

COMMUNITY INVOLVEMENT PLAN – HAYSWOOD PROJECT

FRONTIER HOUSING, INC.

The Community Involvement Plan (CIP) serves as a guide for Frontier Housing, Inc. to engage and inform the community members, local officials, community groups, and other interested parties, in environmental and cleanup activities of the Hayswood Project. The project is being funded by the US EPA Brownfield Cleanup Program, Cooperative Agreement # 02D62023.

This CIP is a living document and will be updated or revised as appropriate and as circumstances change.

Revision Log

Revision #	Revision Date	Revision Description
1	6/26/2024	Press Release Attached to Appendices
2	9/30/24	8.13.24 Community Meeting Minutes Attached to Appendices
3	1/8/25	12.18.24 Community Meeting Minutes Attached to Appendices

List of Acronyms

ACM	Asbestos Containing Materials
ADD	Area Development District
AST	Aboveground Storage Tank
ASTM	American Society of Testing & Materials
AULs	Activity and Use Limitations
BTADD	Buffalo Trace Area Development District
CA	Corrective Action
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CIP	Community Involvement Plan
DBE	Disadvantage Business Enterprise
DEP	Department of Environmental Protection
DoD	Department of Defense
DOE	Department of Energy
DQA	Data Quality Objective
EC	Engineering Control
EDR	Environmental Data Resource
EI	Environmental Indicator
EJ	Environmental Justice
ESA	Environmental Site Assessment
FLB	Fluorescent Light Bulb
FR	Federal Register
GC	General Contractor

GIS	Geographic Information System
GPS	Global Positions System
GWPS	Groundwater Protection Standard
ICMA	International City/County Management Association
KBP	Kentucky Brownfield Program
KHC	Kentucky Heritage Council
KYDOW	Kentucky Division of Water
KYEEC	Kentucky Energy and Environment Cabinet
KYFW	Kentucky Fish & Wildlife
KYSHPO	Kentucky State Historic Preservation Office
LBP	Lead Based Paint
MCL	Maximum Contaminant Level
mg/kg	milligram per Kilogram
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
NJIT	New Jersey Institute of Technology
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
OBLR	Office of Brownfields and Land Revitalization
OECA	Office of Enforcement and Compliance Assurance
OSHA	Occupational Safety and Health Act
PCB	Polychlorinated Biphenyls Ballasts
PPM	Part per Million
QAPP	Quality Assurance Project Plan
QEP	Qualified Environmental Professional
RAP	Remedial Action Plan
RFP	Request for Proposals
RFQ	Request for Qualifications
SOP	Standard Operating Procedure
TAB	Technical Assistance to Brownfields Communities
US	United States
USACE	United States Army Corp of Engineers
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish & Wildlife Service
USGS	United States Geologic Survey
UST	Underground Storage Tank

Section 1: Introduction

1.A. PROJECT DESCRIPTION

Frontier Housing, Inc., located in Morehead, Kentucky, has recently been awarded \$1,999,900 in US EPA Brownfield Cleanup Funds for the Abandoned Hayswood Hospital in Maysville, Kentucky. Funds will be used towards environmental cleanup of the site, per the standards as set forth by the Brownfield Program. The grant performance period is July 1, 2023, to September 30, 2027. Funds will be used at

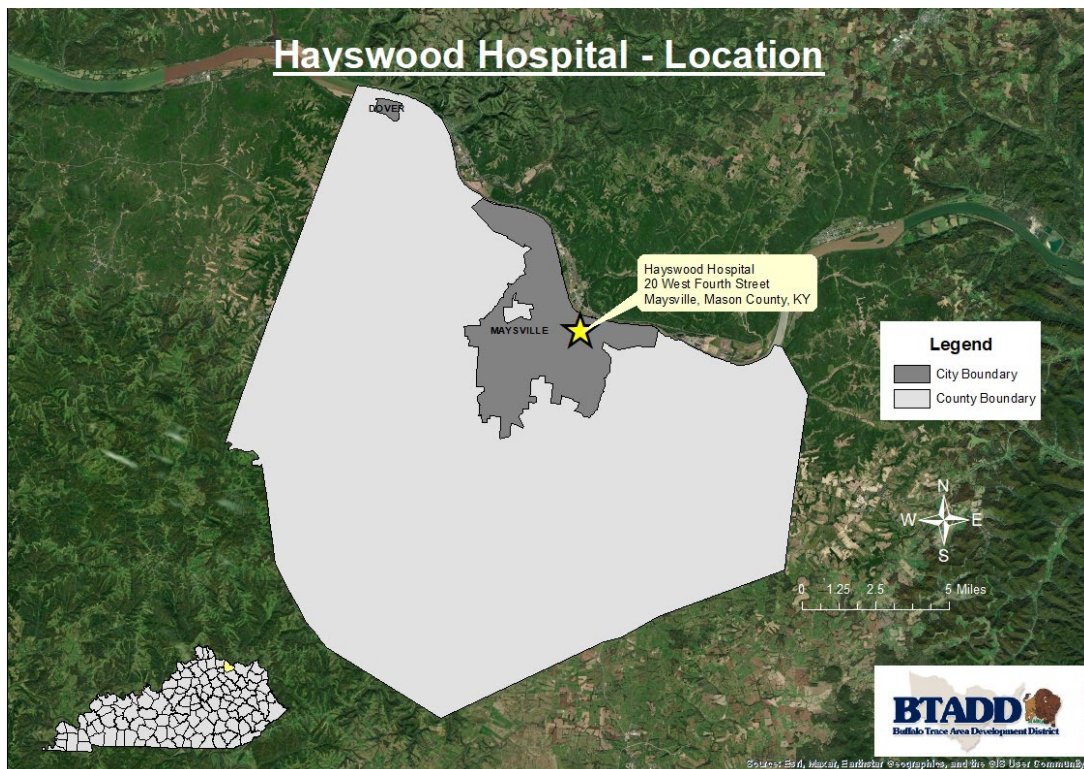
this targeted site only for planned cleanup activities, as based on both Phase I and Phase II Environmental Site Assessments, which are anticipated to include full removal/abatement of Lead Based Paints (LBP), Asbestos Containing Materials (ACM), Fluorescent Light Bulbs (FLB), and Polychlorinated Biphenyls Ballast (PCB).

