



City of Paducah Brownfield Assessment Grant

Kickoff Meeting

City of Paducah | Department of Planning | March 8 . 2023



WELCOME

1. Brownfields 101
2. Paducah's Brownfield Program – How did we get here and where are we going?
3. Paducah's Assessment Grant Scope
4. Site Selection Process
5. Community Input/Open Discussion
6. Questions



BROWNFIELDS 101



Brownfields 101

A **brownfield** is defined as real property, the expansion, redevelopment, or reuse of which may be **complicated by the presence or potential presence** of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.



Brownfields 101

DEFINITIONS

Contamination: hazardous materials and petroleum

Clean Up: (Remediation) depends on the future use of the property. There are three main ways to remediate a property:

- Dig & Haul
- Treat in Place
- Cap

Breaking the Pathways of Exposure: Ensuring that any contamination that remains on-site will not come into contact with humans or other species.



Brownfields 101



Brownfields 101: Objectives of Brownfields Redevelopment

- Return Abandoned Underutilized Sites to Productive Reuse
- “Recycle” Commercial and Industrial Properties
- Ties into Sustainability
- From Blight to Right
- Public Benefit
 - **Generate Tax Revenues**
 - **Create Jobs**
 - **Combat Sprawl**
 - **Revitalize Blighted Areas**
 - **Address Environmental Justice Issues**

