

**Thomas L. Hardesty, Mayor**

P.O. Box 1289  
Shelbyville, Kentucky 40066-3289  
502-633-0011 • Fax: 502-633-4292  
1-800-247-2510 for the Hearing Impaired  
[www.shelbyvillekentucky.com](http://www.shelbyvillekentucky.com)

December 18, 2015

Mr. Jerry Minor-Gordon  
Ms. Barbara Alfano  
EPA Region 4  
Atlanta Federal Center  
61 Forsyth Street, S.W. 10<sup>th</sup> FL  
Atlanta, GA 30303-8960

Dear Mr. Minor-Gordon and Ms. Alfano:

The City of Shelbyville is submitting the enclosed application for U.S. EPA Brownfield Assessment Grants to undertake Community-Wide assessment of sites potentially contaminated by petroleum and hazardous substances. The combined grant request is \$400,000. It is Shelbyville's intention to use the requested funds to support reinvestment of underutilized brownfield sites to create new jobs, increase the tax base, and increase the overall health and safety of our community. The Assessment Grants will also supplement existing redevelopment initiatives and wellness strategies already in place. Pursuant to application guidelines, we are providing the following information:

<u>a. Applicant Identification:</u>	City of Shelbyville 315 Washington Street Shelbyville, Kentucky 40065
<u>b. Applicant DUNS Number:</u>	077876068
<u>c. Funding Requested:</u>	i) Assessment
	ii) \$400,000
	iii) \$200,000 – Hazardous Substances \$200,000 – Petroleum
	iv) Community-Wide
<u>d. Location:</u>	Target Areas within City of Shelbyville (Shelby County, Kentucky)
<u>e. Site Identification</u>	Not Applicable
<u>f. Contacts:</u>	
i) Project Director: Mr. Fred J. Rogers Historic District Coordinator 627 Main Street	ii) Highest Ranking Elected Official: Mayor Thomas L. Hardesty 315 Washington Street Shelbyville, KY 40065

Shelbyville, KY 40065 Ph: (502) 220-6325 Fax: (502) 633-4292 Email: fred@shelbyvillekentucky.com	Ph: (502) 633-0011 Fax: (502) 633-4292 Email: tom@shelbyvillekentucky.com
<u>g. Date Submitted:</u>	December 18, 2015
<u>h. Project Period:</u>	3 Years
<u>i. Population</u>	i) 14,045
	ii) Not Applicable
<u>j. Regional Priorities/Other Factors Checklist</u>	Attached per Request

We sincerely appreciate your consideration of this Grant Application; please do not hesitate to contact me if you have any comments or concerns regarding the information provided herein.

Sincerely,



Thomas L. Hardesty  
Mayor

### Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Shelbyville, Kentucky

#### ***Regional Priorities Other Factor***

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 4 - Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects

Page Number(s): 11 - 12

#### ***Assessment Other Factors Checklist***

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	8 - 9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4 - 5

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

## 1. COMMUNITY NEED

*a. Targeted Community & Brownfields, (i) Targeted Community Description:* Shelbyville is a rural community encompassing 8.06 mi<sup>2</sup> in west-central Kentucky's Bluegrass Region. The city is the county seat, situated in the approximate center of Shelby County. Shelbyville celebrates a history linked to the nation's earliest years of post-Revolutionary westward settlement dating to the early 1790s. Rapid population growth and development reflected Shelbyville's position as a regional agricultural trade center, which drew merchants and professionals to the commercial district. In later years Shelbyville supported sprawl from nearby metropolitan areas including Louisville, Frankfort, and Lexington. An interurban electric rail line between Louisville and Shelbyville was established in 1910 making it possible for workers to commute easily to jobs in the larger city. Thus the City transitioned from a farming to a small urban community (*J. Kleber, The Kentucky Encyclopedia*). Shelbyville is currently home to more than one-third of the County's residents (*US Census Bureau, 2010*), and is the principal urban area of the County, serving as the center for countywide governmental, employment, commercial, educational, recreational, civic, and other functions (*Shelby County Comprehensive Plan*).

Significantly, Shelbyville is bordered on the west by Jefferson County with the city of Louisville, the largest city in Kentucky, and is bordered on the east by Franklin County with the city of Frankfort, the Capital of Kentucky. Commercial benefits were derived locally due to the strength and political prominence of these important neighbors, and the associated infrastructure improvements that extended into Shelbyville's community, namely US Route 60 the City's historic Main Street (aka Shelbyville Road) which connects Louisville and Frankfort, and Interstate 64 which connects a five-state region from St. Louis, Missouri to Chesapeake, Virginia. As a result of these resources Shelbyville experienced disproportionately higher levels of industrial development relative to County averages, with more than 60 manufacturing facilities as well as automobile and transportation related structures such as gas stations and garages. Historic local industries have included manufacture of fabricated metal products, transportation equipment, paper products, and food (*National Register of Historic Places Inventory and Comprehensive Report of Shelbyville, Kentucky, Kentucky Dept. of Commerce, 1982*). These sites were historically clustered among the primary thoroughfares, including two railroads, located in the City's downtown; the need for revitalization of the sites has been identified within multiple smart growth, planning, and land use documents, which catalyzed zoning changes and adoption of new development policies and objectives in Shelbyville. The planning documents identify areas for specific focus of City efforts as the Downtown Commercial District (DCD), Warehouse District (WD), and Central Business District (CBD), which are the target areas for this Community-Wide Assessment effort.

As a rail head community Shelbyville was built on a foundation of agriculture and livestock originating prior to the Civil War, and experienced diverse commercial and industrial growth post-World War II due to technological advancements enabling high-productivity agricultural practices, locally focused on burley tobacco. Shelbyville also expanded as a second-tier manufacturing community due to its infrastructure and proximity to large-scale regional manufacturers, such as the two Ford assembly plants and the General Electric plant all located in Louisville. Today Shelbyville is one of only two incorporated communities in the County, which remains predominantly agricultural by comparison. Land use surveys indicate that more than 35% of land in Shelbyville's Urban Service Area is industrial/commercial and 54% residential, with the balance dedicated to public and urban core uses. By comparison more than 93% of Shelby County's land use is agricultural, with 3% residential, with the balance consisting of 1% industrial/commercial and 3% dedicated to other civic/conservation uses (*Shelby County Comprehensive Plan*).

*(ii) Demographic Information:* Shelbyville is racially diverse as indicated in the data table below. The influx of Hispanic workers who have transitioned from seasonal/part-time to full-time residents represents the City's largest growth metric and indicates a relatively new population to the area. Shelby County has the highest population of people of Hispanic origin in the entire Commonwealth of Kentucky (*Kentucky Commission on Human Rights, Spring 2015 Newsletter, US Census Estimates*); that said, **notably 65% of Shelby County's Hispanic or Latino residents live within the city of Shelbyville.** What's more, Shelbyville's Hispanic and Latino residents total 17.8% of the general population, nearly double the concentration within the County (9.1%), and almost quadruple that of neighboring Louisville/Jefferson County's (4.5%) population. The figures compared with Frankfort and Kentucky State averages are more staggering, where Hispanic and Latino residents comprise 3.8% and 3.1% of local populations, respectively. As related to the Census Tracts corresponding with

Shelbyville’s brownfield and Assessment Program Target Areas, Block Group 040302-1 consists of 27% Hispanic and 11.9% African American residents, while Block Group 040302-2 consists of 12.6% Hispanic and 22.9% African American (*US Census Bureau, 2010*). Shelbyville’s most susceptible residents, low-income, minority, and children in these Target Areas, are facing the greatest risk from the effects of brownfield contamination. Median age of residential structures in these block groups are 1944 and 1951; the age and physical deterioration of homes in the Target Area Block Groups leave residents with insufficient protective barriers from the contamination of brownfields, and Shelbyville struggles with protecting these susceptible residents from the impacts of brownfield sites near their homes. What’s more, the family poverty rate within block group 040302-1 is 42.86% (*American Community Survey, 2008-2012*), which is one factor preventing these constituents’ relocation away from brownfield areas.

	SHELBYVILLE	SHELBY COUNTY	KENTUCKY	NATIONAL
Population*	14,045	42,074	4,339,367	308,745,538
Unemployment (%)^	7.2%	7.5%	9.3%	5.3% <sup>X</sup>
Poverty Rate^	<b>17.5%</b>	12.4%	18.9%	11.3% <sup>Y</sup>
Hispanic Poverty (%)^	<b>48.7%</b>	42.0%	32.4%	23.2%
Minority (%)^	22.5%	13.5%	10.5%	36.7% <sup>Y</sup>
Hispanic (%)*	17.8%	9.1%	3.1%	16.3%
African American (%)*	12.8%	7.5%	7.8%	12.6%
Median Household Income <sup>Z</sup>	\$47,692	\$52,267	\$42,610	\$53,046
Median Household Income (Hispanic) <sup>Z</sup>	\$35,883	\$35,583	\$34,369	\$41,994
	<b>BLOCK GROUP 040302-1</b>	<b>BLOCK GROUP 040302-2</b>	<b>LOUISVILLE METRO</b>	<b>FRANKFORT</b>
Population*	982	1,303	597,337	25,527
Poverty Rate <sup>Z</sup>	<b>42.86%</b>	28.99%	18.17%	19.17
African American (%)*	11.91%	<b>22.95%</b>	22.9%	16.5%
Hispanic (%)*	<b>27%</b>	12.6%	4.5%	3.8%
Children below 19 (%) <sup>Z</sup>	23.6%	30.4%	26.3%	25.2%
Median Household Income <sup>Z</sup>	\$48,071	\$48,382	\$44,111	\$41,122
Median Value of Homes <sup>Z</sup>	\$79,500	\$126,500	\$139,400	\$132,600
Target Assessment Area	DCD/CBD	DCD/WD	n/a	n/a

\*2010 U. S. Census, ^ US Census 2010-2014 American Community Survey 5-Year Estimates, <sup>X</sup> Bureau of Labor Statistics at data.bls.gov, <sup>Y</sup> US Census 2009-2013 American Community Survey 5-Year Estimates, <sup>Z</sup>USA.com (2008-2012 Data), DCD – Downtown Commercial District, CBD- Central Business District, WD – Warehouse District

**(iii) Description of Brownfields:** The locations, nature, and extent of the City’s brownfields are identified on the following table. The perceived environmental impacts of these sites are contaminants generated from past operations and building materials used in their construction such as asbestos and lead paint. Assessment of targeted properties will reduce threats to public health, and will enable a future reuse of such properties in safe ways that eliminate environmental impairments. The greatest concerns with these brownfields are (1) ensuring we identify and reduce/eliminate our residents’ exposures to these properties and the adverse health and physical conditions they contribute to, (2) proactively communicating program activities and the health concerns/effects in language-appropriate and meaningful ways with the City’s most at-risk populations, and whose locations coincide with the greatest density of brownfield sites, and (3) facilitating reuse of these underutilized properties in alignment with the City’s guiding development plans such as the Comprehensive Plan, 7th Street Corridor Plan, East End Master Plan, and the Bypass Corridor Land Use Management Plan.

