  
 Target Area: City of Shelbyville  
 Non-lead: City of Shepherdsville  
 Target Area: City of Shepherdsville

<b>Target Area:</b>	<b>Priority Site Address:</b>
Shelbyville	500 Washington St., Shelbyville, KY 40065
Shelbyville	520 6 <sup>th</sup> St., Shelbyville, KY 40065
Shelbyville	701 Main St., Shelbyville, KY 40065
Shepherdsville	Joe B. Hall Ave., Shepherdsville, KY 40165
Shepherdsville	600 N. Buckman St., Shepherdsville, KY 40165
Shepherdsville	375-385 S. Buckman St. Shepherdsville, KY 40165
Trimble Co. CT21223100200	132 Church St., Bedford, KY 40006
Trimble Co. CT21223100200	25 Ball Lane, Bedford, KY 40006
Trimble Co. CT21223100200	6-24 Hwy. 42 W., Bedford, KY 40006

5. **Contacts**

a. **Project Director**

Dustin Duncan, Grants Compliance Coordinator, 502-266-6084  
[Dustin.duncan@kipda.org](mailto:Dustin.duncan@kipda.org)  
 11520 Commonwealth Drive, Louisville, KY 40299

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

Jarrett Haley, Executive Director, 502-266-6084  
[jarrett.haley@kipda.org](mailto:jarrett.haley@kipda.org)  
 11520 Commonwealth Drive, Louisville, KY 40299

6. **Population**

Population of Target Areas:

City of Shelbyville: 16,347  
 City of Shepherdsville: 14,185  
 Trimble County, CT 21223100200: 5,111  
 (Source: ejsscreen.epa.gov)

7. Other Factors:

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	2 (Trimble Co.)
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	3 (site 5)
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	
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 sites within the target areas.	
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.	

8. Letter from the State or Tribal Environmental Authority: See 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  
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**Rebecca Goodman**  
SECRETARY

**Anthony R. Hatton**  
COMMISSIONER

October 15, 2023

Jarrett Haley  
Executive Director  
Kentuckiana Regional Planning and Development Agency  
11520 Commonwealth Drive  
Louisville, Kentucky 40299

Re: Letter of Support for a Brownfield Assessment Coalition Grant

Dear Mr. Haley:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the Kentuckiana Regional Planning and Development Agency, the City of Shepherdsville and the Shelbyville 2000 Foundation to identify and address brownfield sites in your community. DEP is the state agency charged by the legislature with the responsibility of implementing the Kentucky equivalent of the federal Superfund program, and as such, is an essential component of any attempt to systematically address brownfields redevelopment. We support your application for a Brownfield Assessment Coalition Grant and look forward to continuing our work with your community on this important issue.

Sincerely,

A handwritten signature in black ink that reads "Lynn True".

Lynn True  
Brownfield Coordinator

Cc: Cliff Hall, Division of Waste Management  
Adam Fritsch, Division of Waste Management, Florence Regional Office  
Jennifer Wilson, KIPDA

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Coalition Members, Target Areas, and Brownfields**

#### **i. Coalition Members**

**Kentuckiana Regional Planning and Development Agency (KIPDA)** will be the lead coalition member. KIPDA serves as an Area Development District (ADD) and Area Agency on Aging and Independent Living for Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer, and Trimble Counties in Kentucky, as well as the Metropolitan Planning Organization for Bullitt, Jefferson and Oldham Counties in Kentucky and Clark and Floyd Counties in Indiana.

**Shelby Main Street Foundation Inc.** (Shelby Main Street, formerly known as Shelbyville 2000 Foundation, Inc.) a community-based, 501(c)(3) nonprofit, serves as a non-lead coalition member. Shelby Main Street is a long-term member of the Kentucky Main Street Program and is also accredited by Main Street America. Its mission is to promote the responsible development of the downtown community, concentrating its efforts on business development, planning, promotion, historic preservation, and economic restructuring. Guided by a volunteer Board of Directors, Shelby Main Street has only one full-time employee and one part-time employee and lacks adequate staff to apply for and manage its own brownfield grant.

**The City of Shepherdsville** (Shepherdsville) is the other non-lead coalition member. Shepherdsville is a unit of local government, and the seat of Bullitt County, Kentucky. The City's administrative staff lacks the experience with the federal grant requirements to successfully manage a Brownfield grant alone. However, with KIPDA's leadership and guidance, the knowledge gained through this grant may enable Shepherdsville to manage future Brownfield grants.

All coalition members lack the financial resources needed to independently undertake a brownfield program and are eligible to access brownfield funds through another grantee. They have used the resources of the Kentucky Energy and Environment Cabinet's Targeted Brownfield Assessment Program. However, this program has a very limited budget, and is not sufficient to meet the needs of the KIPDA region.

#### **ii. Overview of Brownfield Challenges and Description of Target Areas**

**KIPDA's service delivery area will be the geographic boundary** in which eligible activities may be conducted. This includes Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer, and Trimble Counties in Kentucky, as well as the Clark and Floyd Counties in Indiana. All target areas and priority sites are located within Kentucky, EPA Region 4.

KIPDA's region is located primarily in north-central Kentucky, separated from Ohio and Indiana by the Ohio River. The region is within a day's drive of nearly two-thirds of the U.S. population. Kentucky's largest city, Louisville, is in the KIPDA region. The arrival of steamboats and the railroad in the early 19<sup>th</sup> century helped cement Louisville's position as an industrial hub, which continues to this day. The factories brought jobs to residents, but at a cost to the environment, emitting fossil fuels into the atmosphere and polluting waterways. As factories closed, they remained vacant while the construction of new facilities contributed to urban sprawl. In recent years, Louisville has made strides to reclaim its downtown as an arts and entertainment area. Louisville is in the geographic boundary with access to grant funds if a site of significant concern arises.

However, grant activities will focus on historically underserved communities in the KIPDA region, which have not previously had access to Brownfield grant funding. **KIPDA's target area is census tract 21223100200 in Trimble County. Shelby Main Street's target area will be the City of Shelbyville. The City of Shepherdsville's target area will be its own city limits.** According to EPA EJScreen, all three target areas are EPA IRA disadvantaged communities, and located in Justice40 (CEJST) disadvantaged census tracts. These communities have great potential but are often overlooked as opportunities go to nearby Louisville.

