

1. Applicant Identification:

A. County of Martin: 40 Main St. Inez, KY 41224-997

2. Funding Requested

A. Grant Type: Multipurpose Brownfield

B. Federal Funds Requested: \$850,000

3. Location

A. City: Inez

B. County: Martin

C. State: Kentucky

4. Target Area and Priority Site Information

A. Target Area: City of Inez, Downtown “Courthouse Square District” (Census Tract 21159950200)

B. Priority Sites (all sites are located in Inez, KY 41224-997):

a. 123 East Main St.

b. 55 East Main St.

c. 43 East Main St.

d. 33 East Main St.

e. 21 East Main St.

f. 32 East Main St.

5. Contacts

A. Project Director: Blake Moss

a. (859)979-2536

b. [blake.moss@bigsandy.org](mailto:blake.moss@bigsandy.org)

c. 110 Resource Court, Prestonsburg KY, 41653-8074

B. Chief Executive/Highest Ranking Elected Official: Judge Executive Lon Lafferty

a. (606)298-2800

b. [L.lafferty@martincountyky.com](mailto:L.lafferty@martincountyky.com)

c. P.O. Box 309 Inez, KY 41224-9997

- 6. Population
  - A. Martin County: 11,287
  - B. Inez: 546

7.

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	3
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.	4
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).	
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.	2
The reuse of the priority site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 20% 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.	8 & 9
The target area 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:
  - A. Please see attachments
- 9. Releasing Copies of Applications:
  - A. The application contains NO confidential information.

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### A. Target Area and Brownfields

#### i. Overview of Brownfield Challenges and Description of Target Area

Grant activities will take place in Inez KY's Courthouse Square district, located in the downtown area. Inez, located in Martin County, is a historic coal town that was once a major economic and industrial driver for the Eastern Kentucky region that has experienced a swift decline the past 3 decades. This fall from prosperity has debilitated a previously booming downtown. We hope to bring back the boom with this project. The Courthouse Square District will center around the old Martin County Courthouse that is currently being converted into a mixed-use event and innovation space. Activities will be focused on 6 sites in this district including 2 sites that will serve as catalysts for further downtown development. This area of focus has faced increasing depopulation and a lack of formal employment in correlation with declines in the coal industry. The combination of decreased employment, decreased incomes, and a decreased population has led to numerous key and historical buildings in downtown Inez being abandoned. These abandoned buildings are the first thing you see when driving into downtown Inez and too accurately paint a picture of the city's economic conditions. All these properties are also attractive nuisances that provide ample opportunities for crime and unsafe behavior on their premises. Additionally, the likely contamination of the buildings makes them an environmental hazard. This project will be the first step in converting this blighted area into the thriving Courthouse Square district that paints a picture of pride, resilience, and hope, rather than doom and gloom. These properties also provide additional opportunities to add spaces for storefront businesses and housing that are both desperately needed in a community trying to get back on their feet.

#### ii. Description of the Priority Brownfield Site(s)

There are 6 sites in the target area that will be part of the project. All sites are commercial spaces between 2,000 and 6,000 square feet with numerous past uses. Due to the similarity in their age and building styles, all sites face similar environmental concerns including but not limited to asbestos, lead based paint, and spreadable insect infestations. All these sites were selected because of their proximity to each other, their immense historical significance for the city and county, and their central location downtown adjacent to the courthouse project.

#### **Priority/Catalyst sites** (both owned by the applicant and neither are currently in use)

1. 55 East Main St. was the first bank in Inez and just reached its 100<sup>th</sup> birthday. The building has recently received approval to be listed on the National Register of Historic Places Locations in Kentucky. At one point this was one of the largest in the Eastern Kentucky region and has enormous historical significance due to its central involvement in the financial side of the coal industry. Built in 1923, the bank is still structurally sound with a beautiful exterior, however, due to the time it was constructed and how little it has been recently used/updated the bank likely contains asbestos, lead based paint, and possibly other contaminants. Once clean up and reuse planning is completed the community hopes to convert the building into a mixed-use space with first floor businesses and apartments on the above floors. Planned activities for this property include a Phase 1&2 assessment, lead based paint and asbestos inspections, reuse planning, and a physical cleanup.
2. 32 East Main St. was the original Inez Jail. Built in the 1930's, this building offers unique opportunities for reuse as a tourism destination with cells that are still intact and numerous other 1930's style jailhouse components as well as a strong structure. The jail building has potential to serve as a catalyst site due to these unique features as well as its connection to the old courthouse. The old Martin County Courthouse is currently undergoing renovations and

when completed over the next 12 months will serve as an event space and innovation hub. Direct connection to the courthouse project makes the jail a perfect building to prepare for reuse as an Airbnb or hotel that those taking advantage of Courthouse Square festivities can utilize. Planned activities for this property include a Phase 1&2 assessment, lead based paint and asbestos inspections, reuse planning, and a physical cleanup.

### iii. Identifying Additional Sites

Additional sites throughout downtown Inez and the Courthouse Square District will be identified through reuse planning surveys and intensive community engagement. Specific identification activities include an interactive festival in the Courthouse Square District focused on the area's redevelopment, community surveys, and a planning study that will identify vacant buildings and lots in Inez and list their ownership. The planning study will be utilized in further community engagement efforts and for future grant applications.

## **B. Revitalization of the Target Area**

### i. Overall Plan for Revitalization

Currently, Inez has no plans specifically for the reuse of brownfield sites, however, they do have a Downtown Strategic Plan completed in October of this year that can serve as guidance for the revitalization of the properties in the target area. The Downtown Strategic plan was created after months of public input and debate from the Martin County government and Inez community members and is unanimously supported by local government officials like Mayor Daniels of Inez and Martin County Judge Executive Lon Lafferty.

Funds from this multipurpose grant will be utilized to create detailed reuse plans for each of the 6 identified sites and other sites in the target area that may be identified at a later date. Each plan will provide 3 reuse options along with drawings and cost estimates. The plans will focus on financially feasible reuses and work to address the recommendations laid out in the Downtown strategic plan. Plans will also evaluate all opportunities for energy efficiency and use of renewable energy in site reuse. The combination of site specific reuse plans and a broader Downtown Strategic Plan will provide ample direction for the revitalization of Inez and the courthouse square district.

### ii. Outcomes and Benefits of Overall Plan for Revitalization

The creation of specific site reuse plans and the cleanup of catalyst sites will make the Courthouse Square District investment ready. If a perspective business owner or investor came to downtown Inez today, there is little to no opportunity for them to invest due to the lack of readied buildings or buildings that look presentable. For those already living in the area, the idea of redeveloping a storefront or their building that is falling apart seems like a dream more than reality. The planning aspect of this grant will provide local officials and economic developers with hard plans that they can show local and outside investors that can make them feel more comfortable about investing in the area. This combined with the cleanup of catalyst sites and the redevelopment of the old Martin County Courthouse will show locals and outside investors that revitalization is not just something being talked about, it is something they can be actively involved in. Additionally, these plans will provide the capabilities to fully renovate 2 buildings with over 100 years of history which can be utilized to drive increases in tourism and economic activity. In a small town like Inez a little can go a long way and the development of this small downtown area will drive ideas and positively change attitudes leading to more people moving back to and staying in Inez, thus boosting economic opportunity for generations to come.

This project will improve the ability for Martin County citizens to become more resilient to damages cause by natural disasters related to climate change, flooding more specifically. Flooding has been a significant issue in Eastern Kentucky since the first community was settled close to 200 years ago. The region was reminded of this in the Summer of 2022 when floods devastated the area killing 45 people and displacing thousands. According to FEMA studies, the Courthouse Square District where these properties are located is the only part of Inez and urban Martin County that is not in a flood zone. This is not only rare for cities in Martin County but for the region as a whole. Very few cities in the region can boast downtown locations completely out of flood zones without requiring tens of millions of dollars in infrastructure projects to mitigate flooding. This provides an opportunity for the district to become a safe haven for residents of Eastern Kentucky, Inez, and Martin County. A current barrier to this is a lack of businesses, housing, and amenities. This brownfield project will enable the city and private citizens to develop more housing, amenities, and storefronts so that more people can utilize the city as a safe haven from natural disasters which will also address major economic issues caused by constant depopulation.

### **C. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

Private donations and volunteer labor from residents, nonprofits, and businesses have been the main driver of economic and community development activities in Inez for the last 2 decades. Renovations being made to the old Martin County Courthouse from purely private funds is a perfect example of the type of broad, cohesive community involvement Inez benefits from. These same stakeholders would love to make further investments given the right opportunities. This brownfield project will remove risk from investing in the Courthouse Square buildings and activate more private investment. Currently, investing in these buildings in their current state with no organized reuse plans or environmental assessments would be an incredibly risky use of money, the activities in this project will provide investor confidence that will create future investment and lead to job creation that will have a massively positive impact on a town of 546 people.

#### **ii. Use of Existing Infrastructure**

Project activities will involve no demolition, utilizing the current structures for each building if permitted by environmental assessments. Additionally, all the sites identified are adjacent to KY40 a major highway that can support a significant increase in vehicle traffic. Sidewalks area also readily available to all sites, easily walkable, and connect the sites and the old Courthouse. All sites have all necessary utilities including sewer, water, and electric.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **A. Community Need**

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

Inez has a population of 546, with 27% of its residence being below the poverty line and 57% earn a low to moderate income. The unemployment rate for Martin County as a whole is 8.9%, almost 3 times higher than the national average. Martin County is also listed as a “Distressed County” by the Appalachian Regional Commission. This low population, high unemployment, and high poverty rate leaves Inez with little tax revenue for economic development projects as all funds go towards providing basic services. These funds will provide the Courthouse Square District and the downtown area as a whole with the

necessary foundation for transformational economic development projects and provide a more welcoming opportunity for private investment so desperately needed by the community.

## ii. Threats to Sensitive Populations

According to the EPA's EJScreen tool, the area of focus for this grant is in the 83<sup>rd</sup> percentile for low income populations in the US. The area is also in the 90<sup>th</sup> percentile for less than a high school education and the 92<sup>nd</sup> percentile for unemployment rates. Additionally, Inez and many of the surrounding areas are in the 99<sup>th</sup> percentile for persons with disabilities. These factors display the dire need for investment that can jump start economic development activities and bring hope to a community that has brought so much hope to the nation through its contributions to the coal industry and energy sector.

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

As discussed in previous sections (2.A.i.-2.A.ii.) poverty is a major welfare issue in Inez. Lack of resources prevents the citizens of Inez from taking the development of their downtown into their own hands. The development of a Courthouse Square District into a fun inviting location to hangout, live, or work will create a sense of hope throughout Inez and Martin County that will snowball into a larger economic development initiative that can address the cyclical nature of poverty facing the area. Projected reuses like converting the jail into a hotel or Airbnb and opening up storefronts for business adjacent to what will be an innovation space at the old Courthouse, will also create desperately needed jobs for the city thus increasing tax revenues and the city's budget at the same time. 2<sup>nd</sup> and 3<sup>rd</sup> story apartments will address housing barriers facing the city as well while also providing a rare safe haven from flooding.

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

Due to the area's history of coal industry domination numerous environmental, social, and labor related factors have led to Inez's population being one of the most disabled in the nation ranking in the top 1% (according to the EPA's EJScreen Tool). The development of reuse plans for the six sites identified will place a specific focus on reusing these buildings in a way that makes them accessible to people with a wide range of disabilities, going beyond just being ADA compliant. Many of the people in Inez who suffer from disabilities are disabled due to their work in the coal industry which also led to pollution and other environmental concerns in the area.

High rates of lung and other respiratory cancers are another likely result from the regions long coal mining history. For both men and women in Martin County the rate of respiratory related cancers is almost 3 times higher than the national average. The reuse of the Courthouse Square District will provide Martin County residents with a place to live, work, and frequent that they deserve.

### (3) Environmental Justice

#### (a) Identification of Environmental Justice Issues

Due to the history of the coal industries dominance in Martin County the citizens of the county and of Inez have suffered from a lack of attention to the areas environmental health. This legacy still has a major impact today especially when evaluating infrastructure like water systems. In 2000, a coal slurry pond where hazardous coal waste was kept, burst leading to an environmental catastrophe and damage to the counties drinking water system that it is still attempting to remedy over 20 years later. This is just one example of environmental impacts resulting from a long history of extractive industries. Additionally, the prevalence of both above and underground mining and little environmental responsibility from coal companies has resulted in making large amounts of land throughout the county and adjacent to Inez unusable for housing, industrial, commercial, and other economic development projects. This brownfield grant will enable the area to make up lost ground resulting from past environmental injustices.

According to CEJST the identified priority sites ARE within a disadvantages census tract. Every adjacent census tract is also disadvantaged.

(b) Advancing Environmental Justice

Project activities and proposed site reuses will not displace any Inez residents, however, it will provide new housing and business opportunities. An influx of available spaces for storefront businesses and housing will lead to more residents moving into Inez from other areas throughout the region reversing trends of depopulation that are aggressively impacting the economies of Inez and the entire Eastern Kentucky region. These reuses will also prevent displacement of county residents by providing an area they can live that serves as a safe haven from flooding, natural disasters, and climate change.

**B. Community Engagement**

i. Prior/Ongoing Community Involvement

Martin County (the applicant) has recently created a Downtown Community Action team who's been tasked with engaging the broader community of Inez and Martin County in downtown development endeavors. The team is composed of 8 residents of Martin County, all with a deep connection to Inez. In October, a Comprehensive Downtown Strategic plan was developed by Retail Strategies group in consultation with the community action team and local officials. The County has also worked to acquire numerous buildings in the Courthouse Square District including the 2 priority sites identified in section 1.A.ii. for economic development related activities. Additionally, the County is in the process of remodeling the old Courthouse which will be central to the Courthouse Square District. The remodeling is being done purely through private funding, donations from community members, and with volunteer labor from Appalachian Reach Out. These activities and the strategies discussed in section 1.C.i. display the immense will of the community to turn their fortunes around by developing an amazing downtown district.

ii. Project Involvement

Big Sandy Area Development District – Since 1961 Big Sandy has been the lead regional planning, community, and economic development organization for Floyd, Johnson, Martin, Magoffin, and Pike Counties. This organization will be directly involved in project administration and boasts a team of experts in community development, economic development, and downtown revitalization.

Community at the Core – A 501(c)3 nonprofit dedicated to supporting the agricultural revitalization of Appalachian coal communities. This organization does a lot of work in Martin County and is immensely interested in making tourism related investments in downtown Inez. They will serve as a funding and project development partner throughout the life of this project and help source private funding for larger projects.

Appalachian Reach Out – A nonprofit based in Inez that does volunteer work. They have donated their time to around a half dozen community and economic development projects throughout Inez and Martin County. The organization is very interested in donating their labor for redevelopment of properties in the Courthouse Square District.

Martin County Economic Development Authority – Branch of the County Government tasked with organizing economic development projects and attracting investment to Martin County.

Downtown Community Action Team – Will assist in organizing community events, obtaining feedback from community members who are not typically involved in economic development discussions, and will provide valuable input on reuse options. This group will also be in charge of organizing and orchestrating quarterly community update meetings.

City of Inez – The city government will collaborate with the County on all project activities. The County and city government will pool resource to maximize project success.

Southeast Kentucky Chamber of Commerce – Will assist in locating private funding and support prospective business owners who are looking to move into or invest in one of the storefronts resulting from this brownfield project.

Citizens of Inez/Martin County – Those who live and work in and around Inez will provide consultation and feedback for all parts of this project and will be central to finale site reuses.

**iii. Project Roles**

*Please see section 2.B.ii. for more detailed project involvement information.*

<b>Name of Entity/Group</b>	<b>Point of Contact (name &amp; email)</b>	<b>Specific Involvement in Project</b>
Big Sandy Area Development District	Joe Jacobs (joe.jacobs@bigsandy.org)	Project administration
Community at the Core	Charles Hamm (chamm@communityatthecore.org)	Project development and funding assistance
Appalachian Reach Out	Greg Wells (arokentucky@gmail.com)	Donation of volunteers
Martin County Economic Development Authority	Carolea Mills, Martin County Deputy Judge Executive (Carolea@martincountyky.com)	Project guidance and direction
Downtown Community Action Team	James Ayers (jayers@fsb4me.com)	Will assist in enhancing community involvement
City of Inez	Ed Daniels, Mayor of Inez [REDACTED]	Collaborate with the county; pool resources
Southeast Kentucky Chamber of Commerce	Jordan Gibson (Jordan@sekychamber.org)	Funding and business recruitment assistance
Citizens of Inez/Martin County	Nita Collier [REDACTED]	Input, feedback, and project direction

**iv. Incorporating Community Input**

This project will communicate progress and receive community input through a 3 step approach (in addition to grants requirements).

1. QR code surveys
  - a. As soon as the project starts QR codes linked to a brief survey will be posted in high traffic buildings, businesses, and government offices. Special attention will be paid to medical treatments centers, addiction and recovery centers, schools, community centers, and other areas in the community where the survey has the potential to reach underserved and less vocal members of the community.
2. Courthouse Square Revitalization Festival
  - a. This festival will take place in the project area where all of the identified properties are located. The festival will be focused on developing a shared community vision for the Courthouse Square District. Hands on components will be included like virtual 3-D models of different reuse plans and a “chalk and talk” where festival goers will have the opportunity to write down their vision for revitalization. The festival will also contain an interactive educational component to educate the public on the brownfield program in order to cultivate future project idea.
3. Quarterly Community Update Open Meetings



- a. These meetings will be orchestrated by the Downtown Community Action Team every quarter, with support from the Big Sandy Area Development District. The focus of the meetings is to update the public on how the grant funds are being spent and the progress on different activities; transparency will be a major component of these meetings. There will also be opportunities for community members to speak on any matters they like in relation to the project.

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

#### A. Description of Tasks/Activities and Outputs

<b>Task/Activities</b>			
<b>i. Project Implementation</b>	<b>ii. Anticipated Project Schedule</b>	<b>iii. Task/Activity Lead</b>	<b>iv. Outputs</b>
Procuring a Qualified Environmental Professional	First 3 months of the project	Big Sandy Area Development District & Martin County	Preparation for grants activities.
Community Outreach Initiation	First 3 months of the project	Downtown Community Action Team & Big Sandy Area Development District	Quarterly meetings; QR code distribution
6 Phase 1 Assessments	First 6 months of the project	Big Sandy Area Development District & Environmental Professional	Gain an understanding of the necessity for a Phase 2 assessment.
Contract 6 asbestos and lead based paint inspections	First 6 months of the project	Big Sandy Area Development District & Martin County	Gain a better understanding of contaminant levels the 6 identified properties.
6 phase 2 assessments	First 12 months of the project	Big Sandy Area Development District & Environmental Professional	Understand needs for cleanup and reuse.
Procure a consultant for reuse plan development (18 total plans)	First 6 months of the project	Big Sandy Area Development District & Martin County	Have 3 detailed reuse plans for each of the 6 identified sites.
Courthouse Square Revitalization Festival	First 18 months of the project	Downtown Community Action Team	Gain an in depth understanding of the community's reuse desires and needs.
Travel to the national brownfields conference (5 people)	First 24 months or next time a conference is held.	Big Sandy Area Development District	One person from the main stakeholder groups gains a holistic understanding of the brownfield program.
3 cleanup projects	First 36-48 months depending on extent of cleanup needed	Procurement: Big Sandy Area Development District & Martin County Cleanup activities: selected contractor	Have the 2 identified priority sites, and 1 other site ready for reuse.

*The Big Sandy Area Development District will be providing administrative support throughout the lifecycle of the grant due to the expertise of the organization and the applicants lack of resources. The Downtown Community Action team is the lead on community engagement efforts and is supported by*

*the County (the applicant). Contractors will lead actual on site assessments and cleanup activities due to their expertise.*

**B. Cost Estimates** (all costs are direct)

*All cost estimates related to inspection or cleanup work were obtained through consultation with International City/County Management Association.*

Task 1, Project Administration (Big Sandy Area Development District will be administering this grant throughout its lifecycle)

- Personnel Costs: 5% administration costs of \$800,000 = **\$40,000**

Task 2, Travel to National Brownfield Conference

- Travel: travel for 5 people at \$750 per person for airfare and 3 nights of lodging = **\$3,750**

Task 3, Phase 1 Assessments

- Contractual: 6 assessments at \$5,000 per = **\$30,000**

Task 4, Phase 2 Assessments

- Contractual: 6 phase 2 assessments at \$50,000 per = **\$300,000**

Task 5, Lead and Asbestos inspections

- Contractual: 6 asbestos inspections \$3,500 = **\$21,000**
- Contractual: 6 lead based paint inspections \$1,500 = **\$9,000**

**Task 5 total: \$30,000**

Task 6, Reuse Planning

- Contractual: 3 comprehensive reuse plans per site; 18 total reuse plans for 6 sites at \$20,000 per site = **\$120,000**

Task 7, Community engagement/Courthouse Square Revitalization Festival

- Other: Miscellaneous festival expenses like blow up activities for kids and other expenses incurred by the Martin County /Downtown Community Action Team:
  - o Audio visual equipment = \$6,650
  - o Tent and activity rentals = \$7,000
  - o Art supplies for attendees to do reuse drawings and for set up of multiple chalk and talks = \$5,000
- Personnel: Payment for festival workers/volunteers 15 workers for 16 hours over 2 days at \$15 per hour = \$3,600
- Other: costs to get 18 comprehensive 3-D virtual models for each reuse option for the 6 properties; \$1,500 per model including display equipment with 18 models = \$27,000
- Other: High quality brochures explaining brownfield programs and details of this project; 1,000 brochures at \$2 per = \$2,000

**Task 7 total = \$51,250**

Task 8, Site Cleanup

- Other: 3 site cleanups for likely lead based paint, asbestos, and possibly other contaminants; \$75,000 per site for 3 sites = **\$225,000**

<b>Budget Category Totals</b>
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<b>Budget Category</b>	<b>Total Cost Estimate</b>
Personnel	\$43,600
Fringe Benefits	0
Travel	\$3,750
Equipment	0
Supplies	0
Contractual	\$480,000
Construction	0
Other	\$272,650
<b>Total</b>	<b>\$800,000</b>

### **C. Plan to Measure and Evaluate Environmental Progress and Results**

Measuring and evaluation of this project will be achieved through both qualitative and quantitative methods.

i. Qualitative: A survey will be handed out at the beginning of every quarterly progress meeting. This survey will track the attendee’s attitudes towards downtown redevelopment progress, strategy, economic trends, and their perspective on local environmental conditions in the area as well as how they think other community members perceive the project. These responses will be reviewed overtime to see if the initiation of revitalizing the Courthouse Square improves overall perspectives on the community and its environmental conditions. The data from these surveys can be utilized to justify further investment in blighted buildings.

ii. Quantitative: Property tax revenue in this specific area of Inez will be noted at the start of this project. It will be reevaluated after 3 years. Success will be measured by whether or not property tax revenues in the area increase upon completion of building assessments and cleanup. Increases in property taxes will display that this project lead to increased investment in the downtown area. It would also display that buildings that in the past were attractive nuisances containing contaminants harmful to the environment, are now being reused in a manner that will stop any further environmental affects. Exact goals for increases in tax revenues will be discussed upon initiation of the project.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **A. Programmatic Capacity**

#### i. & ii. Organizational Capacity & Organizational Structure

Big Sandy Area Development District (BSADD) will be administering this grant in its entirety throughout its lifecycle on behalf of Martin County (the applicant). Since 1961, BSADD has been the lead regional planning and economic development organization for Floyd, Johnson, Martin, Magoffin, and Pike Counties in Eastern Kentucky. There are over 40 years of experience in federal grant administration between the 3 members of BSADD staff that will be dedicated to administering this project. This project will be led and managed by Blake Moss who has recently received several different brownfields trainings, including a grantee workshop in Knoxville organized by the EPA. Blake has also spent the last few months becoming deeply ingrained to the needs and challenges facing the citizens of Inez and Martin County through continually consultation with community members, Inez Mayor Ed Daniels, and Martin County Deputy Judge Executive Carolea Mills. Blake will be supported by BSADD Economic Development Director Joe Jacobs and Director Eric Ratliff, who have successfully administered hundreds of economic development projects on the state and federal level. Additionally, BSADD has developed

several partnerships with numerous economic and community development organizations in the region and can leverage these partnerships for the benefit of this project.

Martin County will be heavily involved in guiding BSADD's administration of this project to ensure that the project continually meets the needs and desires of its constituents. The County's Deputy Judge Executive and Economic Development Director, Carolea Mills, also has extensive experience implementing projects throughout Martin County. These experiences will be valuable in this project.