A review of current environmental database records identified 5 RCRA Generators of Hazardous Waste, 23 sites with known contamination in KDEP’s database, 25 suspected and confirmed leaking UST facilities, 33 active UST facilities, and 5 historic dry cleaners located within Shelbyville’s small rural community (*Environmental Data Resources, Inc. Radius Map Report for Shelbyville, Kentucky, November 9, 2014*). These sites are distributed in all corners of the City’s Target Areas, and must be evaluated for

impacts on the local economy, environment, and health to local populations. The City has identified numerous potential assessment sites; a few of these include:

TARGET AREA <sup>1</sup>	SITE ID & ACTIVITIES <sup>2,3</sup>	POTENTIAL CONTAMINANTS <sup>1</sup>
WD	<u>Former Manufactured Gas Plant</u> <i>oil and coal storage</i>	<i>Volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs) from in coal tar, cinders, ash, and coke</i>
DCD, CBD, WD	<u>&gt; 15 Former Tobacco Warehouses &amp; Prizeries</u> <i>storage &amp; distribution of harvested tobacco</i>	<i>Fumigants, other Pesticides, petroleum used as heating fuel for climate control (VOCs and PAHs), and hazardous building materials (asbestos and lead)</i>
DCD	<u>Former Lumber Yard on 7<sup>th</sup> Street</u> <i>Lumber yard</i>	<i>Paints and solvents (VOCs), oils (VOCs and SVOCs)</i>
CBD	<u>The P&amp;C Manufacturing Company</u> <i>Forging, use of electrical equipment</i>	<i>Solvents, (VOCs), petroleum products (VOCs and SVOCs), PCBs, metals, and hazardous building materials (asbestos and lead)</i>
DCD, CBD, WD	<u>Misc. Plating/Stamping/Auto Related Manufacturing Shops</u> <i>Plating / stamping, use of electrical equipment</i>	<i>Solvents (VOCs), petroleum products (VOCs and PAHs), metals (copper, cyanide, and chromium),, cyanide, hazardous building materials (asbestos and lead)</i>
DBD	<u>Bulk Oil Facility</u> <i>Petroleum products, possible solvent storage</i>	<i>Petroleum products (VOCs and SVOCs), lead</i>
DCD	<u>Former Freight Depot &amp; Repair</u> <i>Petroleum products, possible solvent usage</i>	<i>Petroleum products (VOCs and SVOCs), PCBs, metals, and hazardous building materials (asbestos and lead)</i>
DCD, CBD, WD	<u>Various Former Dry Cleaners</u> <i>Dry-cleaning</i>	<i>Solvents (PCE, Stoddard, TCE ), , hazardous building materials (asbestos and Lead)</i>
DCD, WD	<u>≥ 3 Former Coal Yards</u> <i>Coal storage, electrical equipment (conveyors)</i>	<i>Petroleum products (VOCs, SVOCs), metals, PCBs, hazardous building materials (asbestos and lead)</i>
CBD	<u>Motor Freight Station/Car Depot</u> <i>Petroleum storage, maintenance</i>	<i>Petroleum products (VOCs, SVOCs), solvents (VOCs), oils &amp; hydraulic fluids (VOCs), hazardous building materials (asbestos and lead)</i>
CBD	<u>Former Welding Facility &amp; Factory Complex</u> <i>Metawork, welding, hydraulics and electrical equipment</i>	<i>Petroleum products (VOCs and SVOCs), solvents (VOCs), PCBs, metals, , hazardous building materials (asbestos and lead)</i>
DCD, CBD, WD	<u>Historic Gas Station &amp; Auto Repair Facilities</u> <i>Petroleum storage/ use, solvent use</i>	<i>Petroleum products and oils (VOCs and SVOCs), metals, solvents (VOCs), PCBs, , hazardous building materials (asbestos and lead)</i>
DCD, WD	<u>Rail Spurs</u> <i>Railroad tracks, switching areas, engine maintenance, fueling and materials storage</i>	<i>Oils, tars, (PAHs), solvents (VOCs), PCBs, metals</i>
DCD	<u>Climax Roller Mills Company</u> <i>Manufacturing</i>	<i>Petroleum products (VOCs and SVOCs), solvents (VOCs), PCBs, metals, hazardous building materials (asbestos and lead)</i>

<sup>1</sup> Agency for Toxic Substances and Disease Registry (ATSDR), *ToxGuides*; <sup>2</sup>EDR, Inc. *Radius Map Report for Shelbyville, Kentucky* November 9, 2015; <sup>3</sup>Sanborn Fire Insurance Maps of Shelbyville, Kentucky (1886-1948); <sup>4</sup> DCD – Downtown Commercial District, CBD – Central Business District, WD – Warehouse District, VOCs – Volatile Organic Compounds, SVOCs – Semi-Volatile Organic Compounds, PCBs – Polychlorinated Biphenyls, PAHs – Polynuclear Aromatic Hydrocarbons

**(iv) Cumulative Environmental Issues:** The excessive noise and physical hazards of the DCD and WD railroads and highways presents an air quality pollution issue to adjacent residents, schools, and parks of these Target Areas. The DCD and WD encompass a solid waste disposal facility, a former manufactured gas plant, former coal yards, lumber yards, and remnant rail spurs and 3 of the 5 RCRA Generators registered in Shelbyville. The CBD Target Area is also affected by RCRA Generators and an extensive communitywide list of former dry cleaners and confirmed or suspected Leaking Underground Storage Tank (LUST) facilities, 33 operational petroleum Underground Storage Tank (UST) sites, and 85 historic gas stations. (*EDR Radius Map Report, Shelbyville, Kentucky, November 9, 2015*).

**b. Impacts on Targeted Community:** While the full impact of brownfields is unknown, health statistics for Shelby County indicate a prevalence of certain illness and sensitivities that can be linked to and exacerbated by exposure to environmental contaminants. A statewide comparative assessment

of health risks revealed that Shelby County experiences a higher rate of cancers of lung/bronchus, colorectal, and breast than the state and national averages (*Kentucky Institute of Medicine. The Health of Kentucky: A County Assessment. Lexington, KY, 2007*). Asthma rates in the County are 20%, compared to a 15% statewide rate, and a National rate of 8.4% (*KentuckyHealthFacts.Org*). What's more, research indicates that asthma rates are closer to 25% for Kentuckians who live below the poverty line – a reality for nearly 30% of our Target Area populations. (*Seeger RE, Christian WJ. Money Matters: Health Disparities in the Commonwealth, A Report on Socioeconomic Status and Health in Kentucky. Louisville, KY: Foundation for a Healthy Kentucky, 2015*). Health effects associated with each of the brownfields identified in the previous table (Section 1.a.iii) include: Cancer, Respiratory Effects, Central Nervous System Damage, Target Organ Failure/Damage (Liver, Kidney), Blood Disorders, and Skin Irritations/Conditions (*Agency for Toxic Substances & Disease Registry – ToxFQA<sup>SM</sup>*).

The identified sites and other City brownfields have not been assessed and represent threats to the environment, health and welfare of residents. Statistics per Target Area are not currently available, but health benefits from activities supported by the Grant will include evaluating affected residents' proximity to contaminated sites, and determining impact patterns to Shelbyville's general and sensitive populations. The proximity and increased access to these uncontrolled and contaminated sites puts the Target Area's sensitive populations (low-income, minorities, children and the elderly) at higher risk of detrimental health effects. These population groups are even more susceptible to the effects of contaminants due to poor nutrition and decreased access to healthcare resulting from economic disadvantage.