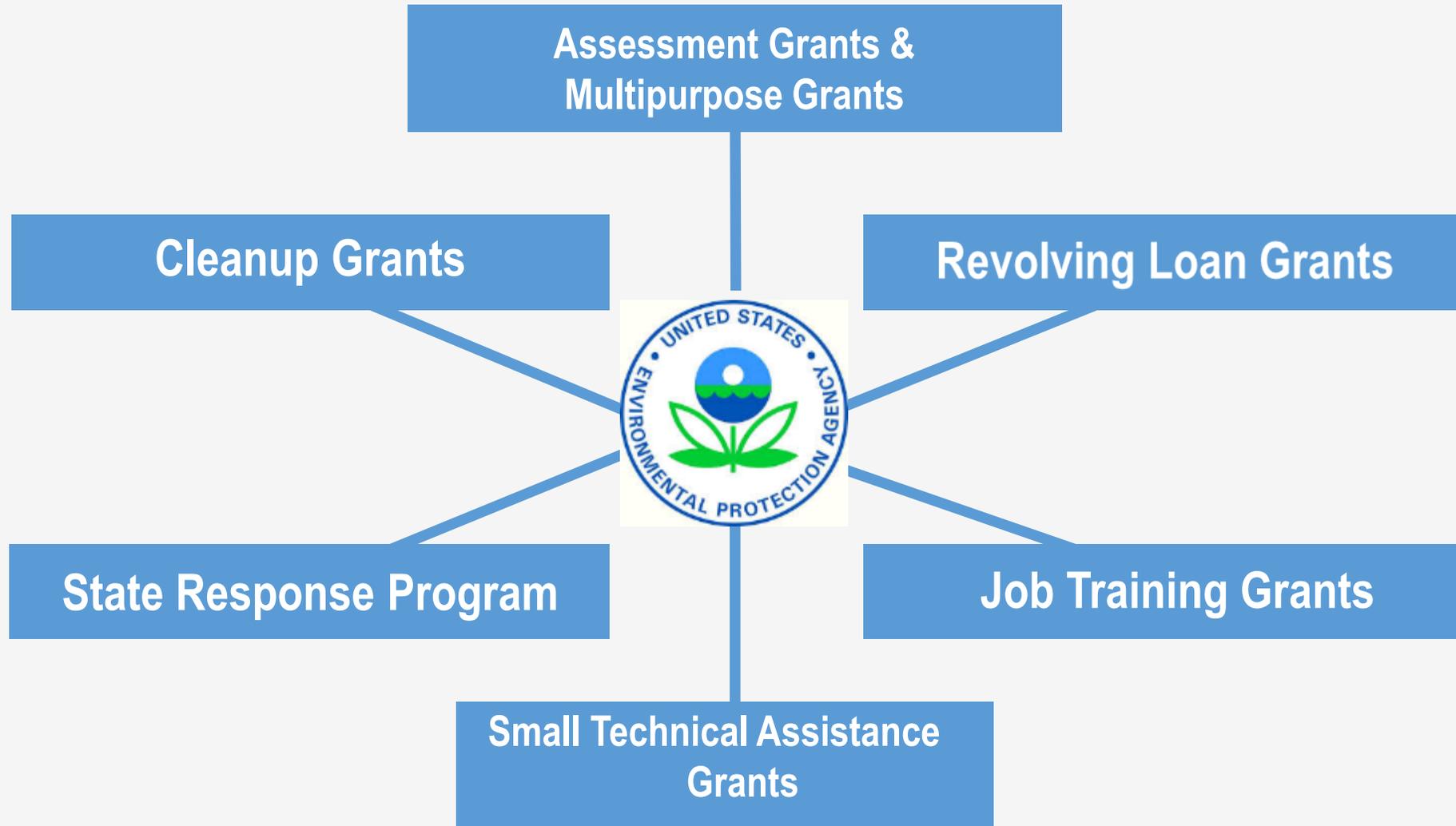


Brownfields 101: Insights Into the Brownfields Process

- Supports Economic Development
- Brownfield Projects are Simply Real Estate Transactions With an Environmental Twist
- Banks/Lending institutions require some level of Site Assessment/Due Diligence
- Site Does Not Need to be Contaminated to be a Brownfield – “Perception is Reality”



Brownfields 101: EPA's Brownfield Program



Brownfields 101: EPA Assessment Grant

\$500,000 EPA Brownfields Community-wide Assessment Grant

> Funded Activities Include :

- Brownfields Inventory – focus on developable sites
- Community Outreach and Engagement – Paramount to Brownfields Success
- Phase I Environmental Assessments –
 - Petroleum Sites – Gas Stations & Tank Removals
 - Hazardous Substances – Solvents, Metals, Asbestos
 - Petroleum Sites/Hazardous Materials Sites
 - Remove & Quantify Environmental Stigma
- Phase II Environmental Assessments
 - Presence or Absence of Contamination

