IV.D. Narrative Information Sheet

1. Applicant Identification:
   City of Elizabethtown
   200 West Dixie Ave.
   Elizabethtown KY 42701
   (270) 765-6121

2. Funding Requested:
   a. Assessment Grant Type: Community-wide Assessment Grant
   b. Federal Funds Requested:
      i. $400,300
      ii. Indicate if you are requesting a waiver of the $200,000 limit (Site-specific Assessment Grant applicants only). N/A

3. Location:
   a. City of Elizabethtown
   b. Hardin County
   c. Kentucky

4. Target Area and Priority Site/Property Information
   a. Target Area: East Dixie Avenue Corridor (EDC)
   b. EDC Contained within portions of Census Tract Nos. 1402 and 1500
   c. Priority Sites Addresses:
      i. 141 E Dixie Ave, Elizabethtown KY 42701
      ii. 642 E Dixie Ave, Elizabethtown KY 42701
      iii. 656 E Dixie Ave, Elizabethtown KY 42701
      iv. 409 E Dixie Ave, Elizabethtown KY 42701
      v. 619 E Dixie Ave, Elizabethtown KY 42701

5. Contacts:
   a. Project Director:
      James P. Shaw, Director Planning & Development
      City of Elizabethtown
      200 West Dixie Ave.
      Elizabethtown KY 42701
      (270) 982-5220
      james.shaw@elizabethtownky.gov
b. Chief Executive/Highest Ranking Elected Official
   The Honorable Jeff Gregory, Mayor
   200 West Dixie Ave.
   Elizabethtown KY 42701
   (270) 765-6121
   jeff.gregory@elizabethtownky.gov


7. Other Factors Checklist
   The Other Factors listed below apply to the proposed project.

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page#</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>N / A</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
<td>N / A</td>
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<tr>
<td>United States territory.</td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>N / A</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of</td>
<td>N / A</td>
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<tr>
<td>the priority site(s) is contiguous or partially contiguous to the body of</td>
<td></td>
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<tr>
<td>water, or would be contiguous or partially contiguous with a body of water</td>
<td></td>
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<tr>
<td>but for a street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>N / A</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind,</td>
<td>3</td>
</tr>
<tr>
<td>solar, or geothermal energy.</td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/</td>
<td>N / A</td>
</tr>
<tr>
<td>area-wide planning activities, as described in Section I.A., for priority</td>
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<tr>
<td>site(s) within the target area.</td>
<td></td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired power</td>
<td>N / A</td>
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<tr>
<td>plant has recently closed (2011 or later) or is closing.</td>
<td></td>
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</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority.

   a. Letter from the Kentucky Department for Environmental Protection, Division of
      Compliance Assistance is attached.

   The City of Elizabethtown is not making any claims for confidential, privileged, or
   sensitive information, in this application/document.
October 20, 2021

Mayor Jeff Gregory  
City of Elizabethtown  
200 West Dixie Ave.  
Elizabethtown, KY 42701

Re: Kentucky Letter of Support for Brownfield Grant Application

Dear Mayor Gregory:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the City of Elizabethtown to 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 address brownfields redevelopment. We support the City of Elizabethtown’s application for a Brownfield Community-Wide Assessment Grant and look forward to continuing our work with the city on this important issue.

Sincerely,

Eric Eisiminger  
KY Brownfield Coordinator

EE:ee

ec: Christoph Uhlenbruch, Division of Waste Management, Superfund Branch  
Duke York, Division of Waste Management, Louisville Regional Office  
James P. Shaw, Planning Director, City of Elizabethtown, KY
1. Project Area Description & Plans for Revitalization, a. Target Area & Brownfields, i. Background & Description of Target Area: Elizabethtown, KY is located in northcentral KY 45 miles south of Louisville and 20 miles south-southeast of Ft. Knox. With a population of 31,394 (2020 Decennial Census), the City is the seat of Hardin County and is the largest city in the Elizabethtown–Fort Knox, KY Metropolitan Statistical Area (MSA). Elizabethtown was founded in 1797 and developed around its Public Square. Brisk growth (nearly doubling in population by 1810) propelled the City into prominence within the surrounding area. As needs for regional transportation grew, Located in central KY, Elizabethtown has been a natural cross-roads and hub for travelers and goods moving throughout the region. Current notable roadways connecting the City to local, regional, and interstate destinations include I-65, US 31W, US 62, Martha Layne Collins Bluegrass Parkway and Wendell H. Ford Western Kentucky Parkway. Numerous railroads crisscross the community. These transportation assets along with establishment of T.J. Patterson Industrial Park in the 1970s have played a significant role in attracting world class industries like Gates Corporation, Altec Industries Inc, Flint Group, Dow Chemical Co, Flex Films USA Inc, to name a few.

Elizabethtown’s once steady and growing economy has experienced a marked decline in recent years. Annual population growth, peaking in 2010 at 16.3% per yr. has slowed to 0.44% per yr. in 2019 (US Census). Since 2019, we have lost over 450 jobs from employers including Flint Group, Bluegrass Cellular, Holiday Inn Express, Communicare Services, and MTD Products (KY Economic Development Cabinet). Within the target area (below), the Herb Jones Chevrolet Automobile Dealership (Table 1) closed, resulting in the loss of 60 jobs. Between April 2020 and August 2021 the labor force in Elizabethtown decreased by 8% from 69,100 to 63,953 (KY Center for Statistics). The City’s FY20/21 budget of $60.5MM reflects a $10MM reduction from the prior year. Elizabethtown’s Median Household Income (MHI) of $46,475 is 17% and 35% below that of Hardin County and the US, respectively (US Census, American Community Survey 2015-2019 (ACS)). These conditions dampen prospects for growing our depressed community and result in a legacy of abandoned and underutilized brownfields sites.

Although brownfields are present throughout our community, these troubling trends are most pronounced in the E Dixie Ave Corridor (EDC), our target area. Although historically one of the most accessible areas of the City, construction of I-65 in the mid-1970s isolated much of the EDC. Having experienced their heyday in the 1950s and 1960s, many of the EDCs commercial and industrial buildings are now unoccupied, and others are underutilized, leaving many dilapidated properties behind. The EDC has the greatest potential for brownfield reuse and redevelopment as identified within the City’s Revitalization Plans (see 1.b.i).

The EDC (portions of Census Tracts 1402 and 1500) is a 3-mile stretch along US 31 beginning at the Public Square and extending southeast/south to the City’s southern boundary. The EDC is a focal point of our redevelopment efforts due to its location along a main north-south thoroughfare. The EDC is a combination of low-income residential and vacant, derelict, or underutilized commercial and industrial properties in the heart of the City. There is a substantial lack of fresh food sources and health care service providers in the EDC. Consequently the EDC’s status as an important commercial hub of the community has dramatically faded. Residents living among brownfields in the EDC experience high unemployment, poverty, low MHI, and have a higher percentage of minorities and other disadvantaged populations (see 2.a.i). Redeveloping the EDC will revitalize this portion of our community and reduce area crime, making it more attractive to new businesses, developers, visitors, and residents.

1.a.ii. Description of the Priority Brownfield Site(s): The City currently has an inventory of over 20 brownfield sites, the majority of which are in the EDC, with the highest priority sites offering the greatest opportunity for successful reuse due to their location and interest from developers. Although we have worked hard to address brownfields, dozens remain, including former commercial space, auto dealerships, closed gas stations, motels, etc. These sites force already financially stressed residents to suffer through the blight that remains. The historical uses of our priority sites, environmental issues, and potential health effects on those exposed to these uncontrolled sites are summarized in Table 1 below.
These are our highest priority sites because they meet immediate needs in our community, align with our Redevelopment Plans, and because of the interest in these sites, redevelopment is imminent if awarded EPA funding. Increasing well-paying job opportunities in the EDC will be achieved by redeveloping the Roadside Inn into a green industrial facility, complementing the nearby South Park Industrial development. Adding a grocery on the Cardinal Inn site will provide access to healthy food. Improving access to quality healthcare will be accomplished by siting a health care clinic in the redeveloped retail strip at the JBS site. Once redeveloped, the priority sites will serve as examples of success, triggering more investment, aligning with our reuse goals. EPA’s grant funding for the initial, high-at-risk due diligence investment at these sites improves the likelihood of successful redevelopment.

1.b. Revitalization of the Target Area, i. Reuse Strategy & Alignment with Revitalization Plans: Our Envision Elizabethtown 2040 Comprehensive Plan (2020) and Recommended Land Use Plan (2020) (collectively, Revitalization Plans), prioritize the health and well-being of residents by improving access to healthcare; enhancing transportation safety and connectivity; high density residential development; increased affordable housing choices; expanding mixed-use developments in downtown; adding City parks and trails; and increasing the livability and economic vitality of our community. Our Revitalization Plans focus on the EDC and our goals include stimulating commercial/residential growth with mixed use redevelopment and green space connected to trails, using brownfields to address redevelopment needs, attracting medical service facilities, offering retail, restaurant, and service businesses, and redeveloping light industrial properties.

We are requesting $400,300 in grant funding, essential to complete assessments of target area brownfields, providing the initial investment stake for assessment of brownfield properties. Funding will also be committed to developing and prioritizing an inventory and conducting cleanup planning activities. These funds will help us reach reuse goals outlined in our Revitalization Plans, tackling environmental challenges associated with our priority sites to trigger further environmental and reuse funding from other sources (1.c.i). For example, urban mixed use commercial/residential development and green space is planned for the former Automotive Dealership. Once redeveloped, it will provide housing and retail/restaurant space will be created. Adding a park to this site, connecting the adjacent Haycraft Trailhead and Public Square to suburban trails will bring local users and tourists to the city center. Such reuse will promote economic sustainability and growth, improve transportation and pedestrian safety, and add park space. Reuse of the former Cardinal Inn as mixed use development, including a grocery, will address the lack of affordable, healthy foods in the EDC. Repurposing the former JBS site into a health care clinic and related retail (e.g., pharmacy, medical supply, etc.) will meet area health care needs. Reuse of the No More Liquors site for commercial development will bring retail/dining/service establishments to the upper EDC. The planned redevelopment for each target site directly addresses a need outlined in our Revitalization Plans.

Having been nicknamed Kentucky’s First Urban Trail Town, Elizabethtown has developed an extensive network of over 20 interconnected trails totaling 30 miles throughout the city limits. Our Revitalization Plans identify infrastructure and traffic pattern changes to provide additional and safer pathways for bikes and pedestrians throughout downtown as well as connections to existing and planned

<table>
<thead>
<tr>
<th>Table 1</th>
<th>Priority Sites, Size &amp; Proximity to Target Area Residents</th>
<th>Historic/Current Use Condition/Planned Reuse (1.b.i)</th>
<th>Suspected Contaminants*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automotive Dealership-141 E Dixie Ave (5.75 ac), Adjoins Low Income/Minority Residential</td>
<td>Fmr Auto Dealer &amp; Shop / Vacant Buildings / Urban Mixed-Use &amp; Green Space/Park</td>
<td>Petroleum, VOCs, PAHs, Metals, Solvents, Asbestos, LBP</td>
<td></td>
</tr>
<tr>
<td>Cardinal Inn-642 E Dixie Ave (4.99 ac), Near Low Income/Minority Residential</td>
<td>Fmr Motel / Vacant Lot / Mixed Use &amp; Grocery</td>
<td>VOCs, PAHs, Metals, Asbestos, LBP</td>
<td></td>
</tr>
<tr>
<td>Roadside Inn-655 E Dixie Ave (7.41 ac), Near Low Income/Minority Residential</td>
<td>Fmr Motel / Vacant Lot / Green Industrial</td>
<td>VOCs, PAHs, Metals, Asbestos, LBP</td>
<td></td>
</tr>
<tr>
<td>JBS Compressed Air, Barber, Antiques &amp; Others-409 E Dixie Ave, (4.14 ac), Near Low Income/Minority Residential</td>
<td>Dilapidated Retail Strip / Vacant Buildings / Commercial, Health Care &amp; Green Space</td>
<td>Petroleum, VOCs, PAHs, Metals, Solvents, PCBs, Asbestos, LBP</td>
<td></td>
</tr>
<tr>
<td>No More Liquors-614 E Dixie Ave, (2.87 ac), Near Low Income/Minority Residential</td>
<td>Fmr Liquor Store &amp; Office Complex / Vacant Building / Commercial</td>
<td>Asbestos, LBP, Metals, Petroleum</td>
<td></td>
</tr>
</tbody>
</table>

*The Agency for Toxic Substances and Disease Registry (ATSDR), identifies these contaminants as threats to human health. Health threats include skin damage, liver, kidneys, heart, spleen, nervous, respiratory, hormonal, blood, and immune systems, and may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).
trails. Haycraft Mill Park and the Haycraft & Wintersmith Trails provide close direct access to downtown. This and other recent projects, combined with brownfields reuse/redevelopment enabled by EPA’s grant will propel redevelopment to include more accessibility for the EDC and the entire community through interconnected green space, multi-use trails, parks, and public venues.

**1.b.ii Outcomes & Benefits of Reuse Strategy:** Brownfield assessments will be linked to successful reuse outcomes, creating affordable housing, bringing new commercial retail/restaurant to the EDC, addressing environmental justice issues (lack of access to health care and food desert conditions), and create a more connected, safe, and walkable community. To support environmental justice goals, revitalization will focus on the EDC where the largest number of low-income and other sensitive populations reside. Reuse of brownfields will generate higher tax revenue, and through increased investment, jobs will be created, new residential units will be constructed, and property values will be enhanced. **Reuse of all the priority sites listed in Table 1 has potential to create over 125 jobs and generate an estimated $100K in annual income tax revenue and an additional $300K in annual incremental real estate tax revenue.**

Using these sites as examples, this success story can be duplicated on other sites in the community. Redevelopment of the Automotive Dealership will remove real and perceived environmental contamination (Table 1) and eliminate an environmental threat to the nearby residents. Up to 125 temporary jobs and 25 permanent jobs to operate the planned commercial redevelopment will be created, stimulating other area investment from the private sector. Adding a park to a portion of the site will enhance the adjacent Haycraft Trailhead and Public Square, bringing local users and tourists to the downtown commercial district.

Brownfield redevelopment improves the health of residents by quantifying contaminant risks and removing blight and hazards. Adding a Health Clinic will directly improve the health of EDC residents. Transportation safety and connectivity will be enhanced via the expanded trail system and establishment of pedestrian and bicycle friendly roadways/sidewalks. Needed housing will be added, including mixed use commercial/residential. The planned expansion of City parks and trails will supply more options for safe recreation and exercise. All of these results from brownfields reuse/redevelopment contribute to economic improvement and quality of life in the target area, provided the environmental assessments are completed to allow the projects can move forward.

During all phases of the revitalization process, we will promote and encourage the reuse of existing buildings and infrastructure, including implementing building codes that require or promote energy efficiency measures such as solar street lighting, energy efficient lighting, low-flow showers/toilets, geothermal heating/cooling, etc. We will assist developers to secure state tax rebates/credits and/or net metering credits, providing additional incentive for developers to utilize renewable energy. Residents and commercial property owners will benefit from increased property value, improved energy efficiency, and lower maintenance costs associated with new construction. New, energy efficient construction on priority sites, including the use of solar and LEED certification, will reduce energy usage and operating cost where new construction is planned (Automotive Dealership, Cardinal Inn, Roadside Inn, and JBS property). This will create jobs, improve property values, and increase wages for our residents. Addressing priority sites in the EDC as described above will create affordable and sustainable housing, workforce development (new jobs), and remediate/reduce legacy pollution in areas with high concentrations of minorities and low-income residents.

**EPA’s investment in EDC brownfields will help meet Justice40 goals by creating energy efficient, sustainable development, conserving and preserving greenfields, improving health by reducing exposure to contaminants, and turning idled brownfields into new hubs for the growth of our economy. These accomplishments will deliver justice to disadvantaged (due to minority population, low income, high unemployment/underemployment, distressed neighborhoods, disproportionate exposure to environmental impacts from brownfields, etc.) residents.**

**1.c. Strategy for Leveraging Resources, i. Resources Needed for Site Reuse:** We have a strong history of leveraging project investments throughout the community by securing/utilizing funding from other public and private sources. We will seek and utilize brownfields grant funds, incentive sources below, and our existing network of community partners (e.g., Elizabethtown Hardin Co Industrial Foundation, construction contractors, financial institutions, industrial, commercial, philanthropic contributors, etc.). We will pursue many different funding sources from the state and federal levels, as well as the private sector to use as leveraging as outlined below.
• **KY Revolving Loan Fund** (Brownfield Redevelopment Program - Cleaner Commonwealth Fund) - Low-interest/partially forgivable loans for brownfield investigation and cleanup through the EPA-funded RLF (Est. $250k) – Cleanup Funding of characterized sites.

• **KDWM Superfund Branch Tax Incentive Program** - tax incentives and credits for completion of cleanup at brownfields site. Offers 95% reduction in state property/ad valorem tax and up to $150k in income tax credits for cleanup costs - may carry forward up to ten successive years with no further remediation letter (KRS 141.418, 132.010, 020, & 200). Developers & Future Owners.

• **U.S. Department of Transportation, Rebuilding American Infrastructure with Sustainability and Equity, or RAISE Discretionary Grant program.** Selected brownfields sites within common area of RAISE Grant and Brownfields target area may be eligible for portions of this grant if awarded to the City (Est. 5 – 10 MM).

• **EPA - Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF)** environmental investigation/remediation ($300K-$1MM)

• **Federal Highway Administration** - Infrastructure improvements (e.g., streets & pedestrian/bicycle pathways) and enhancements to access and use of amenities for brownfields areas (Est. $5M+). Would fund improvements associated with and providing access to brownfields.

• **Lincoln Trail Area Development District** - Community Development Block Grants; Local Government Economic Assistance Fund; Energy Efficiency and Conservation Block Grants; Area Development Funds; State Revolving Fund; Hazard Mitigation Grant Program for blight reduction, hazard mitigation, energy efficiency, etc. (Est. $500k)

• **Petroleum Storage Tank Environmental Assurance Fund** - State fund for USTs providing reimbursement for corrective action due to UST system release(s). For use at brownfields sites where USTs are located or discovered (up to $1MM for remediation at qualifying site)

• **Small Operators Tank Removal Account** – State reimbursement fund for removal of orphan regulated UST Systems (case-by-case – typically $50k+)

• **Private Funding** - to remEDIATE sites ineligible for state/federal funding. Such sites may need encouragement and redevelopment support from the City to conduct necessary clean-up prior to redevelopment. Private investment will also be sought to complete redevelopment after environmental conditions are addressed (unlimited).

A detailed funding plan will be developed for brownfield sites/areas as assessment projects progress. Each site will have a unique funding plan to address individual status and eligibility.

1.c.ii. Use of Existing Infrastructure: The land use goals of our Revitalization Plans emphasize use of existing parcels via rehabilitation and infill development within traditional core neighborhoods in the EDC before unused land is developed in the City. Modern utility infrastructure is present in the EDC (3-phase electricity, natural gas, city water and sewer, telephone, and fiber optic service), providing connectivity for new development. Existing utility infrastructure is sufficiently robust to handle added capacity required by any planned reuse and will utilize existing services and other infrastructure (roads, curb cuts, on/off-street parking, & nearby utilities) to attract new investment in area brownfields, thus reducing reuse costs. Revitalized uses range from residential to industrial and existing infrastructure will allow for easy access for commercial/industrial development, enabling residents the opportunity to work and live in the same area, promoting a walkable community. Traditional transportation infrastructure will be complemented by pedestrian and bicycle connectivity and universal accessibility. Additional multi-use, interconnected trails are planned for the EDC and within Elizabethtown. Additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from the US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant program, the recently enacted Infrastructure and Jobs Act, and local funds (when available).

2. **Community Need and Community Engagement, a. Community Need, i. The Community’s Need for Funding:** Elizabethtown needs EPA’s financial assistance because we simply do not have funds to accomplish this work in our general budget (60.5MM) to address brownfields anywhere in our community, let alone more urgent needs in the EDC. Indicators of need in the target area are evident in numerous key economic and demographic indices. The EDC has numerous key economic and demographic indicators of need, for example, poverty is twice that of the US and 1 ½ times that of Kentucky, and MHI is nearly half that of the US. Many EDC businesses have been forced to close as revenues plummet. Gains made during recent economic recovery from 2010 to 2017 have been
wiped out by the COVID-19 pandemic. Lowered income combined with an increasing number of vacant brownfield properties has led to an overall increase in crime within the EDC. According to the Kentucky State, crime in the EDC is ten times higher than the average crime rate for the city. Drug related offenses, property damage, robbery, assault, rape, and theft top the list of frequent crimes in the EDC, all of which are attracted by the blight and disrepair of brownfield sites. Our priority brownfield sites add to the financial burden of EDC residents by suppressing residential property values and increasing municipal expenditures (first responder calls) due to criminal activity. Over 450 jobs have been lost in the last 3 years due to business closings or cutbacks from several large area employers (Flint Group, Bluegrass Cellular, Holiday Inn Express, Communicare Services, MTD Products, etc. (KEDC)). Many remaining businesses have reduced their operations resulting in vacant or underutilized properties. The drain of jobs and talent adds to economic challenges facing Elizabethtown. The diminishing local income tax and property tax revenues due to the losses listed above further limit local government resources.

The reuse goals for most of our priority brownfield sites (1.a.ii) are to create a blend of mixed-use commercial development with quality, affordable housing, additional park/trail greenspace, and compatible industrial/commercial redevelopment to rejuvenate our workforce. With a current budget barely sufficient to provide essential services and much-needed infrastructure maintenance, we lack the discretionary funds necessary to complete the proactive assessment and planning activities that this grant will provide. These include clarifying environmental issues on brownfield sites, encouraging developers to seek out and invest in these sites, eliminating risks to the health and wellbeing of our residents and environment. New jobs created by brownfield redevelopment will maximize return-on-investment, reducing the high unemployment and low income experienced by EDC residents. This EPA grant will allow Elizabethtown to fulfill our revitalization needs for the EDC including creating more affordable housing, establishing new industry, improving economic competitiveness, and creating unique, healthy, safe, and walkable neighborhoods with increased access to downtown and surrounding neighborhoods. **2.a.ii. Threats to Sensitive Populations, (1) Health or Welfare of Sensitive Populations:** Because many EDC brownfields are near sensitive populations (low-income residents, impoverished individuals (including children and elderly (41% in EDC vs 38% US)) and minorities (21% in EDC versus 13% for KY), they are suffering adverse impacts to their health from uncontrolled brownfields sites. Elizabethtown’s average unemployment rate from January 2020 through August 2021 of 7.2% is higher than the KY rate of 5.9% for the same period (U.S. Bureau of Labor Statistics). The EDC’s MHI of $35,823 is 43% less than the US ($62,843) and 29% less than KY ($50,589). The EDC poverty rate is 23.8% compared to 13.4% in the US and 17.3% in KY (all stats from ACS unless otherwise noted). Because of the concentration of brownfields in the area, many of our less fortunate residents are routinely exposed to soil, water, and air contamination with little ability to improve their condition or even move away due to their financial situation. Potential contaminant pathways from brownfields (e.g. vapor intrusion due to shallow groundwater, groundwater used for drinking, irrigation, etc., and surface soil exposure) are a threat to residential neighborhoods. Historic development did not consider environmental impacts on nearby neighborhoods, and now, contaminants suspected in our brownfields (Table 1) are potentially causing unknown harm, raising significant environmental justice issues. **For example, the former Auto Dealer/Maintenance Shop, former Roadside Inn, and former No More Liquors sites are potentially impacted by petroleum, metals, VOCs, PAHs, PCBs, and other contaminants that are known to cause kidney and lung diseases, various cancers, stroke, and heart disease, all of which are experienced by Elizabethtown residents at a higher rate than the state and nation (2.a.iii(2)).** The proximity of such a large number of brownfields to low-income neighborhoods drives down housing values, suppresses commercial investment, and limits residents’ access to adequate employment, resulting in a disadvantage to EDC residents with no relief in sight, if nothing changes.

An infusion of funding from this EPA grant will provide needed capital for the assessment of these blighted properties, clearing the way for remediation, redevelopment, and revitalization of the EDC to include much needed low- and moderate-income housing, increased green space, and connectivity through our growing trail system. The resulting resurgence of commerce will support new and revitalized local retail businesses and green manufacturing, which in turn will boost local employment with quality, diversified jobs. Redeveloping our brownfields will increase tax revenues which will directly benefit our underserved and sensitive populations, including removal of blight, lower crime, safer neighborhoods, and access to better public services. This grant will help our community to understand the environmental
conditions at our brownfields and reduce the risk of exposure, eliminate sources of contamination, improve the health of our community, and incorporate livability and equitable development principles. **2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions:** Contaminants from target area brownfields are affecting our residents’ health. Many priority sites are believed to be impacted by PCBs, VOCs, PAHs, petroleum, metals, ACM, LBP, etc. Studies on the health effects from exposure to contaminants present at brownfields sites is linked to higher incidences of kidney and lung diseases, cancers, stroke, and heart disease. Health data is unavailable at the local level, but the data provided is believed to be representative of Elizabethtown and EDC. As Table 2 below shows, Hardin County has significantly higher rates of disease, potentially linked to impacts from nearby brownfields.

<table>
<thead>
<tr>
<th>Disease/Health Condition</th>
<th>Hardin County Rate</th>
<th>US Rate</th>
<th>Difference (% higher)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kidney</td>
<td>20.32</td>
<td>12.71</td>
<td>60%</td>
</tr>
<tr>
<td>Lung Disease</td>
<td>56.99</td>
<td>38.18</td>
<td>49%</td>
</tr>
<tr>
<td>Cancer</td>
<td>202.59</td>
<td>146.15</td>
<td>39%</td>
</tr>
<tr>
<td>Stroke</td>
<td>48.40</td>
<td>36.96</td>
<td>31%</td>
</tr>
<tr>
<td>Heart Disease</td>
<td>194.72</td>
<td>161.52</td>
<td>21%</td>
</tr>
</tbody>
</table>

| 1 2020 CDC | 2 Incidence per 100K Residents |

Hardin Co has 144 contaminated property sites and ten leaking underground storage tank (LUST) sites listed in the KY Dept for Environmental Protection’s (KDEP) database. Many of these sites, representing historical and potential environmental releases, are located in our target areas, including many operating commercial and industrial facilities. EPA’s ECHO web-site lists nine sites with environmental records along the EDC and three nearby Title V Air Permit facilities are located within four miles of the EDC. These sources, combined with highway traffic congestion, and additional surrounding industry add to the environmental burden on the EDC. Because of toxic chemical use and the inevitable impact on the environment near resident’s homes, these operation potentially have negatively affected the health of EDC residents. **Removal of the sources of environmental contaminants present at brownfields in our community will reduce exposure of our disadvantaged populations to these materials. This in turn will help to reduce the disproportionate incidences of disease and other poor health outcomes that disadvantaged populations are currently experiencing.**

**2.a.ii(3) Promoting Environmental Justice:** The public health impact from EDC brownfields and industrial operations, and their proximity to impoverished, minority residents, elderly, and children has disproportionately exposed them to environmental pollutants, resulting in an inability to improve or in some cases, maintain their health and wellbeing. EJScreen reports KY percentiles for EDC Traffic Proximity and Volume (92nd), Diesel PM (88th), Air Toxics Cancer Risk (87th), and Respiratory Hazard (87th), exceeding Hardin County values by 50%. 57% of EDC residents live in or near housing with lead-based paint. Our brownfield assessment, cleanup, and reuse strategy will improve the welfare of our residents by eliminating the health risk they pose. The EPA grant will play an important role in this, reducing threats by funding environmental investigation work needed to trigger stalled cleanup and end disinvestment in the EDC. **Health indicators such as increased cancer, kidney and lung disease, and heart disease (2.a.ii(2)) will no longer be influenced by environmental impacts caused by target area brownfields. This will be accomplished in areas where the disadvantaged, such as low income, children, and elderly populations are concentrated, supporting environmental justice goals.** The negative economic impacts resulting from these brownfields will also be eliminated. New jobs in the target area will create gainful employment for residents, reducing the unemployment and poverty rate and increasing household income. Funding from an EPA grant will stimulate investment in brownfields by funding environmental due diligence, a common stumbling block for land recycling in our community, improving the economic status and health of residents near brownfields.

Brownfield assessment, cleanup, and reuse strategies will improve the welfare of our sensitive populations by eliminating the health risks they pose, and this grant will play a crucial role, reducing threats by funding the environmental investigation needed to trigger stalled cleanup and redevelopment on priority sites. New jobs in the target area will create gainful employment for residents who currently lack such opportunities, reducing poverty and improving the state of our housing by adding residential development. For example, development on the Automotive Dealership and Cardinal Inn sites will add up to 250 housing units. Further, repurposing the JBS property into a Health Clinic will improve EDC
residents’ access to health care. Increased employment, higher wages, and new development on brownfields will create a sense of pride and ownership of the neighborhood, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in the community.

2.b. Community Engagement, i. Project Involvement & ii. Project Roles:
Several community-based organizations have pledged support for the City’s brownfields program described in Table 3. These community groups are best suited to engage the community at a grass roots level and have regional influence and local ties, maximizing the benefits they bring to the project.

**Task 3 – Project Partners**

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Description and Project Roles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elizabethtown/Hardin Co.</td>
<td>Rick Games, 270.737.0300</td>
<td>Business advocacy partner who will help future industrial development, prioritize inventory, &amp; aid in reuse planning</td>
</tr>
<tr>
<td>Industrial Foundation</td>
<td><a href="mailto:games@eifky.org">games@eifky.org</a></td>
<td></td>
</tr>
<tr>
<td>Hardin County Chamber of</td>
<td>Margie Poorman, 270.765.4334</td>
<td>Business advocacy partner who will help attract investors/new business, participate in outreach, &amp; inventory/prioritization</td>
</tr>
<tr>
<td>Commerce</td>
<td><a href="mailto:margie@hardinchamber.com">margie@hardinchamber.com</a></td>
<td></td>
</tr>
<tr>
<td>Elizabethtown Police Department</td>
<td>Jeremy Thompson, 270.765.4125</td>
<td>Local law enforcement partner who will address crime issues at prospective sites &amp; aid in translating outreach materials/ communications into other languages</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:jeremy.thompson@elizabethtownky.gov">jeremy.thompson@elizabethtownky.gov</a></td>
<td></td>
</tr>
<tr>
<td>Historic Downtown Elizabethtown</td>
<td>Stacey Reynolds, 270-982-2209</td>
<td>Grass roots business advocacy partner who will aid in outreach, match developers to properties, provide input on inventory/site prioritization, &amp; attend community engagement events</td>
</tr>
<tr>
<td></td>
<td><a href="http://www.downtowneliz.org">www.downtowneliz.org</a></td>
<td></td>
</tr>
<tr>
<td>Heart of Kentucky Association of</td>
<td>Margie L Harper, 270.765.4846</td>
<td>Real estate group who will provide expertise in property reuse and marketing, participate in outreach events, and provide input on inventory and site prioritization</td>
</tr>
<tr>
<td>Realtors</td>
<td><a href="mailto:heartofky@hkcar.com">heartofky@hkcar.com</a></td>
<td></td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input: The City initiated its public outreach by announcing its intent to apply for this brownfields assessment grant at its November 15, 2021 Council Meeting. Elizabethtown’s culture of community involvement will be maintained throughout the grant. Due to COVID-19, we may be unable to safely conduct live community engagement events. Instead, we will follow existing recommendations/guidance including EPA’s Office of Land and Emergency Management Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). The City will prepare a presentation explaining the grant program, our application, and our anticipated outputs/outcomes to be presented at our next Economic Development Commission meeting and made available to the public on our website or YouTube and in print. **6-9 community engagement events will be held throughout the 3-year grant period to maintain stakeholder engagement** and continue gathering input on site selection, prioritization, assessment needs, cleanup decisions, and reuse planning. Elizabethtown has several outreach platforms, including live streaming and video archives of government meetings, and social-media, among others. We record and document all public comment/input through our Public Information Office. Public meetings are advertised through municipal and partner websites, local papers, radio, and social media platforms offering the entire community opportunity to provide input. Virtual meetings/surveys are used when social distancing or other restrictions limit in-person community meetings. Meetings will be translated into Spanish or other languages as needed. A public meeting will be held in the first 2 quarters of the grant period to discuss the goals of the grant, planned activities, and a schedule for future community involvement in our brownfields program. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites (e.g., neighborhood groups, lenders, area businesses, developers), to maximize stakeholder engagement. Regional developers will be contacted through the City or partner organizations to bring awareness of redevelopment opportunities. When developers are identified, they will attend public meetings to describe their plans for reuse. As a project progresses, we will actively involve EDC stakeholders in the decision-making process regarding site prioritization, assessment, site marketing, cleanup planning, and feedback on site reuse. As stakeholder input is received, we will evaluate it against our development goals and available resources, adopting input that feasibly meets these criteria. As appropriate, we will utilize visioning sessions offered by the International City/County Management Association (ICMA) TAB program to maximize the incorporation of community input.

3. Task Descriptions, Cost Estimates, & Measuring Progress, a. Description of Tasks/Activities & Outputs: The City will begin grant-related activities immediately upon award confirmation, working to
prepare a Work Plan approved by the EPA PM/PO. After the Cooperative Agreement period begins, Elizabethtown and its QEP will complete the following tasks:

**Task/Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization:**

i. **Project Implementation:** City staff will travel to regional and national brownfields conferences/meetings, participate in calls, meetings, and correspondence between the City, QEP, EPA, etc., and to manage the grant’s Cooperative Agreement. We will complete Quarterly, DBE, Annual reports, and ACRES database entries, and will track contractor costs, comparing to the budget, expenditures, project progress, and milestones to ensure that grant funds will be utilized within the prescribed 3-year project period. The City, with QEP support, will continue to develop a brownfield inventory and will use it as a tool to help accomplish brownfield reuse goals. Inventoried sites will be prioritized based on the following criteria, in no particular order: 1) reuse potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input.

ii. **Anticipated Project Schedule:** QEP will be selected through a competitive bidding process (compliant with federal procurement regulations - 2 CFR 200.317 - 200.326) before Cooperative Agreement period begins; correspondence will occur at least monthly (more frequently as specific project activities require) throughout the grant period; update and prioritize brownfield inventory the first two quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period.

iii. **Task/Activity Lead(s):** City & QEP

iv. **Output(s):** Travel - City staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: Quarterly Reports, ACRES Entries, DBE Reports, Annual Reports; calls, meetings, and correspondence between City, QEP, EPA, etc. to manage the grant’s Cooperative Agreement.

**Task/Activity 2: Environmental Investigation:**

i. **Project Implementation:** Prior to applying for site eligibility under the grant, an access agreement will be prepared and executed for each site being considered. Eligibility determinations will be completed under this task and The QEP will complete Phase I ESA activities on sites selected by the City. All Phase I ESAs will be conducted by/in accordance with the applicable ASTM standard (anticipated E1527-21) and the All Appropriate Inquiry (AAI) rule. Areas of focus will include those already determined in the inventories as priority sites listed in Table 1; The QEP will prepare a Quality Assurance Project Plan (QAPP) which must be approved by the EPA. Once approved, the QEP, directed by the City, will complete Phase II ESAs (after the completion and EPA approval of the Sampling & Analysis Plan/Health & Safety Plan (SAP/HASP) based on environmental conditions identified in the preceding Phase I ESAs.

ii. **Anticipated Project Schedule:** Obtain site access, request eligibility determinations & finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval-early 2nd Quarter; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 11th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted-45 days before end of grant period.

iii. **Task/Activity Lead(s):** City & QEP

iv. **Output(s):** 12 Phase I ESAs; QAPP and SAP/HASP; estimated 8-10 Phase II ESAs.

**Task/Activity 3: Clean-up Planning:**

i. **Project Implementation:** The QEP, directed by the City, will prepare site specific clean-up plans/documents, including Analysis of Brownfield Cleanup Alternatives (ABCAs), remediation plans, site closure letter requests, and clean-up funding development (l.c.i).

ii. **Anticipated Project Schedule:** Prepared after Phase I and II ESAs are complete, contamination is present, and cleanup is even necessary. Task three activities will continue throughout the grant period.

iii. **Task/Activity Lead(s):** City & QEP

iv. **Output(s):** 5-10 cleanup planning documents

**Task/Activity 4: Community Outreach & Involvement:**

i. **Project Implementation:** 6-9 public meetings will be held during the grant period to update the community on brownfield assessment progress and seek public input/involvement. Print and mail material for project/site information and marketing documents may also be funded under this task. The
City will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program, and will attend/participate in outreach events. Social media outlets and other online media will be developed/maintained, particularly during the COVID-19 pandemic, and outreach efforts will inform the public on the progress of brownfield investigation/cleanup planning activities and provide marketing resources for future development.

ii. **Anticipated Project Schedule:** 2-3 public meetings planned per year with the first planned for the 2nd Quarter of the grant period.

iii. **Task/activity Lead(s):** City & QEP

iv. **Output(s):** 6-9 public meetings to update the community on the brownfield assessment progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc.

We will work diligently to assure startup activities are completed per the schedule above. The City will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 3-year Cooperative Agreement contract. Extremely high demand for assessments and site access for some of the highest priority sites in 1.a.ii indicate funds will be spent prior to the end date. If additional grant funded activities occur at priority sites, they will occur after the inventory and prioritization is finalized (early second quarter as indicated above). We are proactively communicating with representatives of privately-owned brownfields to gain access in anticipation of grant funding as well as non-grant funded assessment activities. Such communication initiates the process for eventual property transfer and reuse, and creates a positive dialog between property owners, local government, and impacted citizens.

**Cost Estimates:** The costs outlined in Table 4 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1. The City will allocate $337,500 (84%) of total grant funding to Phase I and II ESAs.

<table>
<thead>
<tr>
<th>Table 4 Budget</th>
<th>Budget Categories¹</th>
<th>1. Program Mgmt, Training Support, Inv / Prioritization</th>
<th>2. Phase I / II ESAs</th>
<th>3. Clean-up / Reuse Planning</th>
<th>4. Community Outreach &amp; Involvement</th>
<th>Budget Category Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Travel</td>
<td>$3,000</td>
<td></td>
<td></td>
<td>$200</td>
<td>$200</td>
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<tr>
<td></td>
<td>Supplies</td>
<td>$20,600</td>
<td>$337,500</td>
<td>$30,000</td>
<td>$120,000</td>
<td>$397,100</td>
</tr>
<tr>
<td></td>
<td>Contractual</td>
<td>$17,600</td>
<td></td>
<td></td>
<td>$12,200</td>
<td>$12,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGET</strong></td>
<td></td>
<td>$20,600</td>
<td>$337,500</td>
<td>$30,000</td>
<td>$240,000</td>
<td>$400,300</td>
</tr>
</tbody>
</table>

¹Table 4 only includes budget categories with costs. ²In accordance with Federal, State, and local procurement regulations.

Grants tasks will be completed at the anticipated costs per unit with the following outputs/outcomes:

**1. Program Management & Training Support, Inventory/Prioritization:** $20,600 – **Travel:** Attend National Brownfield Conf.: airfare x 2 @ $1,000, 2 rooms, 3 nights lodging @ $1,400, meals @ $450, ground transportation @ $150 = $3,000, **Contractual:** total $17,600, includes 140 hrs. $80/hr. = $11,200 for inventory, & 80 hours $80/hr. = $6,400 for program mgmt.

**2. Env. Investigation:** $337,500 – **Contractual:** 12 Phase I ESAs at an average cost of $3,750 each = $45,000, & 8-10 Phase II ESAs at an estimated cost of $30,000-$45,000 (depending on site complexity/environmental conditions) = $292,500 (@ $32,500 average cost). Though our budget will support 12 Phase I’s and 8-10 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in 1.a.ii.

**3. Clean-up & Reuse Planning:** $30,000 – **Contractual:** 5-10 ABCAs/clean-up plans expected to cost $3,000-$6,000 each = $30,000.