Shelbyville's brownfields are interspersed throughout our residential areas, near schools, and public parks, and present a threat to human health through direct contact, ingestion of contaminants, and/or exposure to airborne particulates and volatile compounds. The migration of contaminants from brownfields via storm water and groundwater also poses a threat to the City's water resources. Portions of Clear Creek traverse all three Target Areas, and a 5.86-acre riverine wetland adjoins the easternmost portion of the City (Target Areas CBD and DCD), which is an ecologically sensitive receptor to potential runoff from brownfields in the area ([fus.gov/wetlands/data/mapper](http://fus.gov/wetlands/data/mapper)). The Assessment Grant will enable the City to address our environmental justice issues that accompany our brownfield sites, including the troubling low health literacy among our Hispanic and Latino citizens, who will benefit from our actions to determine the extent of brownfields contamination, ways to control contaminant migration, and improving the health of residents, and the quality of its natural resources. (*Ramos IN, Ramos KS, Boerner A, He Q, Tavera-Garcia MA. Culturally-Tailored Education Programs to Address Health Literacy Deficits and Pervasive Health Disparities among Hispanics in Rural Shelbyville, Kentucky. Journal of community medicine & health education. 2013;3(7):20475. doi:10.4172/2161-0711.1000250.*)

**c. Financial Need, (i) Economic Conditions:** A decade of changes within the tobacco industry has fueled difficult local transitions away from burley tobacco farming, and government support of farmers phased out in 2015. According to works by Professor Ann Ferrell of Western Kentucky University, "it is difficult for many people to lament the loss of a crop that has come to symbolize addiction, disease, and corporate deception; yet, in Kentucky, the plant has played an important role in economic development and prosperity. Burley tobacco has long been the Commonwealth's largest cash crop and an important aspect of regional identity..." (*Burley: Kentucky Tobacco in a New Century*). As recently as 2013, Shelby County was the 3<sup>rd</sup> largest producer of tobacco among Kentucky's 120 counties (*National Agricultural Statistics Service, 2014*), even though all of the City's historic tobacco warehouses have closed. As farm yields are systematically decreasing, employment for associated farming labor, largely provided by the local Hispanic/Latino population of Mexican, Guatemalan, and Honduran origin, dwindles. **Shelbyville bears the brunt of County-wide pressures associated with transitioning away from tobacco, in the forms of rapid minority population growth, laborers seeking employment, and managing the disposition of former tobacco warehouses and ancillary structures that have fallen into disrepair.**

Concurrent with the tobacco industry decline, Shelbyville has endured ripple effects of manufacturing closures initiated with the Great Recession, which are prevalent throughout the State. As indicated by the Kentucky Center for Economic Policy, Kentucky experienced major job loss in the Great Recession and has had slow job growth in the recovery. By 2010 there were 120,300 fewer jobs statewide than before the recession started, and Kentucky is only now getting back to the number of jobs it had in 2007 before the recession hit. (*Bailey, Baumann, and Spalding, The State of Working Kentucky: 2014*) Notably, the State's growth rate from 2011 to 2012 was 24% worse than the average growth

rate of all 50 states and the District of Columbia, and the gap barely shrank to 22% from 2012 to 2013 (*Bureau of Economic Analysis, Regional Data: GDP & Personal Income*).

Shelbyville and its residents have faced uncharacteristic economic stressors due to these events. **Nearly 700 jobs were lost from 2008–2014 as major employers, including Johnson Controls, Inc., Ford subsidiary RCS Transportation and Cenvo's Envelope factory closed or relocated.** ([masslive.com/business-news/index.ssf/2014/04/old\\_colony-envelope-close.html](http://masslive.com/business-news/index.ssf/2014/04/old_colony-envelope-close.html)) ([wave3.com/story/8251808/over-400-layoffs-announced-at-shelbyville-ford-subsiary](http://wave3.com/story/8251808/over-400-layoffs-announced-at-shelbyville-ford-subsiary)).

Compounding the local recovery is the fact that the mix of employment is changing, wages have been decreasing for the past decade (*Bailey, Baumann, and Spalding, The State of Working Kentucky: 2014*), and growth is largely occurring in the service sector, which typically involves lower-paid jobs. The contracted economic condition of our municipality diminishes our ability to undertake funding for critical initial assessments of our brownfields and ultimately position them for beneficial reuse.

Shelbyville's neighbors (City of Lexington, Fayette County, Louisville/Jefferson County, and City of Frankfort) have each benefitted from the use of US EPA assessment grants. At this time Shelbyville needs outside help to remain competitive; the City cannot further its brownfield program with the current level of revenue generation, and needs funding to begin assessing the numerous brownfield sites in the community – especially those in our Target Areas that present health and environmental hazards, limit redevelopment, and contribute to ongoing deterioration of neighborhoods and commercial districts. By providing money unavailable from local sources, this grant will advance our redevelopment efforts, and attract businesses with new employment opportunities for our residents.

*(ii) Economic Effects:* Shelbyville's residents are facing chronic economic distress; recent economic downturns have left behind abandoned and uncharacterized brownfields, threatening the health and welfare of the population, hampering economic growth, and decreasing tax revenue. Our most at-risk citizens reside in the Target Areas, and due to their economic conditions most of these residents do not possess the mobility or tools needed to elevate and insulate themselves from the combined effects of economic depression and poor environmental and health conditions.

Shelbyville's median household income in 2010 was \$46,630; a University of Louisville and National Institute of Environmental Health Sciences study of an Hispanic population residing in the City revealed that their median annual household income was actually \$10,008 - \$14,952, literally less than one-third of the City's median household income, which is already lower than State and National averages (*American Community Survey 2010-2014, 5 Year Estimates; Ramos et. al., Community Medicine & Health Education, 2013 3:7*). Of Shelbyville's 5,247 households, 17.5% of the population and 14% of families are living below the poverty line, and 21.4% of the City's children live below the poverty line (*American Community Survey 2010-2014, 5 Year Estimates*). **Shelbyville's growing Hispanic population already faces a 48.7% poverty rate.** As a result our impoverished residents and families, including our growing concentrations of minority and young citizens, likely do not have sufficient resources to avoid the impacts of brownfields in their neighborhoods. Due to the socioeconomic factors tied to Shelbyville's Target Areas, including a nearly 43% poverty rate in the DCD and CBD, these inhabitants are in most need of consideration and quality of life improvements.

In addition to job loss and employment transitioning to lower-waged services, Shelbyville's Target Area home values are depressed due to the blighting impacts of proximate brownfields. While homeownership is a revitalization priority for Shelbyville; in the Census Tract associated with our three Target Areas, 45.4% of the housing units are owner-occupied and 54.6% are renter-occupied. It is staggering that only 1.7% of this Census Tract's homeowners are Hispanic, 18.7% African American, and the remaining 79.6% are white alone (*USBoundary.com, US Census Bureau 2010*). This is indicative of a need for diversity among ownership, and for affordable homeownership options with financing programs designed for Shelbyville's minority populations. Although existing-home prices in the City are low, potential owners facing underemployment and low-income challenges will face difficulty securing homeownership financing. These factors present a disproportionate barrier to home ownership for the City's renting and low-income populations, primarily minorities, and contribute to transience within neighborhoods.

The current economic conditions have resulted in job losses, a disproportionate gap in minority-resident incomes, increased poverty, reduced tax revenues (at brownfields where no property taxes are being paid, and from plant closures) and municipal budgets. These economic conditions drain

local resources, leaving nothing left to address brownfields. Our situation is further complicated by significant disadvantages in attracting high-paying employers, as compared with neighboring cities where there are significant economic incentives available. In the City's Comprehensive Plan, there is focus on infill development of brownfield properties. The City has received some developer interest for these sites, but commitments are unlikely due to unknown extent and costs of potential contamination issues at these properties. Assessment funding is critical to incentivize redevelopment and overcome these barriers.

## **2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS**

***a. Project Description, Project Timing and Site Selection (i) Project Description:*** The program supported by this Assessment Grant promotes Shelbyville's community revitalization, environmental protection, and population health/wellness goals woven throughout the Comprehensive Plan, Healthy Kentuckians 2020 Plan, and corridor land use studies (Section 1.a.iii). Shelbyville's Comprehensive Plan clearly states redevelopment of deteriorated areas and revitalization of neighborhoods is a primary City objective, and the corridor land use studies identify certain potential sites for beneficial reuse, including sites identified for potential assessment through this program. Taking steps to achieve this Shelbyville has invested in developing an appropriate zoning code, including creation of special Districts and overlays (including the DCD, WD, and CBD) with incentives for undertaking infill development projects.

With Assessment Grant funding, Shelbyville's brownfield program will move forward and the City will leverage assessment outputs to guide its sites through the cleanup and redevelopment process. Shelbyville has identified the following primary goals for its brownfields assessment program: (1) Assessment of sites in the industrial DCD and WD Target Areas, and (2) Assessment of high-impact sites within the CBD Target Area. Sites will be prioritized for use of funds based on factors including: brownfield eligibility, impacts and proximity to sensitive populations (including local Health Department treatment patterns and neighborhood risk factors, Section 3.b.), immediate redevelopment potential aligned with community Plans (e.g.: creates new affordable housing, stimulates economic activity/job creation/new taxes, etc.) and ability to leverage existing infrastructure, prior confirmation of environmental contamination threatening residents and/or environment, and ownership/access cooperation. The City currently estimates that the allocation of Assessment Grant funds will be 60% to the Downtown Commercial District and Warehouse District, and 40% to the Central Business District.

Goals for our assessment program are to evaluate the nature and extent of site contamination, identify associated human and environmental exposures (onsite and offsite), evaluate potential impacts to human health and environmental media, assess environmental liability, and identify redevelopment issues. In this regard the project consultant will work with the City, potential developers, and community partners (e.g., municipality or nonprofit groups) to devise liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment. Upon completion of site assessment activities, the consultant will prepare site-specific cleanup plans for safe future use of contaminated sites, and that identify alternatives and costs to mitigate risks at each site. Cleanup standards will be established based on the intended use post-redevelopment (residential, commercial, etc.) to ensure protection of human health and the environment. The cleanup plan will utilize an initial screening process that identifies common and innovative approaches for remediation with regard to the type and concentration of contaminant sources and exposure pathways. Alternatives that hold the most promise for a reasonable range of costs will be carried forward to a detailed analysis phase that evaluates the alternatives against several criteria including: risk to public health, safety, and the environment; effectiveness; feasibility of implementation; applicability with federal, state, and local laws/regulations; overall feasibility (including the time necessary to implement the alternative); permanency; and cost. Selection of the preferred alternative for possible implementation will likely occur at a later date.