Frontier Housing, Inc., is a non-profit agency that has been in operation since 1974, providing affordable housing solutions to low-income families of the Appalachian Region, specifically with new home construction and rental assistance. Through various collaboration efforts, Frontier acquired the former Hayswood Hospital, which has become a focal point of opportunity for addressing the unmet community need for affordable housing. With direct partnership and support of the local units of government, Frontier's re-use strategy plan is to redevelop the site into affordable residential housing units, with the possibility of mixed-use commercial/business.

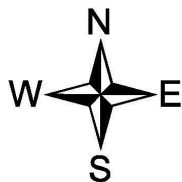
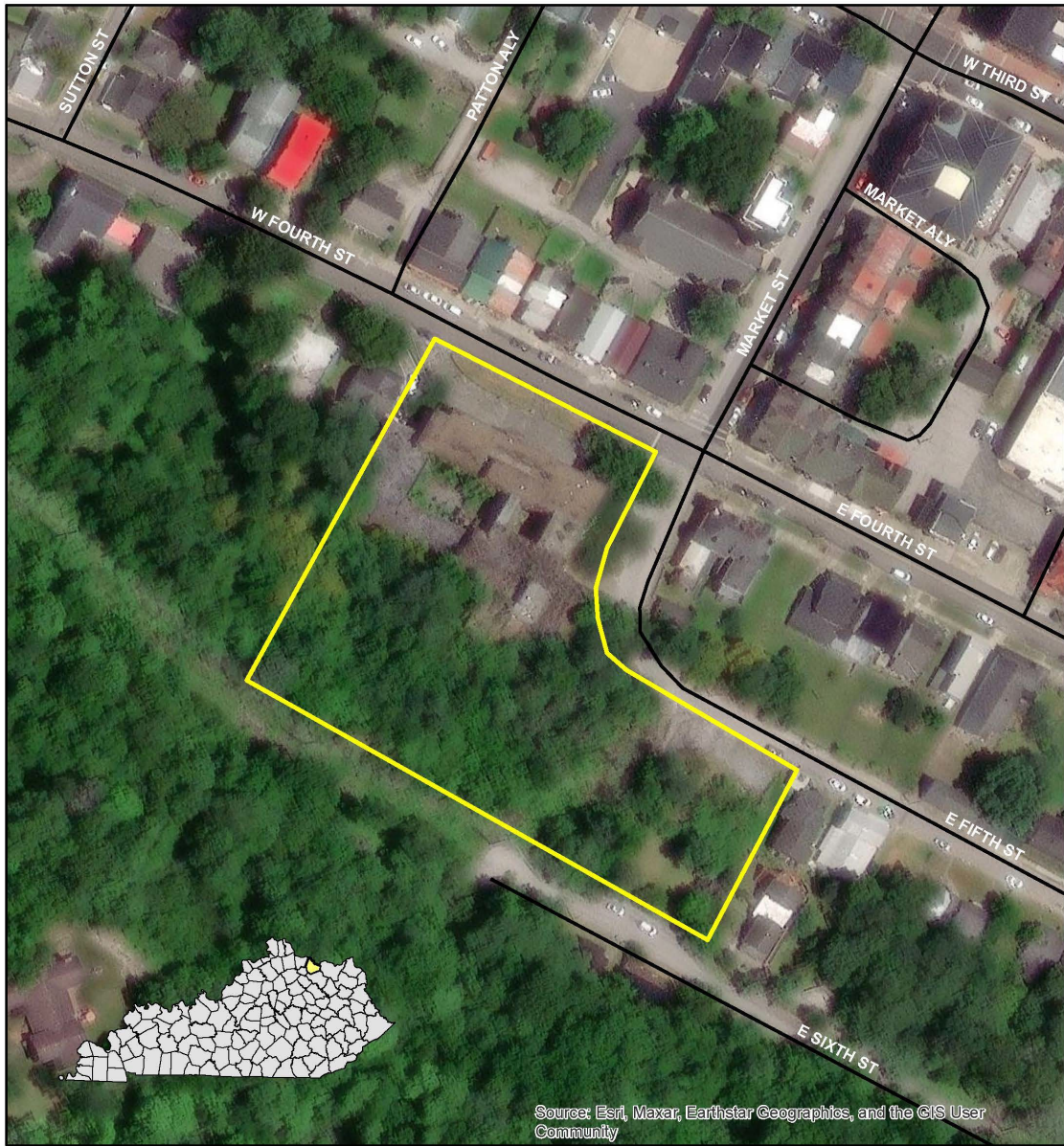
1.B. SITE DESCRIPTION, LOCATION, & HISTORY

The former Hayswood Hospital is located at 20 West Fourth Street, which is in a residential area of the south edge of downtown Maysville, Kentucky. The Hospital is situated on 2.46 acres. The main building, a four-story structure that contains more 65,000 square feet, is situated at the northeast of the property, with a separate boiler/maintenance building at the rear, and courtyard in the center of the hospital facility. Two walkway bridges cross over the courtyard to connect the main building to the south annex and west wing. A small parking lot is located at the southwest corner of the property.

The building was constructed in 1923 as a hospital facility, with additional floors added in 1952 and 1960. Renovations on the multi-story facility were completed in 1971. The hospital was closed in 1983 and has remained vacant since. Prior use of the property, from 1886 to 1908, contained a structure used as a private seminary for female students (Hayes Female Seminary).

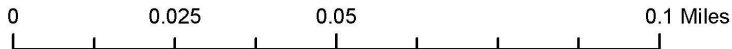


Hayswood Hospital - Site



Legend

- KYTC Road
- Property Boundary (approx.)



