

EPA Brownfields Grant – Hayswood Community Meeting

Tuesday, August 13th, 2024 @ 5:15pm

Maysville Municipal Building

216 Bridge Street

Maysville, KY 41056

Minutes

1. Introductions from Frontier Housing:
 - a. Tom Manning-Beavin began the meeting at 5:15pm with opening remarks, gave thanks to Frontier's partners, and provided a brief explanation of the various roles that each will play in the project.

2. Communication from Linebach Funkhouser, Inc., Environmental Compliance & Consulting Firm (LFI):
 - a. Robert Perkins provided an explanation of LFI's role as the overseer of the construction work on the Hayswood project to ensure that all EPA requirements are met and that all contaminants are removed safely from the building.
 - b. William Harshaw discussed priority contaminants to be removed from the building and highlighted the importance of meeting EPA, OSHA, and HUD guidelines, and discussed project timeline.

3. Continued Discussion from Frontier Housing:
 - a. Tom Manning-Beavin discussed Frontier's long-term goals for potential housing types in the Hayswood building after the contamination is removed.

4. Communication from Buffalo Trace Area Development District (BTADD):
 - a. Kristie Dodge provided an explanation of BTADD's role in the Hayswood project as the grant administrator, which includes record keeping, ensuring all grant requirements are met, and dispersing project information in the community.
 - b. Ms. Dodge concluded by directing community members to access online project information via BTADD, Frontier, and County/City websites and social

media pages and listed the physical locations where the Community Involvement Plan can be viewed.

5. Communication from City of Maysville & Mason County Fiscal Court:
 - a. Mayor Cotterill discussed the importance of the Hayswood project and thanked partners for their work.
 - b. Judge Executive McNeill recognized the potential reach of the Hayswood project beyond the local level and thanked Frontier for their investment in the community.
 - c. Matt Wallingford highlighted the opportunities that this project will offer for improved access to housing in the area.

6. Questions & Open Discussion with Community Members:
 - a. Judge McNeill asked LFI to provide an explanation of the project timeline.
 - i. Mr. Perkins stated that all initial paperwork has been completed, and LFI is working on preparing a Request for Proposals to receive bids from abatement contractors. He then discussed the advertisement and selection process timelines, as well as what the community can expect to see onsite once the cleanup work begins.
 - b. Judge McNeill asked if potential leftover funds from the cleanup grant could be used toward the future renovations.
 - i. Kristie Dodge stated that EPA Brownfields Grant funds cannot be rolled over into other uses, they must be used solely for the cleanup of contaminants at the site.
 - ii. Robert Perkins discussed the current project budget and reiterated LFI's position that the cleanup can be done with the \$2 million that has been awarded.
 - c. Comment from community member: Thanked those involved in the efforts to remove an eyesore and create housing, which aids in the ability to have new jobs; new employment requires housing for workers to reside.
 - d. Comment from community member: Thanked LFI for their work on the project to date.
 - e. Judge McNeill asked how the Hayswood project can be used to leverage its impact in the community.
 - i. Robert Perkins stated that Hayswood could be a catalyst project in the region and discussed its positive effect on property values and the

ability to leverage it in other potential improvement projects around the site.

- f. Judge McNeill asked about the potential for the Hayswood project to gain national attention.
 - i. Robert Perkins stated that there are several national awards that the project could qualify for, and LFI would assist Frontier in preparing any potential award applications.
- g. Judge McNeill asked where community members can find project information and who they can contact to stay informed.
 - i. Kristie Dodge highlighted herself/BTADD as a general point of contact, as well as the availability of project information on local websites, news releases, and other resources as previously mentioned.
 - ii. Tom Manning-Beavin stated that Robert Perkins/LFI will be the main point of contact for all construction and cleanup operations, and Frontier is the main point of contact for general questions about the project and future plans for the site.

7. Conclusion & Meeting Wrap-Up:

- a. With no further questions or discussion from community members, Tom Manning-Beavin adjourned the meeting at approximately 5:50pm.