The City's land use plans for assessment sites support the Plans discussed herein and recent zoning code modifications. Redevelopment strategies will incorporate Target Area and specific neighborhood needs, and will encourage one or more of the City's written goals such as: Promoting infill development, redevelopment and reinvestment in Shelbyville urban area and that reserves the rural environment; Conserve/preserve historic and natural resources; Encourage greenspace areas; and Enhance entrances and corridors to the Central Business District.

Shelbyville is aware that a successful long-term redevelopment strategy, post-use of assessment funds, must include the ability to assemble funding packages that support as many elements of redevelopment as possible. Potential sources of funds have been identified in the following section, though entry into these programs is often predicated on having at least Phase I ESAs complete, and, often, Phase II ESA sampling. As a result, **Shelbyville faces a hurdle accessing these future funding sources due to a lack of available funding for initial site investigation activities.** To successfully revitalize our City through brownfield redevelopment, Shelbyville needs a source of readily available environmental assessment funds with which we can move brownfield sites through the early stages of due diligence. The City does not have access to any other funding sources to fulfill this need - the EPA Assessment Grant is now the critical factor. The City's brownfield redevelopment experience, new zoning and development packages to support appropriate land uses, and ability to leverage Assessment Grant funds for future financial support mechanisms in brownfield redevelopment, will deliver a successful Assessment Grant project and redevelopment program.

*(ii) Project Timing:* Upon execution of the Cooperative Agreement, the City will immediately solicit and retain a qualified environmental consultant in a manner compliant with Federal procurement policies 40 CFR 31.36, including public announcement of the request for proposals, review, interview, selection and contract negotiation. The selected consultant will prepare a Quality Assurance Project Plan for review and approval by the US EPA within the first 60-days of engagement, and will undertake subsequent inventory, assessment, and cleanup planning tasks in a manner and on a schedule to meet the project goals.

Within the first 6 months, the City of Shelbyville, the public, and consultant will complete site prioritization for use of grant funds according to the criteria described in Section 2.a.i., and eligibility forms for the highest ranking sites will be prepared and submitted to the Kentucky Department for Environmental Protection (KDEP) (Hazardous Substances and Petroleum), and where applicable, to the Petroleum Underground Storage Tank Branch (Petroleum) and US EPA (Petroleum and Hazardous Substances) to verify eligibility of each site prior to expenditure of Grant funds. The City will develop a Brownfields Property Profile Form for each site targeted for assessment through the Assessment Cleanup and Redevelopment Exchange System. The City will update the form regularly to track activities and accomplishments. Site access will also be secured within this timeframe.

Site access will be initiated by the City, and shall be arranged with owners of sites immediately after approval of Eligibility Determinations, and are expected to be finalized within 2-weeks of delivery. Site assessment activities will begin with a Phase I Environmental Site Assessment (ESA) prepared in accordance with ASTM Standard E1527-13 to satisfy All Appropriate Inquiry, to identify recognized environmental conditions that may indicate the presence of contamination, estimated to be a 6-8 week process for completion. Where potential for contamination exists, the project consultant will design a Phase II ESA in accordance with ASTM E1903-11 and Kentucky Energy and Environment Cabinet policies to investigate the areas of potential environmental impact. Within three weeks, the consultant will provide a Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) for US EPA review and approval prior to initiating site investigation activities. Phase II ESAs will be conducted pursuant to the SAP, and depending on complexity may take up to 12 weeks for completion of field and report activities. The Phase II will include data collection and a written assessment report for each site that will include describing types and concentrations of contaminant sources; evaluating and validating all data; compiling data into tables and figures; describing investigation methods; and comparing sample results with appropriate regulatory screening or Kentucky approved threshold cleanup levels. The report will also provide recommendations for further assessment, the need for risk assessment, remediation, or abatement. Phase II ESA reports will be submitted to EPA as draft grant deliverables then finalized if and when comments are received. Preparation of Analysis of Brownfield Cleanup Alternatives (ABCAs) or remediation plans is estimated to take 4-6 weeks, and will be pursued at select sites where cleanup is warranted.

Assessment results will be continuously disseminated to the community through public meetings and notification of community stakeholders as described in Section 3.a. If imminent health threats to the community are identified, the KY EPA Energy and Environment Cabinet, North Central District Health Department, and/or the Kentucky Cabinet for Health and Family Services will be notified and their involvement requested (Section 3.b). As individual brownfield projects progress from cleanup to redevelopment, the public will be notified and comments/concerns will be solicited. The City, with assistance from the consultant, will submit required quarterly progress reports and annual

financial reports to the US EPA. The City will complete all activities on multiple properties within the required 3-year project timeframe.

**(iii) Site Selection:** Shelbyville has developed initial prioritization criteria to align with the City's guiding plans, as discussed in Section 2.a.i., which will be used to evaluate brownfield sites for use of Assessment Grant funding. The City has initiated partnerships with community partners who represent our program Task Force (Section 3.c); we will remain engaged with the Task Force throughout grant implementation to solicit new sites for the inventory and ensure maximum community benefit from the grant funds. At regularly-scheduled intervals (likely an annual basis, unless other needs are dictated by program demands) the City and Task Force representatives will meet with the City's environmental consultant to discuss project status and plans for completion of outreach activities. Please refer to Section 3.a. for information related to citizen and community stakeholder outreach and input in site selection and other important phases of grant implementation.

Upon completion of the brownfield inventory, the City will work with the consultant to rank sites based on prioritization criteria. Ownership information will also be determined at this time. Individual site funding eligibility will be verified with the appropriate regulatory offices. Owners of eligible sites will be personally contacted via certified mail, telephone, and/or in-person to review program objectives, assessment process, and secure access for work with a Site Access Agreement. As a guide Shelbyville will utilize an approved Consent to Access agreement for Targeted Brownfield Assessment projects. Upon authorization to access the property, the project consultant will design a site-specific scope of work appropriate to address the issues associated with a particular brownfield. The project consultant will complete Phase I ESA and subsequent investigations in the manner described above and according to the project schedule. In the event site access is denied by the property owner, the City of Shelbyville will initiate discussions and secure site access for the next eligible site of highest priority ranking, and follow the public and assessment process as described.

***b. Task Descriptions and Budget Table, (i) Task Descriptions:***

Task 1 – Programmatic Costs: The budget includes programmatic costs of \$1,200 (hazardous substances), which includes \$900 for printing and mailing materials associated with the grant inventory and assessment functions, and includes Contractual costs of \$300 for Spanish-language translation of these documents for distribution. The travel budget of \$3,450 (petroleum) is dedicated to attendance of 2 City staff at one US EPA Brownfield Conference and one regional brownfields training program (\$1,725 total per trip). Shelbyville is providing in-kind staff resources (est. \$5,000) related to documenting the brownfield site inventory/selection/assessment process and coordinating or conducting operational meetings. Outputs include continuing staff training and improved knowledge of brownfield redevelopment resources and technology.

Task 2 – Community Outreach: The budget includes community outreach costs of \$1,550 per grant, based on Contractual costs of \$800 per grant for Spanish-language translation services for documents and attendance at Public Meetings, plus \$500 per grant for City costs to prepare, print, mail, and advertise project information and documents. Travel costs of \$250 per grant are for travel to meetings and community outreach events. The City and its retained consultant will also provide in-kind labor (est. \$5,000 - \$7,000) to conduct outreach meetings, draft press releases, update the City website and Facebook pages, and undertake other activities in support of the City's outreach program. Outputs include up to 6 public meetings as well as informational brochures/documents prepared to promote and provide information about the City's brownfield program.

Task 3 – Site Inventory: The budget includes site inventory development costs of \$750 per grant, which includes \$250 per grant for travel costs associated with identifying and cataloguing sites, and \$500 per grant for costs associated with creating a matrix/method and forms to implement site prioritization. These activities will also be supported by the retained environmental consultant for an estimated Contractual cost of \$1,250 (petroleum). Outputs include the brownfield inventory document with prioritization ranking and Target Area identifiers.

Task 4 – Site Assessment: The budget includes site assessment costs of \$181,000 (hazardous substances) and \$177,500 (petroleum). All are Contractual environmental consultant costs for preparing these technical assessments, and are based on an average costs of \$3,500 for Phase I ESA and \$32,000 for Phase II ESA. Costs for hazardous substances assessments are based on conducting 6 Phase I ESAs and 5 Phase II ESAs, while costs for petroleum assessments are based on conducting 5 Phase I ESAs and 5 Phase II ESAs. Outputs include up to 11 Phase I ESAs and 10 Phase II ESAs.

**80% of Assessment Grant funds are dedicated to Phase II ESAs.**

Task 5 – Cleanup Planning: Depending upon the nature and complexity of the necessary remediation, Shelbyville intends to prepare a total of 4 Cleanup Plans (2 per grant). Based on an average cost of \$7,750 each, the budget costs are \$15,500 per grant, and are Contractual expenses for an environmental consultant to prepare the plans. The task may include preparation of a US EPA ABCA, evaluation of institutional and/or engineering controls. Sites selected for cleanup planning will offer a high redevelopment potential combined with measurable community, health, environmental, and economic benefits. Outputs include up to 4 completed US EPA ABCA and/or KDEP equivalent documents.