1.C. COMMUNITY & COMMUNITY NEEDS

Maysville is located along the Ohio River in Northeast Kentucky, approximately 60 miles southeast of Cincinnati/NKY area, 65 miles north of Lexington, Kentucky, and approximately 80 miles west of the Ashland/Huntington area. The City of Maysville is the county seat of Mason County and has been since 1848.

According to the USEPA EJScreen Data Resource (which pulls information from the 2020 US Census ACS), the City of Maysville has a population that contains 14.4% with ‘Less than High School’ education, and 15.7 % are living below poverty levels. The poverty rate of the area is 23.6%, with 49% considered ‘low-income’. High unemployment numbers through COVID, and pre-COVID, were seen with impacts of the coal decline. However, the area continues to make a comeback with unemployment, and at current is averaging close to the states average for employment rates. The area has a higher-than-average population of ‘older persons’ than that of Kentucky and of the United States. US Census numbers below highlight this attribute. The EJ Mapper indicates the Haywood project site specifically is within a census tract that ranks 81st percentile nationally for having individuals over the age of 64. US Census data shows that 16.3% of the population of Maysville residents that are under the age of 65, have a disability. This is double that of the US average.

Below are some highlighted quick facts regarding the City of Maysville in comparison to the State of Kentucky.)

	City of Maysville	Kentucky
Population	8,873	4,505,836
Total Households	3,703	1,828,680
Median Household Income	\$41,171	\$59,341
Older Persons (65+)	20.9%	17.5%
Poverty	23.6%	16.5%
Employment Rate	53.7%	56.8%
Total Housing Units	4,516	1,994,323
Median Gross Rent	\$690	\$891
Persons Without Health Coverage	4.2%	5.6%
Educational Attainment (Bachelor’s or higher)	21.8%	27.9%

Provided by US Census Bureau 2022 ACS <https://data.census.gov/all?q=Maysville%20city,%20Kentucky>

Although the City of Maysville and Mason County Fiscal Court are in the process of updating the Maysville Mason County Comprehensive Plan, previous versions of the plan indicate various community needs that have been identified. Specifically, the last updated plan recognizes the following areas of need for the community: Industrial development; transportation and communication systems improvement; economic development that leads to improved quality of life and provides new opportunities; attaining adequate level of community facilities and services for basic needs and improved quality of life; support development of, and have adequate supply of, standard housing; and historic preservation efforts.

1.D. REDEVELOPMENT PLAN, REMEDIAL ALTERNATIVES, AND SCHEDULE

The property is currently vacant and has not been used since its closure in 1983. Frontier Housing intends to rehabilitate and redevelop the property into housing units, after cleanup is completed, with the possibility of mixed-use development for both residential and commercial. No plans have been finalized to date.

According to the findings of the Phase I & II EPA funded Environmental Site Assessments, performed by the Kentucky Brownfields Program (KBP) and the US EPA, the former hospital contains PCBs, mercury, lead-based paint, and asbestos containing materials (ACM's). Phase II concluded that identified substances should be removed with proper disposal. The Phase II ESA also states that conditions at site are not above regulatory concern that would require any limitations regarding future re-use of the property (once the site is fully remediated). An underground storage tank was properly removed and cleared in 1992.

Frontier will conduct cleanup planning activities based on evaluation and selection of appropriate remediation strategies. A draft Analysis of Brownfield Cleanup Alternatives indicated the following remedial alternatives as recommended. The draft will require review and finalization of the alternatives, which could possibly change and/or alter the initial list of alternatives, as well as the recommendations.

- Alternative 2 – Removal/Abatement of LBP, ACM, FLB, PCB
- Alternative 5 – Discarding of Affected Materials

The grant performance period is July 1, 2023, to September 30, 2027, for cleanup activities at the site, which includes abatement/remediation and proper disposal. This period is not for rehabilitation or redevelopment of the property. Those activities will not commence until after the successful completion and closeout of the US EPA grant funded activities.

Section 2: Community Involvement Plan Goal & Objectives

The CIP has been prepared in accordance with requirements of the EPA Brownfield Program, as a way to engage and inform the community. The CIP is a living document and will be updated and/or revised as necessary and appropriate. The main goal of the CIP is to disseminate information to the public and create opportunities for community input.

The following objectives of the CIP have been identified:

- Provide general Brownfields program information to interested community members.
- Provide timely, project specific information to community members.
- Provide opportunities for community input.
- Ensure community is well informed about site activities and Brownfield processes.
- Enhance communications between Grantee and media to help ensure reporters are provided timely information.
- Maintain administrative record files and information repositories.

- Maintain an Interested Parties Mailing List.
- Maintain information distribution and communication.

Section 3: Community Involvement Activities and Timing

3.A. POINTS OF CONTACT

Questions, Comments, Concerns, and/or Public Input should be directed to the Project Points of Contact listed below. Please refer to Section 3.C for more information on formal public commenting periods.

- Local Agency POC: Buffalo Trace Area Development District
Kristie Dodge, Community Development Director
201 Government Street
PO Box 460
Maysville, KY 41056
Phone: (606) 564-6894
Fax: (606) 564-0955
Email: kdodge@btadd.com
- Lead Agency POC: Frontier Housing, Inc.
Stephanie Cooley, Director of Real Estate Development
5445 Flemingsburg Rd
Morehead, KY 40351
Phone: (606) 784-2131, ext 224
Fax: (606) 784-2171
Email: s.cooley@frontierky.org

Online Information can be found by visiting <https://frontierky.org/hayswood-hospital> or <https://btadd.com/hayswood-brownfield/>

3.B. COMMUNITY UPDATES & INFORMATION DISTRIBUTION

Informational Fact Sheets will be made available to the public and updated as needed quarterly. Fact Sheets will include updates to the project, as well as progress, explanations of events and/or issues pertaining to the project, relevant data pertaining to the site, and other such information.

An Interested Parties Mailing List will be maintained, that includes federal, state, and local elected officials; local school district officials; community groups; media contacts; and interested community members. Parties on this list will receive notification whenever key documents are published or the status of the project changes.