The **City of Shelbyville** is located between Louisville and Frankfort, in Shelby County, known as the American Saddlebred Horse Capital of the World. The area is becoming an increasingly popular tourist destination for its winery tours and multiple bourbon distilleries. Shelby Main Street wants to encourage tourists to visit its historic downtown. Following a large fire in 1909, downtown Shelbyville rebuilt many large, ornate buildings. While architecturally significant and structurally sound, some of those buildings are

now vacant and in disrepair, contributing to blight, lower property tax values, and further disinvestment. Due to the age of the structures, asbestos containing material (ACM) and lead based paint (LBP) are concerns for potential investors, as well as those who live, work, worship, and play in the area. Assessment is the necessary first step toward remediation, preservation, and renovation.

The **City of Shepherdsville** was established in 1793 due to its location on the Salt River. It was home to Kentucky's first commercial salt works. Today, according to [mywaterways.epa.gov](http://mywaterways.epa.gov), Salt River is impaired with “bacteria and other microbes, degraded aquatic life, mercury and metals.” In 1855, the L&N Railroad Company built its main line through Bullitt County heading to Nashville. Construction of the Kentucky Turnpike, now Interstate 65, in the 1950s stimulated residential development as a suburb of Louisville, located 20 miles north. From early days of travel along the Salt River, then the railroad, Interstate 65 and its proximity to Louisville's international airport, transportation has played a very large part of Shepherdsville's economy. Fulfillment and distribution centers and shipping and logistics companies have brought much growth to the city. Unfortunately, company closures in recent years have resulted in job losses and large shuttered, potentially contaminated warehouses.

Formed in 1837, Trimble County lies along the Ohio River, 40 miles upstream from Louisville and 75 miles downstream from Cincinnati, Ohio. **Census Tract (CT) 21223100200** is the larger of the two census tracts in Trimble County, and includes the City of Bedford, the County seat. Trimble County has a strong history in agriculture. However, the decline of the tobacco industry has hit the county hard and the crop that once was the backbone of the economy for the farming community has slowed to almost a complete halt. According to the University of Louisville's Kentucky State Data Center, Trimble County is projected to experience a population decrease of 16.7% between 2010 and 2040. Loss of income coupled with population loss has led to the closure of several businesses in the target census tract. The reduction in tax base impedes the local governments' ability to provide public services. It is vitally important that the County attracts new large and small employers to mitigate further population loss and raise citizens earning potential. Note its economic disparity in table below. Assessments are essential to attract developers to commercial properties.

The following table provides an overview of the socio-economic conditions of the target areas:

Demographic	City of Shelbyville	City of Shepherdsville	Trimble Co. CT 21223100200	Kentucky	United States
Population	17,565	14,486	5,111	4,512,310	333,287,557
Area in square miles	8.81	15.82	104.52	39,492	3,533,038
Poverty rate	9.9%	18.7%	37%	16.5%	11.5%
Per capita income	\$31,593	\$27,346	\$24,872	\$30,634	\$37,638
Minoritized populations	27.0%	8.2%	6%	14.5%	24.5%
Age 5 or younger	7.6%	7.5%	6%	5.8%	5.6%
High school grad or higher	81.5%	87.6%	82%	87.7%	88.9%

Sources: U.S. Census Bureau QuickFacts; EPA EJScreen for CT data

The City of Shelbyville has a higher percentage of minoritized populations than the state and nation. The City of Shepherdsville and Trimble County CT 21223100200 have higher comparable poverty rates, and lower per capita incomes. All target areas have higher percentages of children under five years of age, and lower percentages of high school graduates. Trimble County and Bullitt County, where Shepherdsville is located, had 2022 annual unemployment rates of 4.3% and 4.0% respectively, which exceed the state (3.9%) and national (3.6%) rates for the same period.<sup>1</sup> The 2022 unemployment rate does not include Shepherdsville's most recent company closures. The GameStop Fulfillment Center closed July 2023, and Ficos North America Corporation will be closing its Shepherdsville plant by the end of 2023.<sup>2</sup>

<sup>1</sup> Kentucky Center for Statistics at [kystats.ky.gov/KYLM](http://kystats.ky.gov/KYLM)

<sup>2</sup> Louisville Business First at <https://www.bizjournals.com/louisville/news/2023/08/03>

The revitalization planning funded by this grant will be a valuable tool for the target areas, enabling them to strategically develop communities that are appealing to both investors and residents.

### iii. Description of the Priority Brownfield Sites

A Brownfield inventory identified more than a dozen brownfield sites in each target area, including former warehouses, dry cleaners, auto repair shops, and various shuttered commercial buildings. From this inventory of brownfields, each coalition member selected three priority sites based on location, suspected contamination, potential impacts to human health and the environment, and suitability for reuses. ESAs and subsequent remediation will improve the health and safety of those who live and work nearby, as well as increase the properties' marketability to potential investors. The priority sites are listed in the table below:

