

Criteria for Use of Assessment Funds

The City of Paducah Brownfields program is made possible through EPA funded grants to perform assessments and cleanup planning on properties that may have been contaminated with either hazardous materials, substances or petroleum. The program works to assess, clean up, and facilitate the redevelopment and reuse of potentially contaminated properties known as “brownfields” within the city of Paducah. The program is coordinated through the Planning Department and works in coordination with Region 4 of the United States Environmental Protection Agency (EPA) and the Kentucky Department of Natural Resources.

The following criteria will be used to evaluate eligible brownfields sites for use of EPA grant funds managed through the City’s Brownfields Program. Eligible sites must meet one or more of the following criteria, all of which will be considered by the Brownfields Committee prior to authorization of use of funds. All sites requesting brownfields assistance must retain and prove site control or have been granted written permission by the property owner to use the results of the environmental assessment and/or cleanup planning.

1. Site Location

The site must be located within the city limits of Paducah to be eligible for Brownfields funding. Evaluation of the site location will include how the location relates to the program target areas identified in the workplan. City staff will determine if the site has been targeted as a priority in previous planning documents.

2. Environmental Need

City staff will work to determine if there is a high probability that the site has contamination from hazardous substances and/or petroleum contaminants.

3. Redevelopment Potential

The site must have potential for redevelopment, and that determination can be made by analyzing the property condition, the surrounding area, location, market conditions, commitment by the developer. Plans for redevelopment that are consistent with the highest and best use of the property are given priority.

4. Community Benefit

Community benefit is a critical component of the process. Part of the application process will look at what the impact will be of eliminating this brownfield property; and what level of benefit will the redevelopment bring in the form of economic, health, and/or environmental improvement.

5. Cost Benefit

As stewards of the public dollars, City staff will be looking at what the cost benefit of the project is in relationship to available funding. Properties owned by the City receive priority, but other projects and sites will be considered based on available funding.

Project Site: _____

Approved by City Staff: _____