The development of the interested parties mailing list will be compiled and kept on file at the offices of Buffalo Trace ADD and Frontier Housing, Inc. This list will be continually updated as needed. Residential names, addresses, phone numbers, and emails will be kept confidential.

Residents wishing to be added to the interested parties mailing list may directly contact either Point of Contact (listed within this Community Involvement Plan in Section 3.A). Persons wishing to be added to the interested parties list should indicate if transmittal is acceptable via email and/or postal mail.

Information will be made available for public viewing, via in person or online at the listed locations below.

- City of Maysville – 216 Bridge Street, Maysville, KY 41056; Hours: M-F 8:30 am - 4:30 pm
- Mason County Fiscal Court – 221 Stanley Reed Court, Maysville, KY 41056; Hours: M-F 8:30 am - 4:30 pm
- Mason County Public Library – 218 E. Third Street, Maysville, KY 41056; Hours: M-F 8:00 am - 6:00 pm & Sat 9:00 am - 2:00 pm
- Buffalo Trace ADD – 201 Government Street, Suite 300, Maysville, KY 41056; Hours: M-F 8:00 am - 4:30 pm
- Frontier Housing, Inc – 5445 Flemingsburg Rd, Morehead, KY 40351; Hours: M-Thurs 8:00 am - 5:00 pm & Fri 8:00 am - 4:00 pm
- Online at <https://frontierky.org/hayswood-hospital> or <https://btadd.com/hayswood-brownfield/>

Information, which may include fact sheets, notices, community participation opportunities, news releases, and announcements, will be distributed to the following local media sources.

- Maysville Ledger Independent
- Maysville Radio WFTM

The Administrative Record File and Information Repository will house site specific environmental investigative reports and other pertinent project information that has been or will be considered or relied upon with project action. Information repositories are located at:

- Buffalo Trace Area Development District – 201 Government Street, Suite 300, Maysville, KY 41056; Hours: M-F 8:00 am – 4:30 pm
- Frontier Housing Inc. - 5445 Flemingsburg Rd, Morehead, KY 40351; Hours: M-Thurs 8:00 am - 5:00 pm & Fri 8:00 am - 4:00 pm

3.C. PUBLIC COMMENT PERIODS

Public comment periods are formal time periods during which Frontier accepts comments from the public. Notices to the public indicating dates/times of comment periods will be made available to the public. Notices will contain information for comment submittal.

Appendix B contains previous and current notice information. This section will be updated and/or revised as necessary to include notices as they occur.

General questions, comments, concerns, may be submitted any time by mail, email, fax, or by phone call to the Points of Contact listed in Section 3.A.

3.D. PUBLIC MEETINGS, FORUMS, & WORKSHOPS

Various public meetings, forums, and workshops will be held during the duration of the project to provide information and allow for community input. Meetings will focus on various topics, including but not limited to, project updates, future planning processes, and educational workshops on brownfield topics. The Community is encouraged to participate in these meetings. Language translation will be made available with written materials for such meetings. Community input and information is encouraged as it will help facilitate open lines of communication.

Meetings will be held locally, preferably at City or County municipal buildings, as these are easily accessible and ADA compliant meeting spaces with adequate parking. Times and dates of such meetings will be publicly advertised in advance of the meetings. Quarterly meetings will be held during the duration of the project. More meetings will be established as necessary.

Appendix D contains previous meeting information, including topics, handouts, comments, questions, and answers. This section will be updated and/or revised as necessary to include meetings as they occur.

Information on public meetings, forums, workshops, Q&A, and FAQ's, can be found at <https://btadd.com/hayswood-brownfield/>

Section 4: Site Selection process & Surrounding Area

4.A. SITE SELECTION

Frontier Housing has worked closely with local officials in determining possible avenues for the development of housing within the Mason County area. Through ongoing collaboration, the Hayswood Hospital was identified as a viable opportunity for such a need. Frontier purchased the property from private ownership in late 2022 and applied for EPA Brownfield Cleanup Funds to remediate identified environmental hazards.

4.B. SURROUNDING AREA

The structure is located within a residential area of the south edge of the downtown area; however, it is also in very close proximity to a mix of amenities, including businesses, churches, restaurants, entertainment venues, government offices, and other such amenities. The downtown area hosts frequent tourism and public events, festivals, and outdoor entertainment.

Immediately adjoining properties to the abandoned hospital are commercial and residential, and are identified as below:

- North Adjacent property is West 4th Street which contains residences and a church.

- South Adjacent property is a wooded hillside with a utility right of way.
- East Adjacent property is Market Street which contains residences.
- West adjacent property is a single-family residence.

Additional information about the City of Maysville, including information about the historic district, downtown businesses, tourism activities, venues, and other amenities, can be found by visiting the City of Maysville website at <https://www.cityofmaysvilleky.gov>.

APPENDIX

APPENDIX A

List of Contacts

A.1 FEDERAL ELECTED OFFICIALS

U.S. Senator Mitch McConnell
361-A Russell Senate Office Building
Washington, DC 20510
202-224-2499

U.S. Senator Rand Paul
167 Russell Senate Office Building
Washington, DC 20510-1703
202-224-4343

U.S. Congressman Thomas Massie
2453 Rayburn House Office Building
Washington, DC 20515-1704
202-225-3465

A.2. STATE ELECTED OFFICIALS

KY Governor Andy Beshear
700 Capitol Avenue, Suite 100
Frankfort, KY 40601
502-564-2611

KY Senator Steve West
702 Capital Ave
Annex Room 228
Frankfort, KY 406001
502-564-8100

KY Representative William Lawrence
702 Capital Ave
Annex Room 424E
Frankfort, KY 40601
502-564-8100

A.3. LOCAL ELECTED OFFICIALS

Mason County Judge Executive Owen J. McNeill
221 Stanley Reed Court
Maysville, KY 41056
606-564-6706