<b>Priority Site # &amp; Address</b>	<b>Size</b>	<b>Site Description &amp; Environmental Concerns</b>	<b>Contaminants of Concern (COCs)</b>	<b>Funding Needs</b>
<b>City of Shelbyville ( Shelby Main Street Target Area)</b>				
<b>Site #1:</b> 500 Washington Street	1 parcel (0.55 acre)	Former 1-story jail built in 1891 & owned by Shelby Co., currently operates as County 911 center. Likely contains ACM & LBP needing abatement prior to future reuse.	ACM, LBP	Phase I, Phase II, ABCA
<b>Site #2:</b> 520 6 <sup>th</sup> Street	1 parcel (0.15 acre)	Former dry cleaner that operated for over 25 years, 1-story brick building has been vacant for over 5 years and is currently for sale. Potential contamination in soil and groundwater with effects on local area.	ACM, LBP, chlorinated solvents (CVOCs), perchloroethylene (PERC)	Phase I, Phase II, ABCA, RAP
<b>Site #3:</b> 701 Main Street	1 parcel (0.28 acre)	Historical 1-story post office built in 1928, operated as central Shelbyville Post Office. Currently owned and operated by a religious nonprofit. Likely contains ACM & LBP needing abatement prior to future reuse.	ACM, LBP	Phase I, Phase II, ABCA
<b>City of Shepherdsville (Shepherdsville Target Area)</b>				
<b>Site #4:</b> Joe B. Hall Avenue	1 parcel (6.86 acres)	Strip retail center built in 1960s, numerous businesses operated in it including a dry cleaner. Building is currently vacant and blighted. Potential contamination in soil and groundwater with effects on local area.	ACM, LBP, CVOCs, PERC	Phase I, Phase II, ABCA, RAP
<b>Site #5:</b> 600 N Buckman Street	1 parcel (0.47 acre)	Auto garage and gas station that closed in early 2000s. Potential underground storage tanks The property is suspected to be impacting a neighboring stream that is an unnamed tributary to the Salt River.	VOCs, PAHs, RCRA metals, USTs, ACM, LBP	Phase I, Phase II, ABCA, RAP
<b>Site #6:</b> 375-385 S Buckman Street	1 parcel (0.53 acre)	2-story brick building operating as auto repair and auto parts retail. Potential for underground hydraulic lifts & USTs. Potential contamination in soil and groundwater with effects on local area.	VOCs, PAHs, RCRA metals, USTs, ACM, LBP, PCBs	Phase I, Phase II, ABCA, RAP
<b>City of Bedford in Trimble County CT1223100200 (KIPDA Target Area)</b>				
<b>Site #7:</b> 132 Church Street	1 parcel (0.06 acre)	Historic 1-story brick building that formerly housed local newspaper printing shop prior to purchase by Trimble Co. Currently used for County storage. Likely contains ACM & LBP needing abatement prior to future reuse. Further contamination possible from historical usage of inks, dyes, and lead.	ACM, LBP, titanium dioxide, carbon black, lead	Phase I, Phase II, ABCA
<b>Site #8:</b> 25 Ball Lane	2 parcels (232 acres)	Underutilized agricultural property w/several wooden barns and wooded area. Potential effects from historical use of pesticides, herbicides, & fertilizers.	pesticides, herbicides, fertilizers	Phase I, Phase II, ABCA
<b>Site #9:</b> 6-24 HWY 42 W	1 parcel (0.41 acre)	Multi-tenant commercial brick building built in 1950s, formerly occupied by gas station, auto dealer, coin laundry & market. Only current tenant is a liquor store, rest of building is vacant. Adjoining property is active gas station. Likely contains ACM & LBP needing abatement prior to future reuse.	ACM, LBP, VOCs, PAHs, USTs	Phase I, Phase II, ABCA

#### iv. Identifying Additional Sites

The coalition is in the process of forming a Regional Brownfields Committee (RBC), comprising citizens and stakeholders from each target area and throughout the geographic boundary. A regional Brownfield inventory will be developed of sites identified by the procured Qualified Environmental Consultant (QEP), RBC members, and the general public. The services of Environmental Data Resources Inc. will be used to obtain historic Sanborn maps and aerial photographs to identify potential properties of interest or concern. The sites will be ranked by the RBC for assessment based on several factors, including: 1) eligibility based on EPA requirements; 2) extent of suspected contamination; 3) redevelopment potential; 4) public input, 5) location in high traffic area, 6) location near sensitive population, and 7) location within underserved or disadvantaged community. The three target areas are Justice40 (CEJST) disadvantaged and EPA IRA disadvantaged communities, but not all areas within the geographic boundary are. Additional sites will be assessed in order of their ranking as funding allows. This process has been successfully used by other ADDs with large geographic boundaries.

#### b. Revitalization of the Target Areas

##### i. Reuse Strategy and Alignment with Revitalization Plans

Brownfields redevelopment and the proposed reuses of the priority sites directly align with each target areas' land use plans. No zoning changes will be required for the proposed reuses.

Priority Site #	Reuse Plans/Strategy	Alignment With Revitalization/Land Use Plans
<b>City of Shelbyville (Shelby Main Street Target Area)</b>		
1	Adaptive reuse of existing jail building for tourism/visitor center for downtown Shelbyville. Identify and abate any ACM & LBP prior to new tenants.	The 2015 – 2040 Shelby County Comprehensive Plan Central Business District Land Use Goal LU-5: Encourage the restoration, preservation, sense of place, and strengthening of the Central Business District. Objective LU-5-6: Promote the historic character of Shelbyville through reuse of old buildings.
2	Rehab underutilized and blighted building into restaurant/bar space to further downtown recreational activities.	Economic Development Goal ED-1: Provide a strong economic base that fosters employment opportunities for all Shelby County residents. Objective ED-1-9: Support and encourage the preservation of historic sites, archaeological sites, and unique scenic areas that serve as “drawing cards” for the traveling public.
3	The current owner plans to fully renovate the historic building's interior as conversion of the building into a youth/community center.	LU-5: Encourage the restoration, preservation, sense of place, and strengthening of the Central Business District. Objective LU-5-6: Promote the historic character of Shelbyville through reuse of old buildings.
<b>City of Shepherdsville (Shepherdsville Target Area)</b>		
4	Adaptive reuse by converting the existing structure into an aquatic center with indoor & outdoor pools for residents and tourism.	The City of Shepherdsville is included in the Bullitt County 2015 Comprehensive Plan developed with input from Shepherdsville residents. Goals and objectives include the following: Community Facilities Goal V: Objective A: Priority should be placed on maintenance and use of existing structures rather than construction of new facilities. Commercial and Industrial Land Use; Objective A: Employment opportunities should be expanded through the promotion for compatible new commercial and industrial businesses.
5	Potential USTs to be identified and removed allowing expedited adaptive site reuse as commercial/retail.	
6	The City intends to purchase this property and, depending on Phase I/II results, develop a new town center on this property as an entrance to the city park.	
<b>City of Bedford in Trimble County CT1223100200 (KIPDA Target Area)</b>		
7	Adaptive reuse of the existing brick building as additional offices and conference rooms.	Trimble County's 2017 Comprehensive Plan Economic Development Goal: Encourage a strong economic base that fosters employment opportunities for Trimble County



8	County plans to purchase property and use 50 acres for affordable housing and the remaining acreage as a new industrial park. ESAs will help the site gain certified "Shovel Ready" status.	residents. Objective D: To accommodate new industry, the county and cities must acquire resources for development. Relevant to site 8, industrial park. Objective E: Encourage the revitalization of buildings and facilities to enhance new commercial, retail and professional businesses in and around Bedford. Housing Goal: All housing units shall be constructed in a manner that protects the health, safety, and welfare of the residents and is an asset to the community. Objective F: Encourage well-planned and designed residential neighborhoods in areas equipped to provide public services.
9	Adaptive reuse of existing commercial buildings for mixed use retail and residential.	