### iii. Description of Key Staff

- A. Blake Moss – Big Sandy Area Development District Public Administration Specialist. Blake will be the Project Manager for this grant. Blake has attended numerous Brownfield trainings in person and virtually including an EPA organized grantee workshop in Knoxville, Tennessee. Blake also has a great working relationship with activist groups, government officials, and business owners in Martin County. Blake has also developed strong relationships with the State of Kentucky's Brownfield Office and officials at the University of Kentucky's Community and Economic Development Initiative. Both organizations have pledged their assistance for this project.
- B. Joe Jacobs – Big Sandy Areas Development District Economic Development Director. Joe has over 15 years of experience in the community and economic development sector and has immense experience working on federal and state grants. Joe will be assisting Blake in his capacity as the project manager of this grant.
- C. Eric Ratliff – Big Sandy Area Development District Director. Eric has over 21 years of experience administering federal grants and has an expertise in the housing industry that will come in handy for the development of reuse plans. Eric has won hundreds of grant awards during his 20+ years in economic and community development. Eric will also be supporting Blake.
- D. Carolea Mills – Martin County Economic Development Director and Deputy Judge Executive. Carolea is a lifelong resident of Martin County and has spent the past 20 years as the Director for the Roy Collier Community Center where she oversaw community, economic and tourism development, wrote and secured millions of dollars in grants for local projects, and managed private fundraising to support local youth and community programs that served people from around the region.
- E. Nita Collier – Inez City Commissioner, Chair of the Martin County Tourism Commission, and retired teacher. Nita has assisted the Big Sandy Area Development District with dozens of projects in Martin County over the last 2 decades. Nita is very passionate about downtown revitalization and is currently spearheading the renovations to the old Courthouse that will be central to the Courthouse Square District. She will also be a major asset for community engagement activities.

### iv. Acquiring Additional Resources

The Big Sandy Area Development District (the grant administrator) will perform all procurement activities on behalf and in collaboration with the applicant. The Big Sandy Area Development District will follow Kentucky's model procurement code KRS 45A and federal procurement guidelines 2 CFR 200. The organization has bountiful experience in federal procurement practices and has a financial team to assist when necessary.

Kentucky and Federal procurement codes both contain provisions regarding strong labor practices and local hiring/procurement that will be followed diligently. Additionally, for any activities that require a substantial amount of labor input the Big Sandy Area Development District will assist the contractor in organizing a job fair at the Roy Collier Community Center in Inez. Past job fairs at the same location have had turnouts of over 500 people.

**B. Past Performance and Accomplishments**

*Big Sandy Area Development District (BSADD) will be administering this grant in its entirety throughout its lifecycle on behalf of Martin County (the applicant). Since 1961, BSADD has been the lead regional planning and economic development organization for Floyd, Johnson, Martin, Magoffin, and Pike Counties in Eastern Kentucky. BSADD performed all reporting, federal labor monitoring, and all other parts of grant administration. for the 2 projects listed below.*

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

**(1) Martin County District Water Line Replacements**

Awarding Agency: Appalachian Regional Commission

Award Amount: \$1,200,000

Purpose: To replace several key water lines in Martin County’s water system that experiences a large amount of leakages. The project also allowed for installation of telemetry systems.

**(2) BSADD complied completely with all work plan and cooperative agreement requirements.**

Monthly, quarterly, and annual reports were provided to the Appalachian Regional Commission (ARC) and the KY Department for Local Government (DLG) in a timely matter.

Monthly progress update meetings have also been held in accordance to grant requirements.

Additionally, all activities associated with this work plan were implemented \$66,000 under budget which allowed additions to the work plan in order to exhaust all funds. This project is currently in the procurement phase.

**(1) W.R. Castle Fire Department Training Center**

Awarding Agency: Department of Housing and Urban Development (CBDG)

Award Amount: \$979,000

Purpose: To construct a brand new training facility for the WR Castle Volunteer Fire Department adjacent to their current facility. The project had its groundbreaking on October 27<sup>th</sup>.

**(2) BSADD complied completely with all work plan and cooperative agreement requirements.**

Requirements include monthly update meetings and DLG reports. All activities are on schedule and this project is currently in the construction phase.