Brownfields 101: Other EPA Grant Opportunities

EPA Brownfields Clean-up Grant ***(Grantee may apply for 3 Cleanup Grants)***

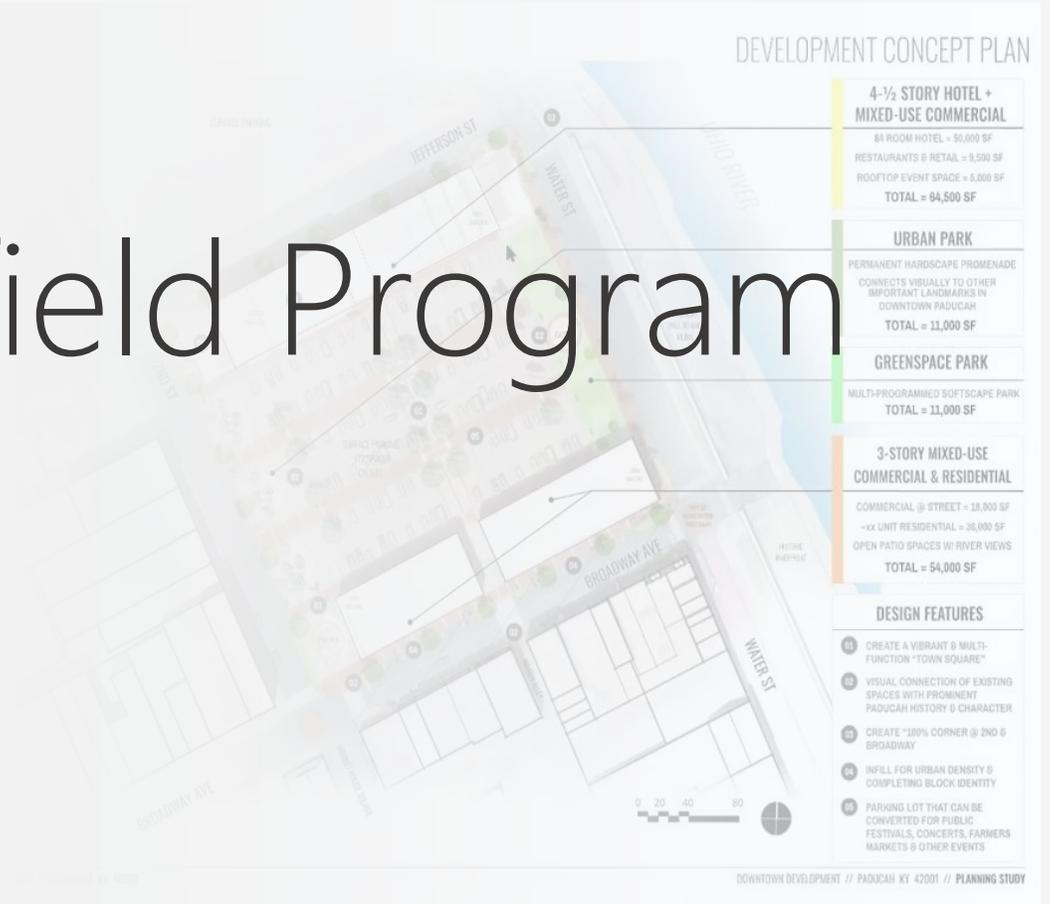
- **Up to \$500,000 per site**
- Local governments or non-profits
- Non-Profits Are Eligible

Brownfields Clean-up Revolving Loan Grants

- **Up to \$1 million for clean-up**
- 50% sub-grants for non-profits for *clean-up*
- Low-to-no-interest loans for public and private sector
- Potential for Supplemental funds to be granted each year

Paducah's Brownfield Program

How did we get here and where are we going?



Brownfield Background

- No previous municipal experience in EPA Brownfield program or grant awards
- Applied for EPA's Community-Wide Assessment Grant three times prior to being awarded in 2022.
- Built Partnerships with local nonprofits, community organizations, and neighborhood associations



Paducah's Brownfield Program Goal

- Build a Brownfield program that:
focuses on social equity,
improves access to needed
amenities, and promotes
residents to stay in place.



Paducah's Brownfield Program Goals

- **Expedite redevelopment of distressed properties**
- **Improve the path to value realization for landowners**
- **Improve environment, economy, and community**