**(ii) Budget Table:**

<b>BUDGET CATEGORIES</b> programmatic costs only	<b>TASK 1</b> Programmatic Costs	<b>TASK 2</b> Community Outreach	<b>TASK 3</b> Site Inventory	<b>TASK 4</b> Site Assessment	<b>TASK 5</b> Cleanup Planning	<b>TOTAL BUDGET</b>
<b><i>Hazardous Substances Assessment Grant Project Tasks</i></b>						
Personnel	<i>In-Kind</i>	<i>In-Kind</i>				
Travel		\$250	\$250			\$500
Supplies	\$900	\$500	\$500			\$1,900
Contractual	\$300	\$800		\$181,000	\$15,500	\$197,600
<b>Total</b>	<b>\$1,200</b>	<b>\$1,550</b>	<b>\$750</b>	<b>\$181,000</b>	<b>\$15,500</b>	<b>\$200,000</b>
<b><i>Petroleum Assessment Grant Project Tasks</i></b>						
Personnel	<i>In-Kind</i>	<i>In-Kind</i>				
Travel	\$3,450	\$250	\$250			\$3,950
Supplies		\$500	\$500			\$1,000
Contractual		\$800	\$1,250	\$177,500	\$15,500	\$195,050
<b>Total</b>	<b>\$3,450</b>	<b>\$1,550</b>	<b>\$2,000</b>	<b>\$177,500</b>	<b>\$15,500</b>	<b>\$200,000</b>
<b>Overall Budget</b>	<b>\$4,650</b>	<b>\$3,100</b>	<b>\$2,750</b>	<b>\$358,500</b>	<b>\$31,000</b>	<b>\$400,000</b>

The City will identify brownfields that are exposing residents and the environment to contaminants; limit exposures associated with these brownfields, and bring these sites back into productive use. In order to evaluate its progress, the City will measure and track/document the listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). ACRES profiles will be updated following completion of Phase I and II ESAs, ABCAs, remediation, and/or redevelopment activities. To track and measure progress the City will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly updated project spreadsheet. Measurable outcomes planned: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding, number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value, and acres of parks and greenspace preserved and created. Measurable outputs planned: number of community meetings held, number of ABCAs completed, number of brownfields identified, number of Phase I and II ESAs completed, number of sites where cleanup planning was conducted. The City will adjust its approach to selecting sites for funds if it appears that the project is not generating the expected outcomes.

**c. Ability to Leverage:** Assessment Grant funds are vital for catalyzing brownfield redevelopment because they fund initial site assessment needed to support project feasibility, design, liability management, and remediation planning. However, this redevelopment support alone is rarely sufficient to ensure a successful redevelopment. Additional human and financial capital in the form of in-kind services, grants, loans, tax abatements and credits, and private investment usually are needed to make a project economically feasible by paying for additional environmental assessments and

remediation, hazardous materials assessment and abatement, demolition, site preparation, and infrastructure upgrade, etc.

The City has the staff and qualifications to effectively manage and support brownfield redevelopment. The Assessment Grant funds will provide the needed stimulus to move Shelbyville's brownfield redevelopment program forward, promoting economic growth opportunities per the Comprehensive Plan, and generate outputs that provide prerequisite levels of environmental assessment for entry into other assessment, cleanup, and site development funding sources. The following existing state and federal resources are available by application and Shelbyville may seek funding from these sources for additional project needs following the expenditure of grant funds:

- Kentucky's Cleaner Commonwealth Fund. Grant and Loan program capitalized by US EPA Revolving Loan Funds (RLF). A project Phase I ESA is a prerequisite for access to funds, which can support further site investigation and/or cleanup – including asbestos surveys, Phase II ESAs, cleanup planning, demolition, removal of contaminated soil and groundwater, construction of engineering controls, and a host of other remediation activities.
- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants- additional Assessment Grants (up to \$600,000 as part of Coalition grants), cleanup (\$200,000 per grantee-owned site), and RLF (up to \$1 million).

The City also intends to pursue US EPA Brownfields Cleanup Grants, Brownfields RLFs, and HUD Brownfields Economic Development Initiative (BEDI) funding as necessary to complete cleanup of sites assessed with this grant. We may also leverage non-brownfields programs, such as Tax Increment Financing (TIF) and Historic Tax Credits.

### **3. COMMUNITY ENGAGEMENT & PARTNERSHIPS**

***a. Plan for Involving Targeted Community & Other Stakeholders and Communicating Project Progress: (i) Community Involvement Plan:*** Shelbyville benefits from an engaged local community who have provided public input and participation on all our guiding initiatives to date, including the Bypass Corridor Plan, 7th Street Corridor Master Plan, and East End District reuse assessment, which all involved discussion and recommendation for brownfield redevelopment. The City will continue its tradition of seeking public participation from all corners of the community, and will leverage the resources of project partners (Section 3.c.) to encourage involvement and provide outreach and education of our brownfield program. The project partners will constitute our program Task Force, who will be integral in achieving our public involvement goals. These groups represent local civic, business, economic development, and healthcare organizations. The intent of the Task Force is to assist in the implementation of the grant, including public outreach, dissemination of program information and updates, and assistance with site prioritization and preliminary redevelopment plans. Our objective is to institute a continuous community outreach program that includes at least six public and stakeholder meetings (held at centrally-located City Hall), and ongoing project milestones and updates announced by way of City and Partner websites, literature provided at City and Partner offices, and through broadcast via local English and Spanish-language radio stations.

The primary post-award community input will be focused on preparation of the grant Work Plan and final budget, and will be posted on the City website. Comments regarding the proposed project and allocation of grant funds will be publicly discussed during a public meeting. The draft Work Plan will be modified as appropriate in response to relevant comments, and all comments and respective responses will be summarized in the final Work Plan.

Following Work Plan approval, the City will seek public input regarding the brownfield inventory. Constituents will be acquainted with project objectives and operational principles. Shelbyville will solicit nominations for the brownfield inventory, review site prioritization criteria, and request information from and about interested developers and/or redevelopment goals. The City will incorporate sites nominated by citizens and community organizations into the brownfield inventory and determine site prioritization criteria. Upon site selection for funding, the public will be notified as described above, and the City will report the inventory and site selection results on the internet sites described above as well as in print for distribution to the Task Force. Additional community groups proximate to target sites will also be engaged so that focused outreach can be conducted through those groups. The City will host a public meeting to discuss the sites, rationale for site selection, assessment process, and outline expectations during and after site assessment.

Upon completion of Phase I ESAs, the City will provide assessment findings, discuss sites proposed for Phase II ESA sampling, and familiarize the community and stakeholders with the process, activities, timing and expectations. Similarly we will host a public meeting upon completion of Phase II ESAs to distribute and discuss sample results and conclusions, and to explain health and environmental impacts of findings. If health threats are identified, the North Central District Health Department (NCDHD) and, where appropriate, the local Jewish Hospital, will be asked to engage in targeted community involvement and education (Section 3.b). These groups will be integral in explaining health concerns and, if assessments identify potential health threats to the community, helping find solutions.

When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including additional public meetings, explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. Specific stakeholders, such as those in close proximity to such sites, may also receive information via mail or phone. At the close of the project the City will announce the results of the assessment and cleanup planning activities conducted under the grant at the final public meeting to ensure that all residents and interested parties are included in the process from start to completion. The City's community outreach program will continue through site use planning, site plan approval, and zoning review as site redevelopment progresses. The City will produce informational sheets corresponding with each Public Meeting to be posted online, and will host subsequent public meetings if additional information regarding the brownfield project is requested by citizens or stakeholders during project implementation.

**(ii) Communicating Progress:** Following notice of an Assessment Grant award, the City will announce the award and availability of the draft Work Plan to the community through a press release to *Sentinel-News and Hoy en las Américas*, Shelbyville's local English and Spanish-language newspapers, and by posting notices on the City and community partners' websites. The City will also place advertisements on local radio stations *Power FM* (WXLN-93.3 FM, with radio and internet broadcast) and *La Caliente* (105.7 FM and 620 AM), the region's Spanish-language radio station, to reach our Hispanic and Latino population segment. Our program budget includes translation of materials and translator services for documents and public meetings, and will make arrangements with the City Health Department to address any other need as identified. Plans also involve establishing a Facebook page and LinkedIn group for the grant, which will allow the community to interact with the City during the entire project. Instructions on how to reach these internet forums will be included in the initial press release. Additionally, we will send written and electronic notices to local business leaders (bankers, real estate brokers, developers) as well as to Shelbyville's three Hispanic grocery stores to post meeting notices and program updates on high-visibility community message boards.

The City will communicate project progress at a series of Public Meetings held at major project milestones, including 1) project kick-off; 2) following Work Plan approval; 3) completion of the site inventory; 4) upon completion of Phase I ESAs; 5) upon completion of Phase II ESAs; and 6) at the close of the project. Additional meetings and presentation of project information with organizations and interest groups will be offered throughout grant implementation.

The grant Work Plan and final budget will be posted on the City website and hard copies will be available at City Hall and the Public Library to ensure access for those without computer/internet technology or experience. Document availability and solicitation of comments will be announced to the public via the City's website, the media outlets discussed above, and notifications to key community groups identified in Section 3.b. Comments regarding the proposed project and allocation of grant funds will be accepted verbally, via electronic communication (including through the Facebook and LinkedIn pages), in writing, and will be publicly discussed during public meetings.

**b. Partnerships with Government Agencies, (i) Local/State/Tribal Authority:** The City has developed partnerships with agencies at various levels of governance, and believes in the benefits of forging new relationships to leverage resources and expertise. The City will utilize local and state environmental/health agencies to ensure that the project is successful.

With NCDHD's established health screening and wellness programs, their offices have earned residents' trust as a reliable resource. The District's in-home service patterns or other firsthand knowledge of neighborhood factors will be used as a consideration during site inventory and prioritization Grant activities. The outputs produced through use of Assessment Grant funds will be used by NCDHD to identify or verify offsite health threats, identify related toxicological issues, perform risk evaluations with assistance from the Agency for Toxic Substances and Disease Registry

(ATSDR), as needed, design and conduct notification/education programs, and coordinate health testing if brownfield-contaminant migration is confirmed. NCDHD will rely on Phase II ESA data to discern and document any detectable patterns (geographic, safety/criminal/behavioral), and evaluate the presence of any disease or symptomatic clusters that would indicate environmental, health, or safety issues associated with brownfields. This level of brownfield-related health evaluation has never been available with City’s resources, and will provide a higher level of support to protect community health.