Mayor Debra Cotterill, City of Maysville
216 Bridge Street
Maysville, KY 41056

606-564-9419

A.4. EPA REGION 4 OFFICIALS

Sarah S. Janovitz, Manager
Brownfields & Redevelopment Section
USEPA Atlanta Federal Center
61 Forsyth Street, S.W.
Atlanta, GA 303-8960
404-562-9870

Austin Gilly, Project Manager
Brownfields & Redevelopment Section
USEPA Atlanta Federal Center
61 Forsyth Street, S.W.
Atlanta, GA 303-8960

A.4. STATE ENVIRONMENTAL AGENCY OFFICIALS

Tony Hatton, Commissioner
Department for Environmental Protection
300 Sower Blvd
Frankfort, KY 40601
502-782-6648

Amanda Lafevre, Deputy Commissioner
Department for Environmental Protection
300 Sower Blvd
Frankfort, KY 40601
502-782-6398

Lynn True, KY Brownfield Coordinator
300 Sower Blvd
Frankfort, KY 40601
502-782-6484

A.6. LOCAL MEDIA SOURCES

WFTM Radio
626 Forest Ave
Maysville, KY 41056
wftmsales@maysvilleky.net
606-564-3361

Maysville Ledger Independent
120 Limestone Street
Maysville, KY 41056
606-564-9091

A.7. OTHER MEDIA SOURCES (FACEBOOK, ETC)

Buffalo Trace Area Development District Facebook

<https://www.facebook.com/BuffaloTraceAreaDevelopmentDistrict/>

Frontier Housing, Inc. Facebook

<https://www.facebook.com/frontierkentucky/>

APPENDIX B

Information Repositories and Potential Meeting Locations

B.1. PUBLIC INFORMATION LOCATIONS – FACT SHEETS AND NOTICES

Mason County Public Library
218 E. Third Street
Maysville, KY 41056
606-564-3286

Maysville Housing Authority
600 Clark St
Maysville, KY 41056
606-564-4409

B.2. POTENTIAL PUBLIC MEETING LOCATIONS

City of Maysville
216 Bridge Street
Maysville, KY 41056
606-564-9419

Mason County Fiscal Court Room
221 Stanley Reed Court
Maysville, KY 41056
606-564-6706

B.3. ADMINISTRATIVE RECORD LOCATION

Buffalo Trace Area Development District
201 Government Street, Suite 300
Maysville, KY 41056
606-564-6894

Frontier Housing, Inc.
5445 Flemingsburg Rd
Morehead, KY 40351
606-784-2131

APPENDIX C

E.1. COMMUNITY GROUP NAMES

Mason County Public Library
218 E. Third Street
Maysville, KY 41056
606-564-3286

APPENDIX D

D.1. PUBLIC MEETINGS, FORUMS, WORKSHOPS, Q&A, FAQs

Pre-Application Public Hearing

COMMUNITY NOTIFICATION & PUBLIC MEETING NOTICE

DRAFT GRANT APPLICATION PROPOSAL FOR A US EPA BROWNFIELD CLEAN UP GRANT

Frontier Housing, Inc., is applying for a United States Environmental Protection Agency Brownfields Cleanup Grant to remediate hazardous substance contamination at a property located at 20 West Fourth Street, Maysville, Kentucky. A public meeting is being held to discuss the draft grant proposal and to solicit public comments on the proposal and the proposed use of funds. The meeting will be held Monday, November 14, 2022, at 5:30 p.m. at the City of Maysville, City office building, 216 Bridge Street, Maysville, KY 41056. The meeting will also be accessible by virtual meeting platform, via computer or smartphone, at

<https://us02web.zoom.us/j/84064086762?pwd=RzIEY1ZzMnlJTGEwUj90Vm1CbkJPQT09>; Meeting ID: 840 6408 6762; or by calling 1-646-931-3860 and entering in Meeting ID 840 6408 6762 and Passcode 587765. To find your local number for dial in, you can go to <https://us02web.zoom.us/j/84064086762?pwd=RzIEY1ZzMnlJTGEwUj90Vm1CbkJPQT09>

Copies of the draft grant proposal, including the draft Analysis of Brownfields Cleanup Alternatives (ABCA), will be available for review and comment at the office of the Buffalo Trace Area Development District, 201 Government Street, Suite 300, Maysville, KY 41056, during the hours of 8:00 am to 4:30 pm Monday thru Friday. Copies of the draft grant proposal, with ABCA, can also be obtained by visiting <https://frontierky.org> or <http://btadd.com>. Comments can be submitted up through November 17, 2022, to Kristie Dodge, Community Development Director, Buffalo Trace Area Development District, PO Box 460, Maysville, KY, by calling 606-564-6894, or via email at kdodge@btadd.com.

**Frontier Housing Inc. – Former Hayswood Hospital Brownfield Project
Public Meeting Minutes
November 14, 2022 – 5:30 pm
City of Maysville Offices & Via Zoom**

Frontier Housing, Inc., held a public meeting at the above listed date and time, to discuss the former Hayswood Hospital Brownfield Project. The meeting was held in person, but also made available in virtual platform via zoom for remote access of the public.

Frontier Project Director Stephanie Cooley, and Kristie Dodge, of Buffalo Trace Area Development District, opened the meeting at 5:30 pm, by discussing Frontiers submission for an EPA Brownfield Cleanup Grant and the ABCA, regarding this project. Frontiers efforts in trying to clean up the existing site and future plans for re-use, if awarded funding, was also relayed to the public. Kristie Dodge, BTADD, provided information on EPA Brownfield opportunities. The floor was opened up for question and comment. Answers were provided by Frontier Housing and Buffalo Trace ADD.

Q: How many retail units are expected to be in the reuse?

A: That has not been determined yet. We (Frontier) are not at the planning phase for the reuse and redevelopment of the project, so the number of retail units are unknown at this time.

Q: Is the application reviewed with a scoring system? Will added points be given for certain criteria? For example, if the application shows new tenants are from ARC region, would that get extra points? And do you see there being any place in the application where points might be added or lost?