Paducah's Public Involvement Plan

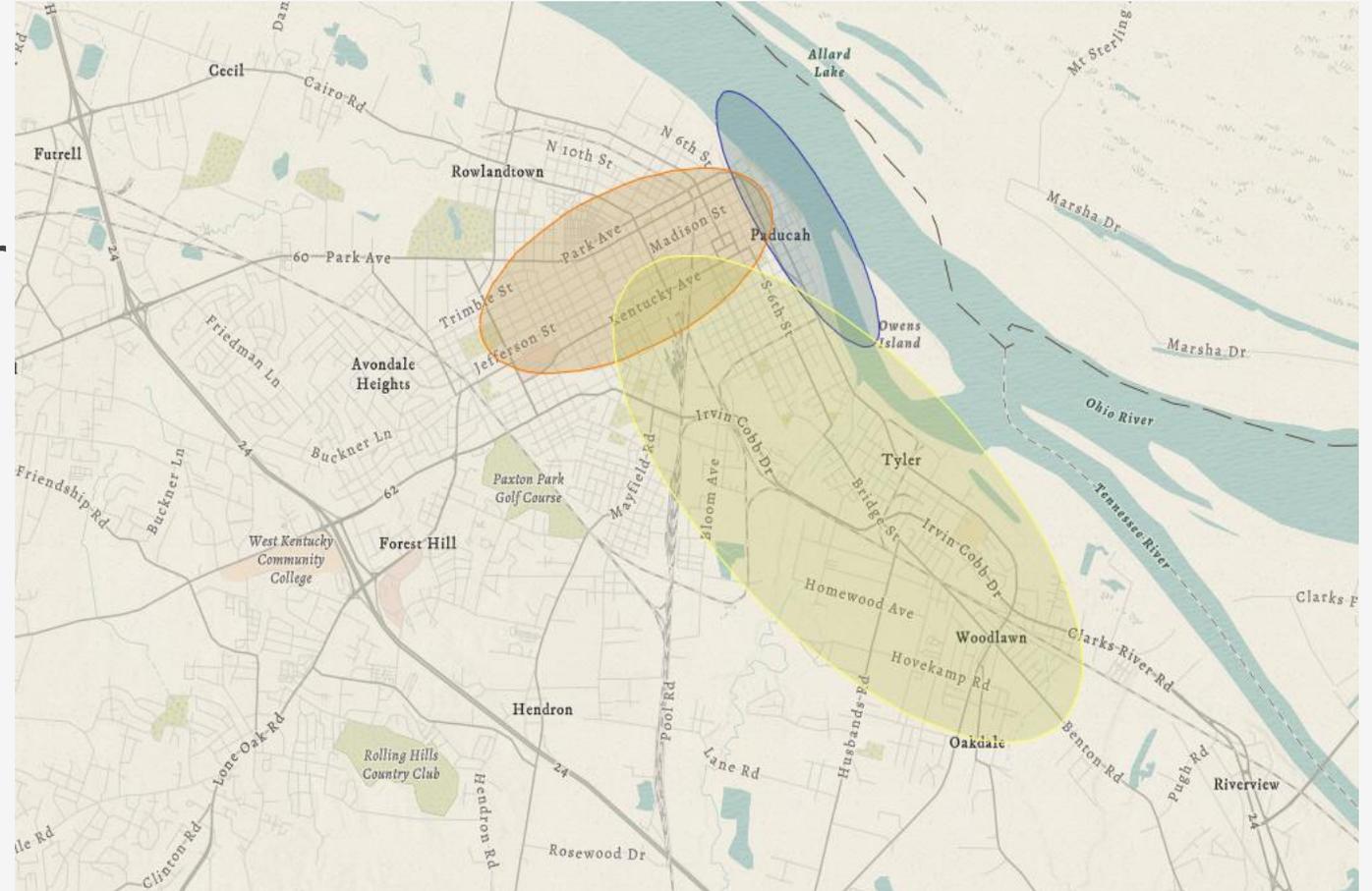
- KEY MESSAGES

- The City will be thoughtful in how it uses this grant funding and will **prioritize the projects that will have the biggest impact.**
- The work done as a part of this project will **contribute to the revitalization efforts** the City has been working on.
- There are **properties in Paducah that are underutilized and face barriers to redevelopment** because of known or suspected contamination. These properties **need funding support** to help understand the presence, character, and extent of contamination; and to help identify a clear path to remediation.
- By dispelling incorrect perceptions of contamination or creating clear paths to remediation, these properties can be moved toward redevelopment, which will **promote economic development and create new jobs in Paducah.**
- The program will help **create a clear path to remediation** for property owners that participate.