## ii. Outcomes and Benefits of Reuse Strategy

The target areas are classified as rural, based on populations of 50,000 or fewer people. However, the City of Shelbyville would be considered urban if using the definition of 1,000 persons per square mile. Regardless of their urban or rural status, the revitalization plans, facilitated by an EPA Brownfield Assessment Coalition grant, will provide significant benefits to the target areas. Reuse of sites 1 (historic jail tours), 2 (restaurant), 4 (aquatic center), 5 (office/retail), 8 (industrial park) and 9 (retail space) will create jobs and/or promote increased tourism revenue. Sites 4 (aquatic center) and 6 (park entrance) will facilitate the addition of public greenspace as park/recreational properties. Sites 3 (youth center) and 7 (county offices) will support community-based nonprofit purposes. Site 8 promotes environmental justice through the development of affordable housing.

Human-driven climate change especially impacts underserved and vulnerable communities and populations through increased pollution from fossil fuels and the risk of devastating natural disasters. The priority sites are located outside of the floodplain to protect investments from climate change-driven flooding. Redevelopment of the priority sites will incorporate green building methods and energy efficiency measures, such as LED lighting, low-flow toilets, programmable thermostats, and Energy Star appliances, to improve resiliency against rising regional temperatures and unpredictable weather patterns.

## c. **Strategy for Leveraging Resources**

### i. Resources Needed for Site Reuse

KIPDA has more than 50 years of experience with leveraging funds for housing, community, and economic development projects. Financing for brownfield redevelopment may take the form of grants, loans, incentives, and private investments, including but not limited to the following:

- **Kentucky 415 Program (State Brownfield Program):** Offers liability protection for new owners who have completed a Phase I and Property Management Plan. Potentially applicable to all priority sites.
- **Cleaner Commonwealth Fund:** Offers low-interest/partially forgivable loans for brownfield cleanup. Potentially applicable to all priority sites if funding is available.
- **KDWM Superfund Branch Tax Incentive Program:** Offers 95% reduction in state property/ad valorem tax and up to \$150k in income tax credits for cleanup costs for up to 10 years. Applicable to all priority sites.
- **USEPA Brownfield Cleanup Grants:** Funds remediation of contaminants. Government and nonprofits are eligible to apply. Sites 1, 3, 4, 6, 7 and 8 are, or will be, eligible for EPA clean-up grants.
- **Economic Development Administration Economic Adjustment Assistance:** Funds job creating projects in economically distressed areas, such as the development of site 8 into the industrial park.
- **HUD Community Development Block Grant:** Economic development and housing projects are eligible as they will benefit low to moderate income persons and/or eliminate slum and blight. Applicable to site 8 for the housing component and several of the other properties for slum and blight removal.
- **USDA Rural Business Loans and Grant:** Provides loans for small business. Applies to sites 2, 5, and 9.
- **Kentucky Small Business Development Center:** Provides no cost assistance to large and small businesses with business lending, marketing training, business plan development, expansion, and recruitment. Relevant to sites 2, 3, 5, 8 and 9.

- **Opportunity Zone Tax Incentive:** Offers tax incentives on capital gains invested in Qualified Opportunity Zones to boost economic and job growth in economically distressed census tracts. Applies to site 5.
- **Shelbyville Downtown Reinvestment Grant:** Provides up to \$100,000 in matching funds to stimulate reinvestments in downtown buildings. Applicable to sites 1-3.

## ii. Use of Existing Infrastructure

All priority sites are equipped with the necessary infrastructure, such as water, sewer, electricity, natural gas, broadband, and access to transportation to support the reuse plans. No additional upgrades are needed to enable the proposed site reuses. Redevelopment of brownfields will facilitate the use of existing infrastructure by creating new customers which will generate additional revenue with which to finance future maintenance and improvements. Transportation, water, and wastewater planning are some of KIPDA's core functions. If infrastructure upgrades are needed, KIPDA will assist target areas applying for funding to ensure completion of the proposed projects. HUD Community Development Block Grants, Kentucky Infrastructure Authority (KIA) State Revolving Loan Fund, KIA Cleaner Water Fund, and USDA Rural Development provide grants and/or loans for infrastructure projects.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### a. **Community Need**

#### i. The Community's Need for Funding

This grant will meet the needs of disadvantaged communities which lack the funds to independently undertake environmental assessments, cleanup, and renovation of their many brownfields. KIPDA is a quasi-governmental agency created by statute but lacks taxing authority to generate revenue. KIPDA is funded by grants with specific scopes of work and lacks discretionary funds for a Brownfields program. According to EPA EJScreen, all three target areas are EPA IRA disadvantaged communities, and located in Justice40 (CEJST) disadvantaged census tracts. Like most nonprofits, non-lead coalition member, Shelby Main Street operates on a shoestring budget. Loss of jobs lowers occupational tax revenue and brownfields lower property values and therefore property tax revenue. Municipal governments cannot raise taxes to fund a brownfield program without overburdening their low-income residents. The residents of the City of Shepherdsville and Trimble County Census Tract 21223100200 have higher poverty rates than the nation's poverty rate. All three target areas have lower per capita incomes than the national average.

Indicators of Need	Shelbyville	Shepherdsville	Trimble Co. CT 21223100200	U. S.
Poverty rate	9.9%	18.7%	37%	11.5%
Per capita income	\$31,593	\$27,346	\$24,872	\$37,638

Sources: U. S. Census Bureau Quickfacts, EPA EJScreen for CT data

#### ii. Threats to Sensitive Populations

##### (1) Health or Welfare of Sensitive Populations

Sensitive populations are especially vulnerable to health threats from brownfield contaminants due to other health conditions, compromised immune systems and/or lack of access to adequate health care. Shepherdsville and Trimble County are designated Medically Underserved Areas.<sup>3</sup> Shelbyville ranks in the 73<sup>rd</sup> percentile in the nation for lack of health insurance per EJScreen.

Sensitive populations in the City of Shelbyville include a higher percentage of minoritized populations as compared to the state and nation. The City of Shepherdsville and Trimble County CT 21223100200 have disproportionately high poverty rates. All three target areas have higher percentages of disabled persons under the age of 65 and children age five or younger.