A: In trying to answer all those questions. Yes, the applications are scored on a point system. The application requires various sections, and within those sections are subsections of information. Each main section has a designated amount of points, and then those points are divided up with ability under each subsection. Points are given on how well each area addresses the information being requested. There are no points specifically for things like 'if your project will serve ARC region' but there are points to show how the project can address health and environmental issues and impacts, especially to disadvantaged and/or sensitive populations. The only place we see points being hard to obtain, in comparison to other applications that may go in, is with having lower numbers of community health incidences than other applications may have. Maysville has less pollution and health problems than other areas in the state and US that may be denser population and more metropolitan. The application won't lose points but may not get as high a number of points that a community who has more evidence of disparity and higher health issues might get. We do show in the application that intended use of the hospital will be for housing geared towards both low-income families and individuals, as well as market-based rentals, which is the purpose and vision of Frontier – to provide housing to individuals that may not otherwise qualify. Of course, the project will also help the area by eliminating hazards that could have health impacts.

Q: Does the property have to be owned in order to pursue the grant? Does it have to be owned prior to the application being submitted? When is the deadline for the grant? Has the property already been purchased?

A: Yes, the applicant has to own the property before the application can be submitted. Frontier has not taken ownership of the property yet but anticipates ownership to be transferred this week. The deadline for submittal of the grant is November 22nd.

Q: On the housing units....the application states there are going to be 70 units. Is this right? And what kind of housing will this be? Single apartments, family?

A: The draft application on file for review to the public was a draft and was noted that it was subject to change. The scope of work and proposed use of funding has not changed from that draft, but there have been some edits to formatting and also, getting it into the constraints of the page limits. Seventy was an early estimated projection that has since been revised in the application to a lower number. I would like to put emphasis on these numbers being estimates. This is because the facility as it is now, is not accessible to architects; so the estimates are based on what is believed to be possible usable square footage. This number will be better pegged in planning processes of redevelopment when the architect can go into the building and access the space to create actual redevelopment plans. The units, as of now, are planned to be geared towards low-income families and individuals, with some market-based rentals available too.

With no other comments or questions, the meeting was adjourned at 5:45 pm.

USEPA Grant Fact Sheet



Brownfields 2023 Cleanup Fact Sheet

Frontier Housing, Inc., Maysville, KY

Grant Recipient Information

Name: Frontier Housing, Inc.
Phone: 606-784-2131 ext 224

EPA Information

Region: EPA Region 4 Brownfields Team
Phone: 404-562-8069
Website: <https://www.epa.gov/brownfields/r4>

Publication Information

Office: United States Environmental Protection Agency
Land and Emergency Management (5105T)
Washington, D.C. 20460

Publication Number: EPA-560-F-23-106
Publication Date: May 2023

Overview of the EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfield sites. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The Small Business Liability Relief and Brownfields Revitalization Act of 2002, as amended by the Brownfields Utilization, Investment and Local Development Act of 2018, was passed to help states and communities around the country clean up and revitalize brownfield sites. Under this law, EPA provides financial assistance to eligible applicants through five competitive grant programs: Multipurpose Grants, Assessment Grants, Revolving Loan Fund Grants, Cleanup Grants, and Job Training Grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Cleanup Grant

\$1,999,900

EPA has selected Frontier Housing, Inc., for a Brownfields Cleanup Grant that will be funded by the Bipartisan Infrastructure Law. Grant funds will be used to clean up the Former Hayswood Hospital at 20 West Fourth Street in the City of Maysville. From 1886 to 1908, the 1.8-acre cleanup property was developed as a private seminary for female students. In 1923, a two-story hospital was constructed on the site with additional floors added in 1952 and again in 1960. The hospital closed in 1983 and has remained vacant since. It is contaminated with heavy metals and inorganic contaminants. Grant funds also will be used to conduct community involvement and outreach activities.

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

The information presented in this fact sheet comes from the grant application; EPA cannot attest to the accuracy of the information. The cooperative agreement is negotiated after the selection announcement. Therefore, the funding amount and activities described in this fact sheet are subject to change.

Frontier Housing Press Release

PRESS RELEASE

Thursday, May 25, 2023
Contact: Stephanie Ockerman
Communications Manager
Frontier Housing
606-784-2131, x251
s.ockerman@frontierky.org



Frontier Housing Awarded Nearly \$2 Million For Mason County Property Remediation

Morehead, KY - Frontier Housing has been awarded \$1,999,990 million through the Environmental Protection Agency's Brownfields Cleanup Grant program.

The grant will be used to remediate hazardous substance contamination at 20 West Fourth Street, in Maysville, known as the Hayswood Hospital property.

Frontier Housing worked with city, county and state officials, along with staff from Buffalo Trace Area Development District, to secure the funding. Frontier purchased the approximately 1.5-acre property in November 2022.

Frontier Housing is based in Morehead, and serves 16 counties including Mason.

"We are honored to be partnering with Mayor Cotterill, Judge McNeil, and the staffs of the city, county, Buffalo Trace Area Development District and the Kentucky Department for Environmental Protection to make this happen," said Frontier Housing President & CEO Tom Manning-Beavin. "This is only possible because we are all working together. We look forward to making the Hayswood hospital building a proud community asset once again."

City and county leaders echoed these sentiments.

"Today's funding announcement marks an incredible milestone for the redevelopment of Maysville and Mason County's historic Hayswood Hospital," said Mason County Judge-Executive Owen McNeill. "I cannot overstate how appreciative we are of Tom Manning-Beavin, Stephanie Cooley and everyone at Frontier Housing. Their vision and ambition to make an impact in our community, combined with our local team's efforts, are materializing into positive momentum for what many thought impossible."