**4. Community Outreach & Involvement:** $12,200 – **Supplies:** printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = $200, **Contractual:** approx. 150 hours at an estimated $80/hr. = $12,000.

**3.c. Measuring Environmental Results:** Tracking, measuring, and evaluating progress will be achieved via meeting minutes, Quarterly/Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, Work Plan task status, and investment tracking. If planned outputs/outcomes are not achieved or milestones/project schedule (3.a) are not being met, a corrective action plan to identify deficiencies and make appropriate adjustments to achieve the anticipated outputs on schedule will be prepared. Further, the Assessment Grant will have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels
cleaned up/remediated, acreage made ready for greenspace/recreation, and leveraged monies. These and other statistics will be included in Quarterly Reports and ACRES submittals as data becomes available, allowing EPA to evaluate and highlight grant program success. At the close of the project, the City will provide a final report to EPA and our residents summarizing project outputs and outcomes. After evaluation of sites is done, it is the City’s best interest that redevelopment happens, and as such, close monitoring of subsequent actions will be done diligently. Outputs and outcomes following the close of the grant will be uploaded to EPA’s ACRES page for continued monitoring of the program’s success.

4. Programmatic Capability & Past Performance, a. Programmatic Capability, i. Organizational Capacity, ii. Organizational Structure & iii. Description of Key Staff: Elizabethtown’s Planning Department will manage this grant. This office has previously managed many other economic development resources valued at over $5MM in the past 10 years, including those listed in 4.b.ii(1). The Planning Department, supported by other staff, has the technical, financial, and administrative ability and capacity in place to implement this grant successfully. Mr. James P. Shaw, Director of Planning and Development for the City will serve as the City’s Project Manager. Ms. Melissa Harrel-Nepi, Grant Administrator, will oversee day to day programmatic tasks and the work performed by the QEP. Ms. Harrel-Nepi holds a Master of Public Administration degree and has been serving in her role as Grants Administrator at the City for 16 yrs. Ms. Harrel-Nepi has managed multiple state and federal grants awarded to the City. She will complete all technical and administrative requirements of the grant (quarterly reports, MBE/WBE reporting, annual financial reports, ACRES entries, etc.), ensuring grant funds are successfully expended on time and leveraged most effectively. The Planning & Development Department is familiar with infrastructure, streetscape, water resources, and multi-use trailways and will support brownfield development initiatives. Amy Inman, Public Relations Director, will lead community engagement and assist with community outreach activities for incorporating community input. Mr. Jeff Hawkins is the City’s Finance Director and will manage all grant related finances. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks, the depth of the City’s team will allow for a seamless transition to other experienced members.

4.a.iv. Acquiring Additional Resources: City staff has a history of working cooperatively with state and federal agencies and procuring contractors, including QEPs. Through a competitive bidding and procurement process, the City will select a QEP experienced with EPA Brownfields Grant funded projects and working with KDEP and KY Brownfields Program. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 3-year project period. This team will be supported by other city departments including finance, utilities, engineering, legal, code enforcement, and the office of the City Manager. As appropriate, we will utilize visioning sessions offered by the ICMA Region 4 TAB program to maximize the incorporation of community input.

4.b. Past Performance & Accomplishments, ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose & Accomplishments: The City has never received an EPA Brownfields grant; however, we have received other federal and non-federal assistance agreements as indicated in Table 5 below.

<table>
<thead>
<tr>
<th>Awarding Agency</th>
<th>Project Description</th>
<th>$ Received</th>
<th>Accomplishments/Outputs/Outcomes/Measures of Success</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG HUD</td>
<td>Haycraft Neighborhood Revitalization</td>
<td>Approx. $1 million</td>
<td>City successfully completed Haycraft Neighborhood Improvements (Ph. 4, 5, 6) community and housing development. Includes property acquisition, design, clearing of slum/blight, infrastructure improvements, etc.</td>
</tr>
<tr>
<td>CDBG-COVID HUD CARES Act</td>
<td>COVID-related social service programming</td>
<td>$238,181</td>
<td>City successfully established a mini-grant program to meet the community’s most urgent pandemic-related needs by partnering with local social service</td>
</tr>
<tr>
<td>Recreational Trails Program (state/federal)</td>
<td>City of Elizabethtown / Greenspace Trails</td>
<td>$33,281</td>
<td>The City partnered with local Greenspace Trails group to complete trailhead entry with surfaced trail at the beginning of Banan Shaw/Cardinal Creek trail for improved access and connectivity for the community’s trail system.</td>
</tr>
</tbody>
</table>

4.b.ii(2) Compliance with Grant Requirements: All grant agreement terms and conditions are met for the above projects, including financial reports; quarterly progress reports; and final reports (where projects are complete). Because goals, outputs, and outcomes (indicated in Table 5) were met without incident, and reporting was competed in a timely manner, no corrective measures were necessary or taken. The City is fully compliant with the terms and conditions of these grant programs and is in compliance with all reporting and performance protocols. 100% of grants have been expended.
III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility
The City of Elizabethtown meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of Kentucky. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.B.2 Community Involvement
Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community’s Brownfields program’s success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. 6 to 9 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings due to COVID-19 or other causes, we will follow existing recommendations/guidance including EPA’s Office of Land and Emergency Management Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section IV.E.2.b. of the Narrative/Ranking Criteria for further information.

III.B.3 Named Contractors and Subrecipients
The City of Elizabethtown has not procured/named any contractors or subrecipients.

III.B.4 Expenditure of Assessment Grant Funds
This criterion is not applicable as City of Elizabethtown is not a current EPA Brownfields Assessment Grant recipient.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only
This criterion is not applicable for a U.S. EPA Community-wide Brownfields Assessment Grant application.

III.D. Additional Threshold Criteria for Community-wide Assessment Grants for States and Tribes Only
This criterion is not applicable because Elizabethtown is a local unit of government, not a State or Tribe.