Target Areas

- Target Areas:
 - The Riverfront Corridor
 - The Gateway
 - The Southside



A Paducah Leveraged Vision



One Brownfield Assessment Dollar Leverages \$16.11*:
Therefore ~\$2.3 million in Brownfield Grant Funds could yield >\$37 Million in Private Investment

**<https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>*

Long Term Intent

- **Develop a program over the next 5-10 years, strategically applying for Brownfield grants that will:**

- Identify & assess contaminated properties
- Enhance community engagement
- Improve community health
- Clean up environmental contamination
- Reduce the number of blighted properties
- Increase local economic redevelopment



Paducah's Assessment Project

Scope



Task 1 – Project Management & Reporting

- **12 Quarterly & 1 Closeout report**
- **ACRES, MBE/WBE reporting**
- **Secondary inventory reporting, 12 community meetings, Updated CIP**
- **Prepare Generic Quality Assurance Project Plan (QAPP)**
- **Conduct 10 Phase I Environmental Site Assessments (ESAs)**
- **Conduct 9 Site Eligibility Determinations (SEDs)**
- **Conduct 9 Site-Specific Quality Assurance Project Plans (QAPPs)**
- **Conduct 9 Phase II ESAs and reports**
- **Prepare 5 Analysis of Brownfield Cleanup Alternatives (ABCAs)**
- **Adding 25 sites to the existing brownfields inventory**



Task 2 – Community Engagement/Involvement

- **Establishment of local Brownfields Advisory Board (BAB);**
- **Attend and facilitate meetings with the BAB**
- **Hold 12 Brownfield Program Public Involvement meetings;**
- **Develop/maintain strategic partnerships;**
- **Disseminate information/comments to/from community & stakeholders;
and**
- **Host meetings with applicants/property owners interested in leveraging the
assessment dollars.**



Task 3 – Site Identification & Assessment

- Site Inventory (Dry cleaners, Gas Stations...)
- American Society for Testing and Materials (ASTM)- All Appropriate Inquiry (AAI) compliant **Phase I Environmental Site Assessment** (ESAs)
- 1 Generic Quality Assurance Project Plan
- Site-Specific Quality Assurance Project Plans
- Phase II Environmental Site Assessments

Task 4 – Cleanup and Development Planning

- Up to 5 Analysis of Brownfields Cleanup Alternatives (ABCAs)
- Concept Level Reuse Planning
- Site Marketing Materials

Program Budget

- Task 1: Program Management (\$48,400)
- Task 2: Community Outreach (\$35,708)
- Task 3: Phase I & II Site Assessments and Updated Inventory (\$330,592)
- Task 4: Cleanup & Reuse Planning (\$35,300)
- Task 5: Area Wide Planning (\$50,000)
- TOTAL AWARD: \$500,000

Schedule/Milestones

- **Grant Closeout: June 26, 2026**
- **Site Selection Period: On-going through 2023**
- **Phase I ESAS: Starting in 7-8 months**
- **Community Engagement: TBD**
- **Phase II ESAs: Starting in March 2024**
- **ABCAs/Reuse Planning: TBD**
- **Closeout Report: September 2026**