“From day one of acquiring Mason County in their operational footprint, Frontier has never wavered in their ambition to make an impact in our community and our Hayswood project certainly fits that bill. Additionally, Mayor Cotterill and I are proud of the work our local team put in on this in the combined efforts of the City of Maysville, Mason County and Buffalo Trace Area Development District. In addition to Frontier, City Manager Wallingford, Engineer David Hord and BTADD’s Kristie Dodge all pulled extra hours on this brownfield grant,” the Judge continued. “Today’s announcement highlights that vision and hard work make anything possible and again underscores the positive momentum we’re building in Maysville, Mason County and northeastern Kentucky.”

“For the past 40 years, previous City administrations and staff have diligently pursued solutions to rehabilitate the former Hayswood Hospital. Finally, the ‘stars have aligned,’” said Maysville Mayor Debra Cotterill. “Frontier Housing’s expansion into Mason County, along with increased brownfield remediation funding from the US Environmental Protection Agency will enable one of the last standing eyesores in Maysville to be revitalized. City officials, Buffalo Trace ADD staff, and Frontier Housing have been working closely for the past 18 months to bring this project to fruition. City Manager Matt Wallingford, the City Commissioners, and I are excited about what this endeavor brings to the citizens of Maysville. Once completed, this project will help fill a much-needed housing shortage in our community.”

Hayswood Hospital was built in the 1920s and renovated several times. After the opening of the Meadowview Regional Medical Center in 1983, the former Hayswood property went through three different owners, with little to zero improvements, causing the property to essentially become abandoned.

Plans have not been finalized for use of the facility, but Frontier Housing continues to have conversations with community members and leaders about the facility’s use.

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Frontier Housing is the leader for affordable housing solutions in Appalachian communities in the heart of the Ohio River Valley. Frontier improves the quality of life for individuals and families, helping them achieve long-term stability, financial independence, and generational wealth.

PRESS RELEASE

Wednesday, June 26, 2024

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Frontier Housing Chooses Firm to Lead Cleanup Activities at Hayswood Hospital

Morehead, KY – Frontier Housing, Inc., has chosen an environmental engineering firm to lead cleanup activities at the Hayswood Hospital property in downtown Maysville.

Linebach Funkhouser, Inc. (LFI) was selected through a competitive bid process. The bid was awarded June 5, 2024. Qualified Environmental Professionals had until March 28, 2024, at 4 p.m. to submit proposals to provide certain professional services associated to the Brownfield Cleanup Grant, per US EPA guidelines and requirements, for the abandoned Hayswood Hospital property, located at 20 West Fourth Street.

The proposals were scored based on written materials set forth in the combined Requests for Proposals and Request for Qualifications.

Frontier Housing is the recipient of a \$1,999,900 Brownfields Cleanup Grant from the US Environmental Protection Agency.

LFI was established in March 2002 in Louisville and is a privately-owned consulting firm devoted exclusively to environmental assessment, remediation, and compliance work. Robert Perkins, LFI's Project Manager, will lead LFI's Brownfield Team on this project. The LFI Team has completed over 30 USEPA

Grant Projects in Kentucky, totaling more than \$12 million in USEPA grant funding.

“With LFI’s selection as the environmental project manager, the momentum will continue building for Frontier’s Hayswood Hospital redevelopment which will transform the historic structure and downtown centerpiece. I’ve known LFI’s Bob Perkins for years and in my opinion, he’s the preeminent expert on brownfield redevelopment in Kentucky. With LFI’s addition to the team, I’m excited to see the upcoming transformation to Frontier’s Hayswood property,” Mason County Judge-Executive Owen McNeill stated.

He continued: “I want to highlight Frontier’s inclusiveness and transparency as well. Throughout this process, Frontier has consistently planned with an eye on not only updating the public but including our local community. I think it’s important that we not only applaud Frontier’s investment but also their willingness to listen to Maysville and Mason County citizens as active teammates in this project.”

“This phase represents a significant step forward in the project process. Frontier’s efforts to address potential environmental hazards at the site of the former Hayswood Hospital is truly appreciated and very reassuring,” said Maysville Mayor Debra Cotterill. “We know Frontier and LFI are dedicated to applying innovative technologies and best practices in environmental remediation to restore this structure. We support their goal to not only remediate the site but also to prepare it for the rehabilitation stage, so that it can be a supporting structure for our housing needs. We are extremely excited to embark on this journey and work closely with the Frontier and LFI. Together, we can make a lasting positive impact in this part of our City.”

Frontier Housing and the Buffalo Trace Area Development District have been working with the Regional EPA office and has been provided technical assistance from the New Jersey Institute of Technology, throughout the Brownfields grant awarding process.

LFI will work with Frontier Housing, Buffalo Trace ADD, and the Region 4 EPA Project Manager, to finalize a Quality Assurance Project Plan (QAPP) and Analysis of Brownfield Cleanup alternatives (ABCA), as well as development of specifications and contract documents, so bids can be let for the remediation contract. Finalized plans will require review and approval of EPA before bidding can occur.

Frontier and Buffalo Trace ADD worked with city, county, and state officials to secure the nearly \$2 million in Brownfields Cleanup Grant that was announced in May 2023.

The original Hayswood Hospital structure was constructed in 1923 as a hospital facility, with additional floors added in 1952 and 1960. Renovations were completed in 1971. The hospital was closed in 1983 and has remained vacant since.

Frontier Housing purchased the property in November 2022. Frontier is based in Morehead and serves 22 counties including Mason.

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EPA Brownfields Grant – Hayswood Community Meeting

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

Maysville Municipal Building

216 Bridge Street

Maysville, KY 41056

A community meeting was held by Frontier Housing on Tuesday, August 13th, 2024, at 5:15pm. Tom Manning-Beavin, CEO of Frontier Housing called the meeting to order with opening remarks and provided a brief explanation of the project partners and their roles.

Robert Perkins, P.G. MBA, with Linebach Funkhouser, Inc. (LFI), provided an explanation of LFI's role as the environmental consultant firm that oversees 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.

William Harshaw, P.E. with LFI, discussed priority contaminants to be removed from the building and highlighted the importance of meeting EPA, OSHA, and HUD guidelines, and discussed project timeline.