The City will also work with KDEP throughout grant implementation to ensure appropriate assessment and cleanup activities occur at brownfields sites. Partnering with KDEP staff will be important for acquisition of technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When contamination is confirmed at sites, cleanup criteria established by KDEP will be used to identify and address onsite threats to health and the environmental posed by the constituents detected. If contamination has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the City will notify KDEP, Kentucky Cabinet for Health and Family Services, and NCDHD and bring these resources in to support site and population needs.

**(ii) Other Governmental Partnerships:** The City works closely with Shelby County, Kentucky Department of Agriculture and Shelby County Cooperative Extension offices, the Cabinet for Health and Family Services, and Kentucky’s Historic Preservation office to name a few local and statewide agencies with collective interests in our achievement of this program’s brownfield objectives. These organizations’ existing programs coupled with their unique awareness and access to Federal resources (via HUD, USDA, DOT, etc.) will expand the perspective and reach of our program, and facilitate cross-agency synergy that results in more widespread successes. Some activities with such groups include: posting brownfield-related job opportunities on their websites, hosting group meetings to debrief project objectives and developments to facilitate sharing of agency-specific resources or knowledge that improve program outcomes, and requesting site-specific support in the form of services or assistance pursuing future project or site funding beyond assessment.

**c. Partnerships with Community Organizations: (i) Community Organization Description and Role:** The City of Shelbyville will continue developing partnerships and involving stakeholders (e.g.: potential developers, lenders, and local business leaders), who are critical to the success of brownfield redevelopment in the City. These groups’ input will be valuable as it relates to determining the highest/best redevelopment uses of sites based on market conditions; identification/solicitation of potential developers; and financial options/mechanisms for funding future site preparation activities. Shelbyville will also use this opportunity to leverage specific relationships with community groups who are closely aligned with the Target Area geographies, population, health initiatives, and also the citywide business and workforce interests. These partners comprise our Task Force (Section 2.a.iii). The City has defined two distinct roles for community-based organizations: the first role is participation in the Task Force for identification and prioritization of brownfield sites for assessment, the second role is supporting information sharing and feedback collection – such as notifying constituents about the grant, educating the community about the grant process, and reporting on the progress of assessments in their areas of interest. A description of the contributing organizations that will actively participate in the project is provided below.

<b>COMMUNITY ORGANIZATION PARTICIPANTS &amp;ROLE</b>
<b>Shelby County Industrial &amp; Development Foundation</b> , Mission includes recruiting, retaining, expanding and attracting manufacturing, distribution, and service companies to maintain/improve the quality of life through economic stability. Job creation and workforce development. <b>Role:</b> Site ID/Prioritization & Information Sharing/Outreach
<b>El Centro Latino of Shelbyville</b> , local Hispanic and Latino education services including language development and computer skills training. Provides a forum for City and Consultant to Discuss Project and Provide Updates with Interested Stakeholders <b>Role:</b> Translation as Needed, Information Sharing/ Outreach
<b>North Central District Health Department</b> , agency committed to the health and welfare of the local community, including health monitoring, education, and environmental health. <b>Role:</b> Site ID/Prioritization & Information Sharing/ Outreach
<b>Shelby County Chamber of Commerce</b> , business federation with direct link to local businesses and stakeholders, interested in workforce development. <b>Role:</b> Site ID/Prioritization & Information Sharing/ Outreach

**(ii) Letters of Commitment:** Provided as Attachment D pursuant to application instructions.

#### 4. PROJECT BENEFITS

**a. Health and/or Welfare and Environment Benefits:** *(i) Health and/or Welfare Benefits:* The Assessment Grant will help protect public health and welfare by restoring control of contaminated sites through assessment, cleanup, and strategic redevelopment. Restoring control removes threats and eliminates exposures, critical steps for protecting the general public and sensitive populations. Threats to residents can be mitigated by (1) bringing these sites and associated hazardous materials to the public's attention, (2) completing site assessments that identify the presence and extent of contamination, and (3) directing remediation and redevelopment to re-establish site control through engineering and/or institutional controls. While the City has not yet determined which brownfield sites will be assessed with grant funds, examples presented below describe the benefits we would expect to realize through redevelopment of previously-identified brownfields with suspected contamination.

*(ii) Environmental Benefits:* Assessment and redevelopment of brownfields will improve our residents' health and welfare by identifying and eliminating sources of contamination, thereby limiting inhalation, ingestion, and dermal exposures by the community, namely those with chronic exposures, low health-literacy (*Ramos et. al., Community Medicine & Health Education, 2013 3:7*), and economic disadvantage, living in our Target Areas. Specific benefits associated with certain sites include:

TARGET AREA*	SITE ID	ENVIRONMENTAL, HEALTH & WELFARE BENEFITS
DCD, CBD, WD	<u>Various Former Dry Cleaners</u>	<i>The extent of chlorinated solvent-contaminated groundwater will be determined, and cleanup will begin if needed. Vapor extraction or barriers will be installed as necessary to protect adjoining residents from inhalation exposures. Former dry cleaning buildings, once vapor intrusion is mitigated, can be safely converted for mixed-use commercial/residential uses.</i>
CBD	<u>Former Welding Facility &amp; Factory Complex</u>	<i>Contamination from onsite chemical use and storage will be assessed; any soil contaminated with chlorinated solvents, chromium/metals, and petroleum products will be removed to eliminate direct contact and inhalation exposures and to prevent runoff to stormwater or migration to groundwater. Extent of groundwater contamination will be verified and cleaned up to prevent solvent vapor intrusion in surrounding homes. Due to surrounding dense residential uses, this site will be evaluated for safe re-use as affordable housing or mixed-use residential with commercial component tailored to specific neighborhood needs.</i>
DCD, CBD, WD	<u>Historic Gas Station &amp; Auto Repair Facilities</u>	<i>Petroleum USTs will be removed; any impacted soil or groundwater will be identified and remediated to prevent future inhalation, vapor intrusion, and groundwater plume migration concerns. Sites can be redeveloped with mixed-use projects to support local neighborhood.</i>
DCD, WD	<u>Rail Spurs</u>	<i>Remove onsite USTs and address soils and groundwater contaminated by PAHs and petroleum products; Define extent of PCBs, metals, and solvents in soil or groundwater and cleanup by removing soil to prevent direct contact and airborne inhalation exposures, control surface water runoff, and cleanup groundwater from solvents or petroleum chemicals to address vapor intrusion and inhalation to residents.</i>

**b. Environmental Benefits from Infrastructure Reuse, (i) Policies, Planning and Other Tools:** Results of the Comprehensive Plan, Healthy Kentuckians 2020, and corridor land use strategies (Section X), led Shelbyville to revise and establish new government zoning overlays to support Livability Principles and Sustainability in development. More than one of these documents recommended developing an inventory of vacant or underutilized properties, and some identified key properties, to provide new infill development opportunities and limit sprawl. As Shelbyville is a densely populated and established community, its brownfields offer access to existing infrastructure such as roads, railroads, utilities, water lines, and sanitary lines. Infrastructure reuse eliminates the need to build new systems as is required for greenfield development, and epitomizes sustainable redevelopment. To promote infrastructure reuse within the brownfield program, Shelbyville is using this as a prioritization criterion for site selection and use of Assessment Grant funds.

*(ii) Integrating Equitable Development or Livability Principles:* With an Assessment Grant, the City will be able to incentivize the redevelopment of brownfields and provide substantial health and

welfare, economic, and environmental benefits to its residents. The City will continue to prioritize assessment: 1) in or near residential neighborhoods of the neediest Census Tracts (located in our Target Areas); 2) at sites near the City's natural resources, especially the Clear Creek and east-end wetland and, 3) other targeted economic development areas in sync with the City's Comprehensive Plan and Bypass Plans (meeting livability goals to “promote infill development, redevelopment and reinvestment in Shelbyville urban area and that reserves the rural environment.” Assessment Grant funds will attract businesses by reducing environmental due diligence costs; facilitating access to other brownfields redevelopment financing; and providing needed data for redevelopment planning and safe reuse. Stimulated redevelopment will protect the health and welfare of residents and the environment by reducing and controlling site contamination and off-site migration. Redevelopment of brownfields will help invigorate the City's economy by attracting companies to the area and allowing existing companies to expand, increasing job opportunities, improving property values, and increasing the tax base. Redevelopment of brownfields will allow the City to sustainably reuse existing infrastructure and promote conservation of natural resources. The outcomes of redeveloping these brownfields correspond with the Livability Principles of supporting existing communities, valuing communities and neighborhoods, and increasing economic competitiveness. Redeveloping the City's brownfields will: 1) support the existing communities by discouraging sprawl, which will help to preserve the natural resources and rural character of the City; 2) value communities and neighborhoods by removing contamination and limiting residents' exposures to contaminants, which will improve the health and welfare of the City's communities and neighborhoods; and 3) increase the City's economic competitiveness by creating jobs and increasing the tax base.

***c. Economic and Community Benefits, (i) Economic or Other Benefits:*** Brownfield redevelopment is a key element of Shelbyville's economic recovery. To ensure long-term gains this program's site prioritization criteria include whether the site could provide economic benefit for the community through private investment, job creation, and contributions to the local tax base.

Shelbyville will also leverage Grant outputs in multiple capacities. As one example, the Brownfield Inventory and Technical Reports will be used to 1) ensure consistent alignment with the existing, community-supported Comprehensive Plan, corridor land-use plans, and Healthy Kentuckians 2020; 2) guide future community-wide economic development plans, and identification of additional sources of capital to ensure project completion and future program success; and 3) market sites and attract potential developers. Specifically, once environmental site conditions are determined the City will engage developers and discuss plans for accommodating new development based on assessment results. This approach will help Shelbyville overcome the hurdle of developer-uncertainty related to the brownfield cleanup process and cost. The program design also produces the benefit of preserving the natural environment through redevelopment of sites equipped with existing site improvements and infrastructure, and saves development costs typically incurred at greenfield sites.