Sensitive Populations	City of Shelbyville	City of Shepherdsville	Trimble Co. CT 21223100200	Kentucky	United States
Poverty rate	9.9%	18.7%	37%	16.5%	11.5%

<sup>3</sup> Health Resources & Services Administration data at data.hrsa.gov

Disabled under age 65	10.4%	14.3%	15.0%	13.2%	8.7%
Minoritized populations	27%	8.2%	6%	14.5%	24.5%
Age 5 or younger	7.6%	7.5%	6%	5.8%	5.6%

Source: U. S. Census Quickfacts / \*EPA EJScreen for CT data

The suspected contaminants in the priority sites are asbestos containing material (ACM), lead based paint (LBP), polychlorinated biphenyls (PCBs), perchloroethylene (PERC), and petroleum and carbon black, which are both Polycyclic aromatic hydrocarbons (PAHs). Asbestos exposure is linked to asbestosis, pleural disease, mesothelioma, and lung and other cancers. In children, there is no identified threshold or “safe” blood lead level without risk of adverse neurological effects. PCB exposure induces adverse dermal effects, such as folliculitis, dermatitis and chloracne. PERC exposure may harm the nervous system, liver, kidneys, and reproductive system, and even cause certain types of cancer. PAHs are carcinogenic. With the use of grant funded assessment activities, potential hazardous building materials and environmental contamination will be identified and quantified throughout each of the three target areas. This assessment work will expedite the ability of stakeholders to address these hazardous conditions to improve the health and welfare of the identified sensitive populations.

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

Identification followed by removal of contaminants present in the target area brownfield sites is the all-important first step to reduce the population’s exposure to these hazardous substances. This in turn will help reduce the disproportionate incidences of disease and other poor health outcomes experienced by target area residents. EPA EJScreen ranks Shelbyville in the 84<sup>th</sup> percentile, Shepherdsville in the 82<sup>nd</sup> percentile and Trimble County Census Tract 1223100200 in the 86<sup>th</sup> percentile in the nation for adult asthma. Additionally, Trimble County CT 1223100200 is at the 84<sup>th</sup> national percentile for heart disease.

The table below lists the target area residents’ greater-than-normal incidence of cancer.

<b>Prevalence of Cancer Age adjusted per 100,000</b>	<b>Shelbyville Shelby Co.</b>	<b>Shepherdsville Bullitt Co.</b>	<b>Trimble County</b>	<b>Kentucky</b>	<b>United States</b>
All Cancers	460	516.4	485.9	506.0	447.3
Lung and Bronchus Cancer	73	88.2	87.9	84.4	54.0

Sources: [statecancerprofiles.cancer.gov](http://statecancerprofiles.cancer.gov) and [kentuckyhealthfacts.org](http://kentuckyhealthfacts.org)

## (3) Environmental Justice

### (a) Identification of Environmental Justice Issues

According to EPA EJScreen, all three target areas are located in Justice40 (CEJST) disadvantaged census tracts and contain an EPA IRA disadvantaged community. In addition to the socio-economic disparity, EPA EJScreen Environmental Justice Index ranks the target areas at or above the 50<sup>th</sup> percentile compared to the state or nation in the following areas of environmental concern:

<b>Pollution and Sources</b>	<b>Shelbyville State %ile</b>	<b>Shelbyville USA %ile</b>	<b>Shepherdsville State %ile</b>	<b>Shepherdsville USA %ile</b>	<b>Trimble State %ile</b>	<b>Trimble US %ile</b>
Particulate Matter	65	67	78	83	62	61
Ozone	71	57	70	52	71	54
Diesel Particulate Matter	70	58	80	68	N/A	N/A
Toxic Releases to Air	N/A	N/A	65	77	53	66
Superfund Proximity	N/A	N/A	98	85	N/A	N/A
RMP Facility Proximity	71	65	69	63	57	50
Hazardous Waste Prox.	81	65	82	65	N/A	N/A
Underground Storage Tanks	77	57	68	51	N/A	N/A
Wastewater Discharge	90	83	67	60	92	85

### (b) Advancing Environmental Justice

This project will advance environmental justice by improving the health and economic status of residents by creating more jobs, and improving health conditions through identification, leading to the cleanup, of environmental contaminants. Redevelopment of the target sites will remove blight and contamination. Quality of life will be improved by development of affordable housing in Trimble County, a youth center in Shelbyville, and the aquatic center and expansion of the City Park in Shepherdsville. The priority sites are mainly vacant; therefore, no businesses will be displaced. Creating additional housing in Trimble County will help to retain, rather than displace, residents. The coalition's reuse plans directly align with the Justice40 initiative by addressing the availability of affordable housing and promoting the remediation and reduction of legacy pollution.

## b. Community Engagement

### i. and ii. Project Involvement and Project Roles

The Coalition will assemble a diverse group of community stakeholders and residents to form a Regional Brownfields Committee (RBC). The RBC will participate in site selection for assessments, reuse planning of brownfield sites, and all phases of the decision-making process.

The following community partners have agreed to assist in program implementation:

Name of Organization	Contact Information	Role
City of Shelbyville	Troy Ethington, Mayor, 502-633-0011 <a href="mailto:troy@shelbyvillekentucky.com">troy@shelbyvillekentucky.com</a>	serve on RBC; provide target area meeting space
Shelby KY Tourism	Janette Marson, President/CEO, 502-633-6388 <a href="mailto:janette@visitshelbyky.com">janette@visitshelbyky.com</a> ;	Serve on RBC
*New Mount Zion Baptist Church of Shelbyville	Walter Harris, Assoc.Minister, 502-655-2221 <a href="mailto:info@newmtziononline.com">info@newmtziononline.com</a>	Serve on RBC; distribute program information to congregation
*American Legion	Cortney Burden, Adjutant, 502-931-0767 <a href="mailto:cortney@burdenandco.com">cortney@burdenandco.com</a>	Distribute educational brochures to members
Bullitt County Chamber of Commerce	Anita Stump, Exec. Director, 502-543-6727 <a href="mailto:anita@bullittchamber.org">anita@bullittchamber.org</a>	serve on RBC; provide target area meeting space
*Journey Church Shepherdsville	Jeremy Willis, Lead Minister,502-531-9602 <a href="mailto:jeremy@journeyshepherdsville.com">jeremy@journeyshepherdsville.com</a>	Serve on RBC; distribute educational material
Trimble County	John D. Ogburn Jr., Judge-Exec,502-255-7196 <a href="mailto:Jogburn.tcjudge@gmail.com">Jogburn.tcjudge@gmail.com</a>	serve on RBC; provide target area meeting space
Trimble Chamber of Commerce and Economic Development	Deborah Crawford, Director, 502-221-6068 <a href="mailto:trimblechamber@gmail.com">trimblechamber@gmail.com</a>	Serve on RBC; promote program through website; information dissemination
*Trimble County Senior Center	Vickie Newton, Director, 502-255-7514 <a href="mailto:vnewton@tccaaky.org">vnewton@tccaaky.org</a>	Distribute educational brochures to attendees