Site Selection Process

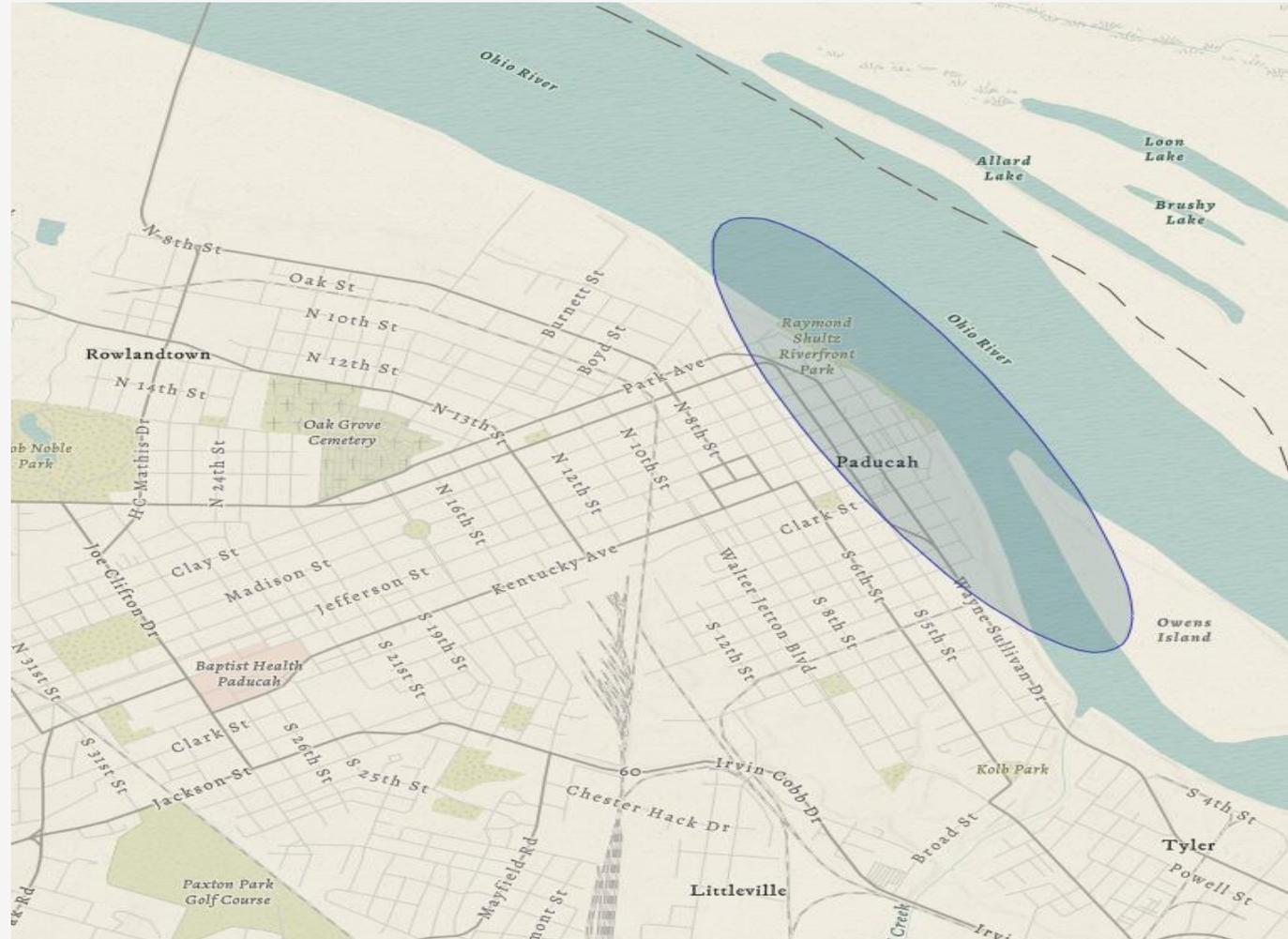


Site Selection Process

- Brownfield Advisory Committee (BAC): Develop Evaluation Criteria
- Brownfield Inventory
- Disperse educational and promotional materials
- Develop a list of interested property owners
- BAC: Prioritize sites for Phase I and Phase II Environmental Site Assessments