The City must be focused on diversifying its employment base in professional, retail, and service sectors to limit the effects of drastic economic swings and disproportionate impacts from a particular market sector. Where feasible, we will create attractive development sites by consolidating multiple adjacent brownfields (e.g., former lumber yard, or potentially adjoining former gas station/auto repair shops, etc.) into larger parcels that provide flexibility and appeal to developers. We are also hopeful that some grant-funded assessments determine that certain perceived “problem-properties” do not require cleanup, yielding sites available for immediate redevelopment as much-needed professional, commercial, and affordable residential units.

Future taxes generated through redevelopment may also be captured through tax increment financing programs and used in a self-sustaining manner to fund additional redevelopment activities (demolition, remediation, abatement, etc.) that will stimulate more projects, in turn, generating more new taxes. Increases to the City's operating budget will directly result in expanded services to residents. The combination of these opportunities is expected to improve living conditions and quality of life to all of Shelbyville's residents. Additional benefits will be realized by those living in our Target Areas (the disadvantaged and high risk neighborhoods) through the elimination of blight and improved environmental quality and safety of the neighborhood. Activities supported by the Assessment Grant will enable Shelbyville to integrate brownfields into business recruitment efforts that achieve Comprehensive Plan goals of stabilizing and diversifying the local economy, increasing income and property tax revenues, encouraging homeownership, and increasing new employment opportunities to expand and diversify the City's workforce.

***(ii) Job Creation Potential:*** The City will work with Task Force members to promote local hiring

and procurement and link members of the community to potential employment opportunities in brownfields assessment, cleanup, or redevelopment related to the proposed projects. Each of these organizations provide various aspects of assistance to job seekers, employers, minorities, and youth with job searches, employee recruitment, education, and skills/job training. Upon grant award, these organizations have committed to assist the City in workforce development. This is well within their capability as they often provide training and talent development, employee selection support, employee recruitment and human resource planning and management.

## **5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE**

**a. Programmatic Capability:** The City of Shelbyville's Historic Preservation office and City Engineer are qualified to undertake the responsibilities associated with this Grant, including completion and submittal of a Cooperative Agreement and Work Plan to the US EPA; enrollment in the Automated Standard Application for Payments system; and submittal of progress reports to the US EPA Project Officer, specifying assessment tasks completed, financial tracking, and proposed grant activities. Historic Preservation will be supported in administrative and contract management by the Law Department, fiscal management by the Auditor's Office, and will carry out all technical reporting with the City Engineer's Office with assistance from the environmental consultant. The Project Director will maintain an interoffice system of project tracking with key communications regarding deliverables and deadlines, to ensure timely execution of the project.

The Project Director is Fred J. Rogers, who offers more than 10 years of experience procuring and administering grants and special projects for University of Kentucky (Center for Historic Architecture and Preservation) and private firms pursuing redevelopment of historic properties. Since 2012 Mr. Rogers has been Shelbyville's Historic Preservation Director, and has participated in various projects that involved Federal (HUD) and State (Certified Local Government Program) funds. Mr. Rogers has been a Project Director for Shelbyville's Historic Preservation funds, and he has been personally responsible for establishing the City's Historic District property inventory (>300 sites), new Design Guidelines, and project communication internally and outwardly with the community and business leaders. Internally, Mr. Rogers will work in close collaboration with the City Engineer/Public Works Director, Ms. Jennifer Herrell, to distribute technical information and/or provide engineering support.

The City recognizes that specific technical expertise and resources are needed to effectively perform the project, and will retain a qualified environmental consultant to assist in managing the activities funded by the Assessment Grants. The City will procure the services of the environmental consultant through a compliant competitive bid process, and will include evaluating the consultant's prior US EPA Grant management experience, familiarity with the grant process and deliverables required by US EPA, and their ability to assist in community outreach and education. Firms will also be evaluated on their experience with the applicable State and Federal regulations and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments; and brownfield redevelopment and financing.

**b. Audit Findings:** Shelbyville has had no adverse audit findings to report in this section.

**c. Past Performance & Accomplishments, (ii) Never Received an EPA Brownfields Grant, but Has Received Other Federal or Non-Federal Assistance, 1. Purpose & Accomplishments:** Shelbyville has never received a brownfield grant, but has successfully implemented other grants through the Historic Preservation Office. Shelbyville was successful in administering three consecutive rounds of Kentucky Heritage Council funds totaling \$24,500 that were used to conduct historic property inventories, create online access to Historic District documents, establish Historic Districts, and inform the City's new Design Guidelines, with the express purpose of developing strategies for economic or re-investment improvements. Other outcomes included leveraging of more than \$17,500 to further these activities, and collaboration with Main Street, Planning/Zoning, and Code Enforcement officials, as well as with State program managers.

**2. Compliance with Grant Requirements:** The City has maintained compliance with all aspects of prior grant administration and reporting, which included regular status updates, accounting of financial disbursements, funds and services leveraged, and outputs generated through the projects. Mr. Rogers will work collectively with the environmental consultant, other City departments, our project partners, and government officials to ensure that the project goals are achieved and properly reported to US EPA pursuant to Cooperative Agreement and program requirements.

**Requested Attachments**

- Attachment A **Threshold Eligibility Documentation**  
Attachment B **Letter from State Government Environmental Authority**  
Attachment C **Applicant Eligibility if Other than City, *Not Applicable***  
Attachment D **Letters of Commitment from Community Organizations**  
Attachment E, F, G, H, I **Various, *Not Applicable Due to Grant Type Requested***
- 

**Attachment A**  
**Threshold Eligibility Documentation**  
**Community-Wide Assessment Grant**

1. Applicant Eligibility:

The City of Shelbyville is a general purpose unit of local government in the Commonwealth of Kentucky.

2. Letter from State Environmental Authority:

A letter of support from the Kentucky Department for Environmental Protection is provided as Attachment B.

3. Community Involvement:

Shelbyville benefits from an engaged local community who have provided public input and participation on all our guiding initiatives to date, including the Bypass Corridor Plan, 7th Street Corridor Master Plan, and East End District reuse assessment, which all involved discussion and recommendation for brownfield redevelopment. The City will continue its tradition of seeking public participation from all corners of the community, and will leverage the resources of project partners (Section 3.c.) to encourage involvement and provide outreach and education of our brownfield program. The project partners will constitute our program Task Force, who will be integral in achieving our public involvement goals. These groups represent local civic, business, economic development, and healthcare organizations.

The intent of the Task Force is to assist in the implementation of the grant, including public outreach, dissemination of program information and updates, and assistance with site prioritization and preliminary redevelopment plans.

Our objective is to institute a continuous community outreach program that includes at least six public and stakeholder meetings (held at centrally-located City Hall), and ongoing project milestones and updates announced by way of City and Partner websites, literature provided at City and Partner offices, and through broadcast via local English and Spanish-language radio stations.

The primary post-award community input will be focused on preparation of the grant Work Plan and final budget, and will be posted on the City website. Comments regarding the proposed project and allocation of grant funds will be publicly discussed during a public meeting. The draft Work Plan will be modified as appropriate in response to relevant comments, and all comments and respective responses will be summarized in the final Work Plan. Following Work Plan approval, the City will seek public input regarding the brownfield inventory. Constituents will be acquainted with project objectives and operational principles. Shelbyville will solicit nominations for the brownfield inventory, review site prioritization criteria, and request information from and about interested developers and/or redevelopment goals. The City will incorporate sites nominated by citizens and community organizations into the brownfield inventory and determine site prioritization criteria.

Upon site selection for funding, the public will be notified as described above, and the City will

report the inventory and site selection results on the internet sites described above as well as in print for distribution to the Task Force. Additional community groups proximate to target sites will also be engaged so that focused outreach can be conducted through those groups. The City will host a public meeting to discuss the sites, rationale for site selection, assessment process, and outline expectations during and after site assessment. Upon completion of Phase I ESAs, the City will provide assessment findings, discuss sites proposed for Phase II ESA sampling, and familiarize the community and stakeholders with the process, activities, timing and expectations. Similarly we will host a public meeting upon completion of Phase II ESAs to distribute and discuss sample results and conclusions, and to explain health and environmental impacts of findings. If health threats are identified, the North Central District Health Department (NCDHD) and, where appropriate, the local Jewish Hospital, will be asked to engage in targeted community involvement and education (Section 3.b). These groups will be integral in explaining health concerns and, if assessments identify potential health threats to the community, helping find solutions.

When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including additional public meetings, explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. Specific stakeholders, such as those in close proximity to such sites, may also receive information via mail or phone. At the close of the project the City will announce the results of the assessment and cleanup planning activities conducted under the grant at the final public meeting to ensure that all residents and interested parties are included in the process from start to completion. The City's community outreach program will continue through site use planning, site plan approval, and zoning review as site redevelopment progresses. The City will produce informational sheets corresponding with each Public Meeting to be posted online, and will host subsequent public meetings if additional information regarding the brownfield project is requested by citizens or stakeholders during project implementation. Following notice of an Assessment Grant award, the City will announce the award and availability of the draft Work Plan to the community through a press release to to *Sentinel-News and Hoy en las Americas*, Shelbyville's local English and Spanish-language newspapers and by posting notices on the City and community partners' websites. The City will also place advertisements on local radio stations Power FM (WXLN-93.3 FM, with radio and internet broadcast) and La Caliente (105.7 FM and 620 AM), the region's Spanish-language radio station, to reach our Hispanic and Latino population segment.