*\*Community-based organizations located in target areas with direct ties to the residents, including minoritized and sensitive populations.*

Shelby Main Street and Shepherdsville, the non-lead coalition members, will be fully engaged in every phase of grant implementation. They will participate in the RBC meetings, recommend sites for assessment and potential reuses, educate, and encourage project participation from residents, attend brownfields conferences, communicate regularly with the procured environmental consultant, and be kept abreast of assessment results, budget, and quarterly reports.

### iii. Incorporating Community Input

KIPDA will utilize the EPA's Steps for Effective Public Involvement, which include planning for public involvement, conducting outreach/involvement activities, reviewing/using input, and providing feedback. A

Community Involvement Plan (CIP) will be prepared at the start of the grant project using the latest EPA guidance. The Coalition's partner agencies, including churches, senior centers, the American Legion organization, chambers of commerce, and others, have direct ties to a broad spectrum of residents, and will use their contact methods to share brownfield educational material, project progress and meeting announcements. Additionally, public meetings/webinars and requests for comments will be advertised via newspapers, social media to appeal to all ages, and radio for those who are illiterate or visually impaired. It is the Coalition's goal to provide all target area residents with equal access to the decision-making process. RBC meetings will be held quarterly (or as needed) and will be accessible by Zoom or similar platforms for the convenience of those who are unable to attend in person due to social distancing or other restraints. The meetings will be held alternately in the three target areas to ease transportation burdens for residents who would like to attend in person. Letters, phone calls and emails will be accepted methods for supplying input from residents unable to attend RBC meetings. All questions and concerns expressed by the community will receive a response within 10 business days. Printed workplans and quarterly reports will be available to the public upon request. Meetings will be held in ADA accessible locations. Interpretation services will be provided with three days' advance notice. KIPDA has employed these communication strategies successfully in past and is assured that this outreach plan is the most effective method to reach members of the target communities.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

<b>Task 1: Project Management &amp; Reporting</b>
i. Project Implementation: EPA-funded tasks/activities: KIPDA will oversee consultant activities and manage all aspects of the project in accordance with the terms and conditions established in the EPA Cooperative Agreement. At KIPDA's direction, the Qualified Environmental Professional (QEP) will assist with compliance reporting (quarterly and final reports, ACRES updates, annual Disadvantaged Business Enterprise [DBE] and Financial Reports, etc.) and other eligible project activities. One member from KIPDA and each non-lead coalition member will attend three Brownfields conferences.
ii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.
iii. Task/Activity Lead: KIPDA with support from the QEP.
iv. Outputs: 16 Quarterly Reports; 1 Final Performance Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; ACRES updates; 4 brownfield conferences attended by 3 coalition members.
<b>Task 2: Community Outreach &amp; Site Inventory/Prioritization</b>
i. Project Implementation: EPA-funded tasks/activities: The KIPDA Project Manager with assistance from the QEP will develop a community involvement plan (CIP), prepare outreach materials, and convene quarterly (or as needed) Regional Brownfield Committee (RBC) meetings. The RBC, comprised of Coalition members, local government representatives, CBOs, and business community members, will identify and prioritize sites for assessment beyond the priority sites already identified. The RBC will serve as the primary conduit for distribution of outreach materials. Non-EPA grant resources needed to carry out tasks/activities: Meeting space will be provided by community partner organizations and KIPDA will provide any supplies necessary for the outreach material.
ii. Anticipated Project Schedule: CIP completed in 1 <sup>st</sup> quarter; outreach material distribution and RBC meetings through 1 <sup>st</sup> – 16 <sup>th</sup> quarters; Site nominations will be accepted throughout the 4-year project term to assist with future brownfield projects.
iii. Task/Activity Lead: KIPDA with support from coalition members, QEP, and RBC.
iv. Outputs: 1 CIP; 16 RBC meetings; 2,500 pieces of outreach material (supplied by KIPDA).
<b>Task 3: Site Assessments</b>
i. Project Implementation:

EPA-funded tasks/activities: QEP will prepare Site Eligibility Determination (SED) requests for sites prioritized by the RBC and conduct Phase I ESAs for 30 sites in accordance with the EPA AAI and ASTM E1527-21. Based on Phase I results, the QEP will perform 10 Regulated Building Material (RBM) Surveys and 15 Phase II ESAs. Prior to initiating sampling or other field investigation activities, the consultant will prepare a Generic Quality Assurance Project Plan (QAPP) for EPA approval.

ii. Anticipated Project Schedule:

Year 1: Generic QAPP, 7 Phase I ESAs, 3 Phase II ESAs, 1 RBM Surveys; Year 2: 10 Phase I ESAs, 5 Phase II ESAs, 3 RBM Surveys; Year 3: 10 Phase I ESAs, 5 Phase II ESAs, 4 RBM Surveys; Year 4: 3 Phase I ESAs, 2 Phase II ESAs, 2 RBM Surveys.

iii. Task/Activity Lead: QEP will lead all technical activities at the direction of KIPDA Project Manager.

iv. Outputs: 1 Generic QAPP; 30 Phase I ESAs; 10 RBM Surveys; 15 Phase II ESAs.

#### **Task 4: Cleanup & Reuse Planning**

i. Project Implementation:

EPA-funded tasks/activities: The consultant will prepare Site Specific QAPPs, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. QEP will prepare 10 Property Management Plans (PMP) for prospective purchasers enrolling in Kentucky's Redevelopment and Reuse – Liability Relief Program.

The QEP will develop 10 Site Reuse Assessments and 3 Brownfields Revitalization Plans, one for each of the three target areas. These studies will assist the Coalition with identifying the best reuse for sites with unique challenges and provide valuable tools as they strive to continue Brownfield redevelopment in their communities beyond the project period.

Non-EPA grant resources needed: government agency and community cooperation and participation.

ii. Anticipated Project Schedule:

Year 1: 3 SSQAPP; 3 HASP; 3 SAP; 3 ABCA; 2 PMP; 3 Site Reuse Assessments

Year 2: 5 SSQAPP; 5 HASP; 5 SAP; 5 ABCA; 3 PMP; 3 Site Reuse Assessments; 1 Revitalization Plan

Year 3: 5 SSQAPP; 5 HASP; 5 SAP; 5 ABCA; 3 PMP; 3 Site Reuse Assessments; 1 Revitalization Plan

Year 4: 2 SSQAPP; 2 HASP; 2 SAP; 2 ABCA; 2 PMP; 1 Site Reuse Assessment; 1 Revitalization Plan

iii. Task/Activity Lead: QEP with oversight from the Coalition assisted by target area community.

iv. Outputs: 15 SSQAPPs; 15 HASPs; 15 SAPs; 15 ABCAs; 10 PMP; 10 Site Reuse Assessments and 3 Brownfields Revitalization Plans.

#### **b. Cost Estimates**

<b>Budget Categories</b>	<b>Task 1: Project Management &amp; Reporting</b>	<b>Task 2: Community Outreach &amp; Prioritization</b>	<b>Task 3: Site Assessments</b>	<b>Task 4: Cleanup &amp; Reuse Planning</b>	<b>Total</b>
Personnel	\$19,200	\$6,400	\$4,800	\$4,800	\$35,200
Fringe	\$8,640	\$2,880	\$2,160	\$2,160	\$15,840
Travel	\$17,960				\$17,960
Contractual	\$40,000	\$21,000	\$725,000	\$620,000	\$1,406,000
Other* (filing fees)				\$25,000	\$25,000
<b>Total Direct Costs</b>	<b>\$85,800</b>	<b>\$30,280</b>	<b>\$731,960</b>	<b>\$651,960</b>	<b>\$1,500,000</b>
Indirect Costs	0	0	0	0	0
<b>Total Budget</b>	<b>\$85,800</b>	<b>\$30,280</b>	<b>\$731,960</b>	<b>\$651,960</b>	<b>\$1,500,000</b>

\* Filing fees for Kentucky Brownfield Redevelopment and Reuse – Liability Relief Program

**Note:** \$725,000 is allocated for Assessments and \$475,000 is allocated for Site Specific Cleanup Planning and Site Reuse Assessments for a total of \$1,200,000 or **80% of the grant.**

Cost Estimate Detail:

- Tasks 1-4: KIPDA Project Manager \$40 per hour for personnel and \$18 per hour for fringe @ 880 hours (220 hours per year or approximately 18.25 hours per month)
- Task 1: Travel: Conference registration \$195, round trip airfare \$400, lodging \$600 (\$200 x 3 nights), per diem \$300 (\$100 X 3 days) = \$1,495 per person per conference. \$1,495 x four conferences x 3 attendees (one representative from each coalition member) = \$17,940, plus \$20 for incidentals.
- Task 1: Contractual \$100 @ 400 hours for reporting.
- Task 2: Contractual \$100 @ 160 hours for 16 RBC meetings, 1 CIP @ \$5,000. Meeting space will be provided by community partners and KIPDA will provide the supplies needed for the outreach material.
- Task 3 Contractual: 1 Generic QAPP @ \$20,000; 30 Phase I ESAs @ \$5,500 = \$165,000; 10 RMB surveys @ \$9,000 = \$90,000 and 15 Phase II ESAs @ \$30,000 = \$450,000
- Task 4 Contractual: 10 PMPs @ \$6,000 = \$60,000; 15 SSQAPPs @ \$3,000 = \$45,000, 15 SAPs @ \$3,000 = \$45,000; 15 HASPs @ \$2,000 = \$30,000; 15 ABCAs @ \$6,000 = \$90,000; 10 Site Reuse Assessments @ \$20,000 = \$200,000; 3 Brownfields Revitalization Plans @ \$50,000 = \$150,000
- Task 4 Other: 10 filing fees @ \$2,500 = \$25,000 for enrollment in the Kentucky Brownfield Redevelopment and Reuse – Liability Relief Program

**c. Plan to Measure and Evaluate Environmental Progress and Results**

The KIPDA Project Director and the QEP will track the project outputs and outcomes on an Excel spreadsheet, through quarterly progress reports, and site-specific information will be tracked in the ACRES database. The outputs to be tracked include the number of meetings held, attendees at meetings, educational materials disbursed, inventory compiled, environmental assessments performed, site reuse and revitalization plans developed, and acres made ready for reuse. The outcomes to be tracked include redevelopment dollars leveraged, jobs created, increased property and sales tax revenue generated, and improved community health metrics. KIPDA will continue to update ACRES property profiles beyond the life of the grant to fully capture long-term outcomes. Project expenditures and activities will be compared to the projects schedule to ensure the grant will be completed within the four-year time frame. If unanticipated barriers are encountered and project outputs and outcomes goals are not being met on schedule, the project director will discuss with EPA what adjustments should be made to resolve the identified shortcomings. At the close of the project, KIPDA will provide a final report to EPA and residents summarizing project outputs and outcomes.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE****a. Programmatic Capability****i. Organizational Capacity; ii. Organizational Structure; iii. Description of Key Staff**

KIPDA was established as one of Kentucky's fifteen area development districts in 1973 to serve Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer, and Trimble counties. Its governing Board of Directors comprises local elected officials and other regional stakeholders. The Board has approved the submittal of this application. KIPDA employs a professional staff of planners, administrators, case managers, and support personnel. The high frequency of requests for assistance from counties, cities, special districts, and other organizations testifies to the professionalism and quality of work provided by KIPDA staff.

The six-member Community and Economic Development Division provides project planning, technical assistance, grant application preparation, and administrative services to units of local government in its service area. The Division employs five certified CDBG administrators. In 2022, the Division helped administer 81 projects, with a total investment of \$911,059,775.

Dustin Duncan, Grants Compliance Coordinator, will be the primary grant administrator for the Brownfield Assessment Coalition Grant. Mr. Duncan started with KIPDA in 2022, bringing more than a decade of experience in grant writing and project administration. He has a Master's in International Relations and is a certified HUD Community Development Block Grant (CDBG) administrator. Mr. Duncan will be supervised by Ms. Felicia Harper, Director of Community and Economic Development. Ms. Harper began working for

KIPDA in 2011 and, after serving as a county planning and development director, returned to KIPDA in 2022. She has extensive experience in planning and development as well as federal and state grants. She has a Master's in Urban Planning and Community Development and is a certified CDBG administrator. In the event Mr. Duncan is unable to serve as administrator, Jennifer Wilson, Economic Resiliency Planner, will serve. Ms. Wilson joined KIPDA in 2022. She has a J.D. as well as a Master of Urban Planning degree and is a certified CDGB administrator.

KIPDA's Division of Finance, directed by Freida Winkfield Shaw, successfully manages a FY24 budget of over \$35 million. KIPDA's financials have been audited with no adverse audit findings to date. Numerous federal contracts are implemented to fund the agency's various programs. KIPDA's existing fiscal internal control procedures will be followed in the management of federal grant funds. In addition to the agency-wide Single Audit, each program is monitored by its funding source.

#### iv. Acquiring Additional Resources

The Coalition has not procured a contractor. The procurement process will immediately follow the work plan approval and cooperative agreement issuance. KIPDA will comply with 2 CFR 200 and 2 CFR 1500 to procure a Qualified Environmental Professional (QEP). A Request for Proposal will be advertised in applicable newspapers and KIPDA's website. KIPDA will use Kentucky APEX Accelerator to notify small and minority businesses and women's business enterprises of the opportunity. The Coalition will also consult with the Kentucky Brownfields Program staff and use the resources of the EPA Region 4 TAB provider.

### **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

KIPDA has never received an EPA Brownfield grant but has received and successfully administered other federal grants. Below are listed recent grants that are similar in size, scope, and relevance:

Project: Bedford Wastewater System Improvements (Bedford, Kentucky)

Award: \$909,500 in CDBG-Public Facilities funds + \$1,106,295 in Kentucky Infrastructure Authority State Revolving Fund funds + \$250,000 in Kentucky Cleaner Water Program funds

Outputs/Outcomes: Replaced 3 wastewater pump stations at end of design life, added line to connect residences without sewer service, removed sludge blanket and vegetation, and made various other improvements.

Project: Diageo Distillery Pump Station (Shelby County, Kentucky)

Award: \$500,000 in CDBG-Economic Development funds

Outputs/Outcomes: Constructed pump station to provide for the collection and treatment of a distillery's wastewater discharge.

Project: Oak Street 48-Inch Rehabilitation Phase I (Louisville, Kentucky)

Award: \$5,114,360 in Kentucky Infrastructure Authority Cleaner Water Program funds

Outputs/Outcomes: Rehabilitated cast iron water main and installed new pipeline with tie-in connections, drain valve assemblies, and gate valves.

##### (2) Compliance with Grant Requirements

All grant agreement terms and conditions were met for the above projects, including financial reports, quarterly progress reports, labor standards reports, and final reports. Grant funds were expended within the original period of performance, without requesting a time extension. Because goals, outputs, and outcomes were met without incident, no corrective measures were necessary. The projects have been monitored by the funding agencies with no adverse findings cited or compliance issues identified. Project files will be maintained in accordance with the funding agency's record retention requirements.



## THRESHOLD CRITERIA

### 1. Applicant Eligibility

The Kentuckiana Regional Planning and Development Agency is a quasi-governmental agency created by state legislature. Statute and subsequent agency name change documentation is attached.

### 2. Number and Eligibility of Non-lead Coalition Members

The City of Shepherdsville is a local unit of government and it is eligible for funding. Shelby Main Street Foundation, Inc. was originally incorporated under the name Shelbyville 2000 Foundation Inc. in 1990. It legally changed its name in 2015 to Shelby Main Street Foundation, Inc. The IRS issued its 501(c)(3) determination letter to the organization under its original name of Shelbyville 2000 Foundation Inc. in 1991 and the IRS currently lists “Shelby Main Street Foundation” as an “other name” for the organization. Shelby Main Street Foundation, Inc., formerly known as Shelbyville 2000 Foundation, Inc., is a 501(c)(3) nonprofit organization. IRS determination attached.

### 3. Target Areas

KIPDA (lead) target area: Trimble County Census Tract 1223100200

City of Shepherdsville target area: The City of Shepherdsville

Shelby Main Street Foundation Inc. target area: The City of Shelbyville

### 4. Existing Brownfields Grants to Non-lead Members

The non-lead coalition members affirm they are not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.

### 5. Coalition Agreement

Letters from the non-lead coalition members agreeing to be part of the coalition are attached.

### 6. Community Involvement

KIPDA will utilize the EPA’s Steps for Effective Public Involvement that includes planning for public involvement, conducting outreach/involvement activities, reviewing/using input, and providing feedback. The Coalition’s partner agencies, including churches, senior centers, American Legion organization, Chambers of Commerce and others, have direct ties to a broad spectrum of residents, and will use their contact methods to share brownfield educational material, project progress and meeting announcements. Additionally, public meetings/webinars and requests for comments will be advertised via newspapers, social media to appeal to all ages, and radio for those who are illiterate or visually impaired. The Coalition will strive to provide all target area residents equal access to the decision-making process. RBC meetings will be accessible by Zoom or similar platform for the convenience of those who are unable to attend meetings in person. The meetings will be held alternately in the three target areas to ease transportation burdens for residents who wish to attend in person. Letters, phone calls and emails will be accepted methods for supplying input from residents unable to attend RBC meetings. All questions and concerns expressed by the community will receive a response within 10 business days. Printed workplans and quarterly reports will be available to the public upon request. Meetings will be held in ADA accessible locations. Interpretation services will be provided with three days' advance notice. KIPDA has employed these communication strategies successfully in past, and is assured that this form of outreach is the most effective to reach members of the target communities.

### 7. Expenditure of Existing Grant Funds

KIPDA affirms it does not have an open EPA Brownfields Assessment or Multipurpose Grant.

### 8. Contractors and Named Subrecipients

Not Applicable.