Tom Manning-Beavin, CEO of Frontier, discussed Frontier's long-term goals for potential housing types in the Hayswood building after the contamination is removed.

Kristie Dodge, Community Development Director for Buffalo Trace Area Development District (BTADD), provided an explanation of BTADD's role in the Hayswood project as the project administration, providing technical assistance and community outreach efforts. Community members were encouraged to access project information via websites and social media pages, as well as physical locations where the Community Involvement Plan can be viewed.

City of Maysville Mayor Debra Cotterill discussed the importance of the Hayswood project and thanked partners for their work.

Mason County Judge Executive Owen McNeill recognized the potential reach of the Hayswood project beyond the local level and thanked Frontier for their investment in the community.

Maysville City Manager Matt Wallingford highlighted the opportunities that this project will offer for improved access to housing in the area.

Tom Manning-Beavin then opened the floor for community members to ask questions and facilitated discussion regarding the project.

Judge McNeill asked LFI to provide an explanation of the project timeline.

A: 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.

Judge McNeill asked if potential leftover funds from the cleanup grant could be used toward the future renovations.

A: 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.

- i. 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.

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.

Comment from community member: Thanked LFI for their work on the project to date.

Judge McNeill asked how the Hayswood project can be used to leverage its impact in the community.

A: 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.

Judge McNeill asked about the potential for the Hayswood project to gain national attention.

A: 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.

Judge McNeill asked where community members can find project information and who they can contact to stay informed.

A: Kristie Dodge highlighted herself as the local point of contact, Stephanie Cooley with Frontier as the project point of contact, and also re-iterated the availability of project information on local websites and social medias, 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.

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

EPA Brownfields Grant – Hayswood Community Meeting 1 Minutes

Wednesday, December 18th, 2024 @ 5:30pm

Maysville Municipal Building

216 Bridge Street

Maysville, KY 41056

The first of two community meetings was held by Frontier Housing on Wednesday, December 18th, 2024, at 5:30pm. Stephanie Cooley, Director of Rental and Multifamily at Frontier Housing, called the meeting to order with opening remarks.

Robert Perkins, P.G. MBA, with Linebach Funkhouser, Inc. (LFI), provided a brief explanation of the historical changes to the building and showed exterior aerial photos of the site.

William Harshaw, P.E. with LFI, identified the priority contaminants to be removed from the building and discussed the removal methods that will be used, as well as the debris removal start date and total anticipated timeline for the debris removal process. Mr. Harshaw also presented photos of the interior conditions of the building.

Robert Perkins explained the use of the jobsite trailers by the abatement contractor and explained that authorized personnel only will have open access to the site through the proper communication channels.

Matt Wallingford, Maysville City Manager, asked for an explanation of requirements from the State Historic Preservation Office (SHPO) and their effect on the project.

A: Kristie Dodge, BTADD Community Development Director, stated that the project has already been through the initial SHPO requirements and received clearance from SHPO with conditions to preserve the historic features of the building.

Mr. Wallingford asked about the general condition of the building's structural integrity.

A: Mr. Harshaw stated that the newer addition of the building is very structurally sound, with the original portions of the building being less so. Mr. Harshaw stated that a structural engineer would need to perform an inspection after the cleanup process has concluded.

David Cartmell, City of Maysville Commissioner, asked about the general conditions of the west wing of the building.

A: Mr. Harshaw stated that the roof on the western portion of the building is in poor condition and would likely need to be replaced entirely. Mr. Harshaw also stated that minimal asbestos was found in that portion of the building from preliminary testing.

Mason County Judge Executive Owen McNeill asked how asbestos roof materials will be removed safely from the building.

A: Mr. Harshaw explained that the asbestos in the roof materials is non-friable, meaning it is not easily broken down and produces significantly less dust than typical asbestos and asbestos-containing materials, and further explained that the roof will be cut into sections and removed in that manner. Mr. Perkins explained that LFI has hired a third-party company to perform onsite air monitoring on the exterior of the building for the duration of the debris removal.

With no further questions or discussion from meeting participants, Kristie Dodge closed the meeting at approximately 6:00pm.

EPA Brownfields Grant – Hayswood Community Meeting 2 Minutes

Wednesday, December 18th, 2024 @ 6:00pm

Maysville Municipal Building

216 Bridge Street

Maysville, KY 41056

The second of two community meetings was held by Frontier Housing on Wednesday, December 18th, 2024, at 6:00pm. Kristie Dodge, Community Development Director for Buffalo Trace Area Development District (BTADD), called the meeting to order with opening remarks.

Maysville Police Chief Michael Palmer discussed historical issues with vandalism and trespassing that the Maysville Police Department (MPD) has faced at the Hayswood site.

- Robert Perkins, P.G. MBA, and William Harshaw, P.E., with Linebach Funkhouser, Inc. (LFI), stated that the abatement contractor will have security lights installed onsite for safety and security purposes.
- Chief Palmer expressed that the MPD will arrest individuals found to be trespassing onsite at the will of Frontier Housing or LFI.
- LFI stated that MPD and the Maysville Fire Department will be given keys to access the site.

Mr. Harshaw discussed the difference between friable and non-friable asbestos, as well as the safety measures that the abatement contractor will be taking to reduce exposure both to their employees and the general public. Mr. Harshaw further explained the debris removal and disposal process.

Mason County Judge Executive Own McNeill asked how many workers will be onsite.

A: Mr. Harshaw stated that there will be around 10 workers onsite, and that more individuals can be mobilized if needed. Mr. Perkins further stated that all workers are vetted employees who have the proper training needed to complete the debris removal.

Mr. Harshaw explained the safety and security measures that are being utilized onsite to reduce contaminant exposure.

Kristie Dodge stated that community meetings will be held on a quarterly basis and advertisements for the meeting will be posted in physical locations as well as online forums.

With no further questions or discussion from meeting participants, the meeting was closed at approximately 6:30pm.