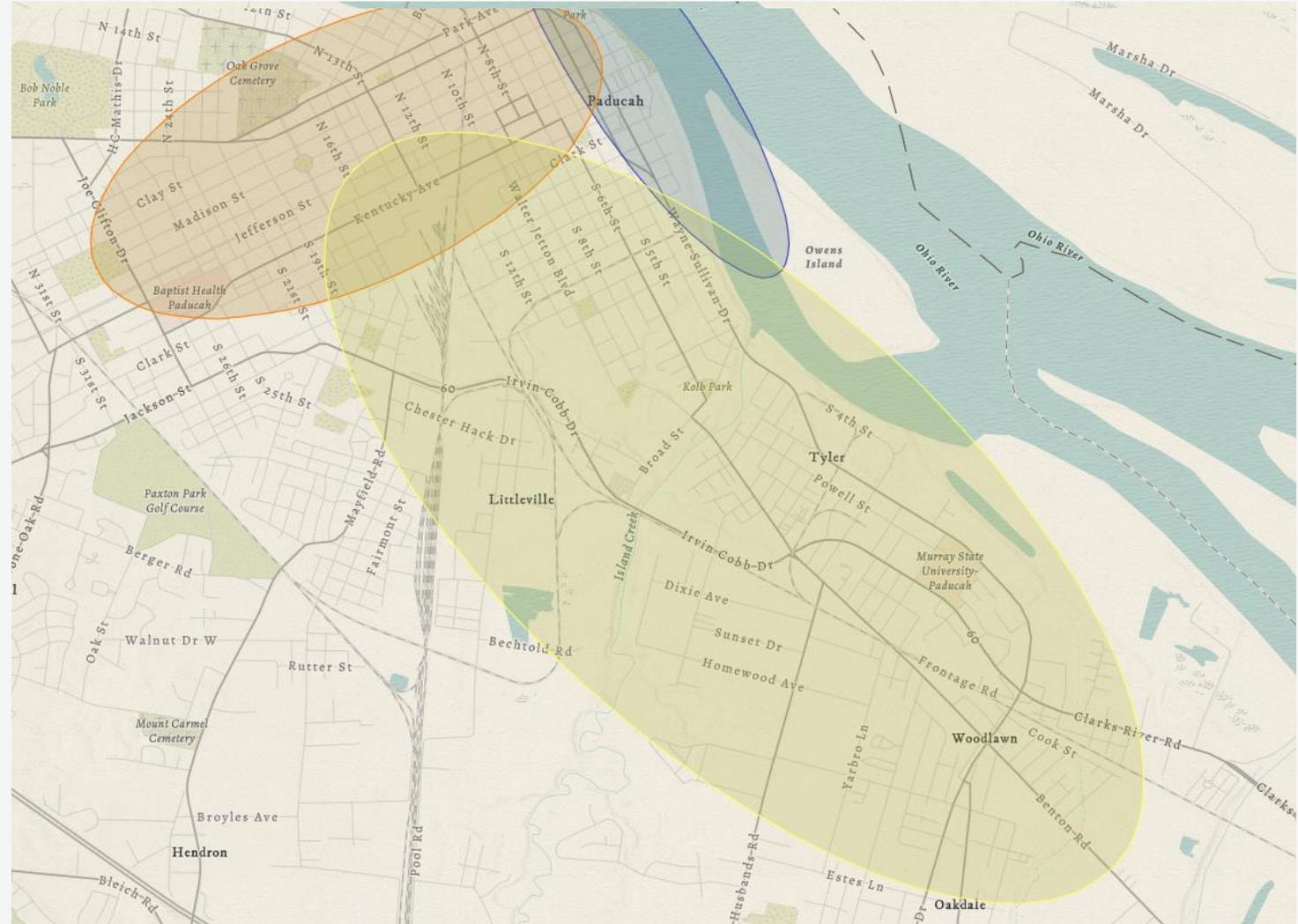
The Riverfront Corridor

- Development opportunities for public/civic venues, commercial infill, multi-family residential, and increased connectivity throughout the area. The Eastern and Western extents of the Riverfront contain significant industrial and commercial properties within low-income neighborhoods that are primed for reuse.



The Southside

- Numerous industrial and commercial properties located in low-income residential or mixed-use areas. The Southside is a major entryway to Paducah from the South and East and is a top priority for the City Commission.



Community Input/Open Discussion



Community Input/Open Discussion

- Identify/Suggest Additional Sites for Assessment
- Discuss Community Reuse/Development needs
- Other Suggestions/Concerns

City of Paducah's Point of Contact Information

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