Our program budget includes translation of materials and translator services for documents and public meetings, and will make arrangements with the City Health Department to address any other need as identified. Plans also involve establishing a Facebook page and LinkedIn group for the grant, which will allow the community to interact with the City during the entire project. Instructions on how to reach these internet forums will be included in the initial press release. Additionally, we will send written and electronic notices to local business leaders (bankers, real estate brokers, developers) as well as to Shelbyville's three Hispanic grocery stores to post meeting notices and program updates on high-visibility community message boards.

The City will communicate project progress at a series of Public Meetings held at major project milestones, including 1) project kick-off; 2) following Work Plan approval; 3) completion of the site inventory; 4) upon completion of Phase I ESAs; 5) upon completion of Phase II ESAs; and 6) at the close of the project. Additional meetings and presentation of project information with organizations and interest groups will be offered throughout grant implementation. The grant Work Plan and final budget will be posted on the City website and hard copies will be available at City Hall and the Public Library to ensure access for those without computer/internet technology or experience. Document availability and solicitation of comments will be announced to the public via the City's website, the media outlets discussed above, and notifications to key community groups identified in Section 3.b. Comments regarding the proposed project and allocation of grant funds will be accepted verbally, via electronic communication (including through the Facebook and LinkedIn pages), in writing, and will be publicly discussed during public meetings.

#### 4. Site Eligibility:

The applicant is requesting a community-wide assessment grant; therefore eligibility and ownership eligibility criteria do not apply.

FY 2016 U.S. EPA Brownfield Assessment Grant  
Shelbyville, Kentucky  
Requested Attachments

**Attachment B**  
**Letter from State Government Environmental Authority**  
*Provided on the Following Page*



## ENERGY AND ENVIRONMENT CABINET

Steven L. Beshear  
Governor

Leonard K. Peters  
Secretary

DEPARTMENT FOR ENVIRONMENTAL PROTECTION  
DIVISION OF COMPLIANCE ASSISTANCE

300 FAIR OAKS LANE  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-0323  
FAX (502) 564-4245  
www.dep.ky.gov

November 18, 2015

Thomas L. Hardesty  
Mayor  
City of Shelbyville  
315 Washington St.  
Shelbyville, KY 40065

Re: Letter of Support for Brownfield Grant Application from City of Shelbyville

Dear Mayor Hardesty:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the City of Shelbyville to identify and address brownfield sites in the 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 Shelbyville's application for a Brownfield Assessment Grant for the city and look forward to continuing our work with Shelbyville on this important issue.

Sincerely,

Herbert Petitjean  
Brownfield Coordinator

HCP:hp

ec: Fred Rogers (City of Shelbyville)  
Lizzette R. Barrow (SRW Environmental Services)  
Amanda LeFevre (Brownfield Outreach Coordinator)  
Emily Ohde (Division of Compliance Assistance)  
Sheri Adkins (Division of Waste Management)  
Jim Kirby (Division of Waste Management)  
Duke York (Division of Waste Management, Louisville Regional Office)

FY 2016 U.S. EPA Brownfield Assessment Grant  
Shelbyville, Kentucky  
Requested Attachments

**Attachment C**  
**Applicant Eligibility if Other than City**  
*Not Applicable*

**Attachment D**  
**Letters of Commitment from Community Organizations**

This Section Includes Letters of Support and Involvement from the Following Organizations:

- 1. Shelby County Industrial & Development Foundation**
- 2. El Centro Latino of Shelbyville**
- 3. North Central District Health Department**
- 4. Shelby County Chamber of Commerce**



December 16, 2015

Mayor Tom Hardesty  
City of Shelbyville  
315 Washington Street  
Shelbyville, Kentucky 40065

Dear Mayor Hardesty:

The Shelby County Industrial & Development Foundation (SCIDF) is pleased to support the City of Shelbyville's proposed \$400,000 US EPA Brownfield Assessment Grant. We understand that this grant will support progress toward improved environmental and public health in the City by providing critical initial funding to assess brownfield sites.

The SCIDF is a private non-profit economic development organization that develops county-wide economic development initiatives with a goal to expand, diversify, and retain employment opportunities within Shelbyville and Shelby County. Our mission is to support the existing employment base and workforce development, foster new investment and job creation, and improve the quality of life for residents throughout Shelby County. The work funded through this grant will be of tremendous benefit to our mission, enabling future redevelopment or reuse of development-challenged brownfields in ways consistent with our Comprehensive Plan and Shelbyville's various community development studies.

We understand that our role in this grant project, if funding is awarded, will be to assist the City with outreach and dissemination of information to the community, and providing input on the identification and/or prioritization of sites for funding.

We thank you for pursuing this important project. Please call me at (502) 633-5068 if you would like to further discuss our involvement and support of your program.

Sincerely,

Libby Adams  
Executive Director

December 17, 2015

Mayor Tom Hardesty  
City of Shelbyville  
315 Washington Street  
Shelbyville, Kentucky 40065

Dear Mayor Hardesty:

On behalf of Centro Latino, I am pleased to support the City of Shelbyville's proposed \$400,000 US EPA Brownfield Assessment Grant. This grant will provide needed site assessment activities at underutilized and potentially contaminated brownfield sites to improve our local environmental and public health. The results will be of great value for attracting new development and employment opportunities to our constituents.

Centro Latino is a 501(c)3 non-profit community organization delivering advocacy, educational services, food and clothing assistance, English/Spanish translation, ID cards, and other services to Hispanic and Latino residents in a 5-county service area. We are a Metro United Way Agency, "Drawing all together for a thriving community," and we are happy to be a partner with the City of Shelbyville in this effort.

The work funded through this grant aligns with our mission, and we understand that our role in this grant project, if successfully funded, will be to assist the City with outreach, potential translation and dissemination of information to the community, and providing input on the identification and/or prioritization of sites for funding. We look forward to communicating positive environmental benefits to our clients, and are encouraged by the potential economic and employment impacts this grant can generate.

We thank you for pursuing this important project. Please call me at (502) 647-3349 if you would like to further discuss our involvement and support of your program.

Sincerely,



Sister Pat Reno, OP  
Executive Director

## *North Central District Health Department*

---

1020 Henry Clay St.  
Shelbyville, KY 40065

North Central District Health Department



Phone: 502-633-1243  
Fax: 502-633-7658

***Reneé Blair-Stump***  
Public Health Director

December 1, 2015

Dear Mayor Hardesty:

The North Central District Health Department is expressing support for the City of Shelbyville's application for a Brownfield Assessment Grant through the U.S. EPA. We understand that this grant will be used to identify and assess blighted properties, dilapidated buildings, and properties with the potential to negatively impact the environment and health of the community.

As the local public health department, we have a major commitment and mandated responsibility for improving the environmental health of the local community. Our efforts are focused on health protection, education, and outreach. We support the effort to help identify, assess, and mitigate sites within our community that may cause environmental impacts to the environment and our citizens.

Maximizing and improving the health issues and environmental conditions in an area, is followed by the benefit of increased use, development, and improvement of the overall health of the community.

Sincerely,

A handwritten signature in cursive script that reads 'Reneé Stump'.

North Central District Health Department

*Henry County Health Center*  
75 Park Road  
New Castle, KY 40050

*Shelby County Health Center*  
615 11th Street  
Shelbyville, KY 40065

*Spencer County Health Center*  
88 Spears Drive  
Taylorsville, KY 40071

*Trimble County Health Center*  
138 Miller Lane  
Bedford, KY 40006



316 Main Street ♦ P.O. Box 335 ♦ Shelbyville, KY 40066 ♦ 502.633.1636

December 8, 2015

Mayor Tom Hardesty  
City of Shelbyville  
315 Washington Street  
Shelbyville, KY 40065

Dear Mayor Hardesty:

On behalf of the Shelby County Chamber of Commerce and our over 335 member businesses, we wish to express our support for the City of Shelbyville's application for a Brownfield Assessment Grant through the U.S. Environmental Protection Agency. It is our understanding that the City plans on using the assessment grant to assist in the assessment of blighted or impaired properties within the City in accordance with redevelopment goals that have been identified in our Comprehensive Plan and our various community development studies.

The Chamber supports this grant application because it's mission is to assist businesses become successful and expand within our county by supporting common sense economic development efforts. Shelbyville is a vibrant community which cares about it's downtown. The City is committed to continued efforts in redeveloping unusable, distressed, and blighted properties that negatively affect our City, our economy, and our citizens.

The Shelby County Chamber is pleased to support this project and we look forward to participating in Shelbyville's economic development efforts.

If you have any questions, please feel free to contact me by telephone at 633-1636 or via email at [Shelley@ShelbyCountyKyChamber.com](mailto:Shelley@ShelbyCountyKyChamber.com).

Cordially,

Shelley Goodwin  
President

FY 2016 U.S. EPA Brownfield Assessment Grant  
Shelbyville, Kentucky  
Requested Attachments

**Attachment E, F, G, H, I**  
**Various Attachments Not Applicable to This Project Type**  
*Not Applicable*

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Shelbyville, Kentucky

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

61-6001910

\* c. Organizational DUNS:

0778760680000

**d. Address:**

\* Street1:

315 Washington Street

Street2:

\* City:

Shelbyville

County/Parish:

\* State:

KY: Kentucky

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

40065-1047

**e. Organizational Unit:**

Department Name:

Historic District Office

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Fred

Middle Name:

J

\* Last Name:

Rogers

Suffix:

Title:

Historic District Coordinator

Organizational Affiliation:

Department Head

\* Telephone Number:

502-844-2277

Fax Number:

502-647-0051

\* Email:

fred@shelbyvillekentucky.com

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Request for Brownfield Assessment Grant for City of Shelbyville, Kentucky

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

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

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

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

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

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

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed: