Narrative Information Sheet

1. Applicant Identification
   Paden City Development Authority
   425 S. 4th Ave./PO Box 196
   Paden City, WV 26159

2. Funding Requested
   a. Assessment Grant Type: Community-Wide
   b. Federal Funds Requested:
      i. $500,000
      ii. Site-specific grant waiver: Not Applicable

3. Location: Paden City, Wetzel County, and Tyler County, WV

4. Target Area and Priority Site/Property Information:
   a. Target Area: Area within Paden City that is bordered by West Main Street to the north, West Adams Street to the south, South 4th Avenue (WV State Rt. 2) to the east, and the Ohio River to the west.
   b. Census Tracts: 54103030700, 54095961800
   c. Priority Site Addresses:
      i. Paden City Industrial Park, 330 S 1st Ave, Paden City, WV 26159
      ii. Paden City Park, 0 W Main Street, Paden City, WV 26159
      iii. Duquesne Glass property, 0 Mill Street, Paden City, WV 26159
      iv. Corning Glass Works, address not available; parcel adjacent to City Park adjacent to CSX railroad
      v. Downtown Priority Site, 310 West Main Street, Paden City, WV 26159

5. Contacts
   a. Project Director
      Jim “Cork” Bowen, Director
      Paden City Development Authority
      425 S. 4th Ave./PO Box 196
      Paden City, WV 26159
      Phone: (304) 337-2796, Cell: 281-687-0746
      E-mail: pcdevelopmentauthority@gmail.com
   b. Chief Executive/Highest Ranking Elected Official:
      Jim “Cork” Bowen, Director
      Paden City Development Authority
      425 S. 4th Ave./PO Box 196
      Paden City, WV 26159
      Phone: (304) 337-2796
      E-mail: pcdevelopmentauthority@gmail.com

"Helping Paden City reach its potential"
6. **Population:** Paden City, WV: 3,089

7. **Other Factors Checklist**

<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>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>1</td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
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<tr>
<td>The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.</td>
<td>2</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>8</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing</td>
<td>8</td>
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8. **Letter from the State or Tribal Environmental Authority**
   Letter from West Virginia Department of Environmental Protection is attached.

9. **Releasing Copies of Applications**
   No confidential, privileged, or sensitive information has been included in the application.
November 29, 2021

Mr. James Bowen, President  
Paden City Development Authority, Inc.  
425 South 4th Avenue  
Paden City, WV 26159

RE: State Environmental Authority Acknowledgement Letter  
FY22 U.S. EPA Brownfields Assessment Grant Application  
EPA-OLEM-OBLR-21-04

Dear Mr. Bowen,

Thank you for your continued efforts to further enhance the state’s environment, economy, and quality of life by applying for a U.S. EPA Brownfields Assessment Grant.

This grant will ensure continued development, investment, revitalization, and success in the region. The 2022 EPA Brownfields Assessment Grant will continue to build upon the success of Paden City Development Authority, Inc. by providing vital funding to ensure continued economic growth in a recovering region. By inventorying properties with perceived contamination, assessing those otherwise desirable and developable properties, and planning for reuse through community engagement, the Paden City Development Authority, Inc. will eliminate a key barrier to redevelopment and revitalization.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assisting you to assess, remediate, and redevelop vacant, underutilized, and contaminated properties throughout Paden City and surrounding service areas into productive and positive new uses. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Derek Hancock  
West Virginia Brownfields Coordinator
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

i. Background and Description of Target Area

Nestled between a stretch of West Virginia’s rolling hills and the Ohio River, Paden City covers just 0.85 square miles and straddles the counties of Tyler and Wetzel. Home to approximately 3,000 residents as of the 2020 census, Paden City has a rich history in the glass industry thanks to the region’s abundance of sand, clay, water, and natural gas. For over 100 years, multiple companies availed themselves of the vast local resources to produce pottery, pressed glass, flat decorative window glass, and even glass marbles. Paden City is home to two of the country’s oldest glass factories. Still producing marbles to be shipped worldwide, Marble King is one of the last remaining marble factories in North America. Paden City is also home to Paul Wissmach Glass Company, known for its high-quality stained glass that has been in production since 1904. In 1991, after operating in Paden City for nearly 40 years, Corning Glass Works closed its plant. They redistributed its manufacturing activities to other plants throughout the East Coast, as did many factories in the town, following the downturn in the US glass production. The loss of major local employers in the glass industry hit Paden City hard, leading to a population decline of nearly 40% since 1991 and leaving the city’s riverfront lined with industrial skeletons and environmental justice challenges. To address the liabilities of this industrial past and build a community and economic development strategy for the future, the Paden City Development Authority has launched an effort to assess and clean-up brownfield sites throughout its footprint.

West Virginia’s mountainous landscape leaves few sites suitable for development, making the reuse of former industrial sites essential. Paden City’s strategic position along the Ohio River and the B&O Railroad could provide multiple economic opportunities. The proximity to several major natural gas facilities makes it a potential location for 21st century manufacturing, including businesses that support the oil and gas industry, which continues to expand in the region. As the communities around these industries grow, a holistic approach to community development that recognizes the need for quality-of-life amenities, such as outdoor recreation, is key.

The Paden City Development Authority (PCDA) has identified a target area within Paden City that is bordered by West Main Street to the north, West Adams Street to the south, South 4th Avenue to the east, and the Ohio River to the west. The properties within this area are of significance due to their industrial legacies with known and unknown contamination, as well as their redevelopment potential due to existing infrastructure and proximity to the river and rail.

ii. Description of the Priority Brownfield Sites

The five brownfield sites identified as priorities total nearly 38 acres in this small town. Paden City Industrial Park and Paden City Park are both currently in use, though the Industrial Park is underutilized. Paden City Park is separated from the other priority brownfield sites by the B&O railroad and is located along the banks of the Ohio River. The target area is characterized by the Ohio River to the north and predominantly residential properties to the south, east, and west. Some non-residential structures are located adjacent to the buildings, to the south of the industrial park. Revitalization planning is needed in the full target area to ensure that properties are redeveloped to their highest and best use and that adjacent properties have compatible uses.

**Paden City Industrial Park** was once the site of Paden City Pottery as well as Corning Glass Works. Paden City Pottery provided jobs for residents, including those of surrounding communities from 1913 until 1956, when it could no longer compete with cheaper imports. Corning Glass Works took over its facility and began making dinnerware using the old kilns.
Corning Glass Works closed its plant and redistributed its manufacturing activities to other plants throughout the East Coast in 1991. Eight years later, Paden City Development Authority (PCDA) purchased the 8.6-acre former manufacturing facility to develop the Paden City Industrial Park, which is partially occupied and undergoing remediation thanks to funding from a US EPA Brownfields Cleanup grant. Additional reuse planning is needed at this site to help reach its maximum potential. This site consists of four large buildings for a total square footage of 185,736. According to the Paden City Industrial Park Market Analysis (2021) prepared through technical assistance from US EPA, most of the buildings contain warehouse storage space (175,905 ft²), while 11,831 ft² is used for office space. The main portion of the largest building is open to the public for rental storage of recreational vehicles, boats, and trailers and small tenants use spaces, providing a source of income for the PCDA. The third structure was upfitted to accommodate the Tyler County Office of Emergency Management, which stores emergency equipment, and the Division of Corrections and Rehabilitation Bureau of Juvenile Services which occupy 25% of the available office space. There are two small buildings associated with the Industrial Park which each include unused sections in significant disrepair.

**Paden City Park** extends approximately ½ mile along the Ohio River. It was established in the early 1970s and includes baseball fields, a playground, swimming pool, walking trail, campground, picnic shelters, and boat launch. Prior to its use as a park, the land once contained a steel mill, lumber yard, and other factories that took advantage of the river access for transportation and water. In the late 1960s the City started filling in the area in the lower south end of the park to raise the elevation of the property and address the potential for flood issues. Ballfields were added and a walking trail was built in the 1980s. Environmental site assessments are needed at the site, as well as revitalization planning as part of the target area to ensure adjacent uses are compatible.

The city park is located within Zone AE flood zone, one of the highest risks for flooding, while the remaining properties are located outside of the flood zone. Since the city park was previously used for industrial purposes and appliance disposal, it is likely that the adjacent river has washed debris and contamination across the property. The likelihood of contamination on this property is of great concern as children and adults take advantage of the park for recreation. Remediating this site to the recreational standard would be beneficial for patrons of the park as well as the City.

**Additional priority sites are listed below:**

<table>
<thead>
<tr>
<th>Site</th>
<th>History and Planned Reuse</th>
<th>Planned Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Paden City Industrial Park</strong>&lt;br&gt;<strong>8.6 acres</strong></td>
<td>Former site of Paden City Pottery (1920s) and Corning Glass Works (1956). Site can be used to develop workforce training program.</td>
<td>-Resource Roadmap&lt;br&gt;-Infrastructure evaluation&lt;br&gt;-Revitalization Plan</td>
</tr>
<tr>
<td><strong>Paden City Park</strong>&lt;br&gt;<strong>24.9 acres</strong></td>
<td>Former steel mill, lumber yard, and other factories; also used as appliance dumping ground. Common contaminants may include PAHs, PCBs, ethylene, benzene, arsenic, PCP, and chromium. Recreational uses can be expanded.</td>
<td>Phase I ESA&lt;br&gt;Phase II ESA</td>
</tr>
<tr>
<td><strong>Duquesne Glass property</strong>&lt;br&gt;<strong>2.74 acres</strong></td>
<td>Glass production (~1908); Duquesne Glass Manufacturing Company (1918). Common contaminants found at glass manufacturing sites include arsenic and lead. Property to be complimentary to PC Industrial Park.</td>
<td>Phase I ESA&lt;br&gt;Phase II ESA&lt;br&gt;-Resource Roadmap&lt;br&gt;-Site Reuse Assessment &amp; Site Vision</td>
</tr>
</tbody>
</table>
Corning Glass Works
1.2 acres
Former pond with runoff glaze and chemicals. Remediated site after 1991 but unclear to what standards. Common contaminants include arsenic and lead. Site should be incorporated into Paden City Park.

310 West Main Street
0.075 acres
Formerly served as hardware store with family living quarters on second floor. After hardware store, space used as organizational group meeting space, restaurant, and lounge. Older structures could include lead-based paint or asbestos containing materials. Received architectural analysis to verify potential reuse and inform next steps for PCDA to use building as incubator for prospective new businesses.

Phase I ESA
Phase II ESA

Phase I ESA
Asbestos Inspection
Lead-based paint

1.b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Because of its location across two counties, Paden City is served by two of WV’s Regional Planning and Development Councils: the Mid-Ohio Valley Regional Council (MOVRC) and the Belomar Regional Council. The most recent Comprehensive Economic Development Strategies (CEDS) for both councils identified brownfield redevelopment as an opportunity for economic development in the region, with stakeholders from the MOVRC identifying opportunity at sites along the river and rail. Additionally, as a member of the Appalachian Regional Commission (ARC), the WV Governor’s Office included in its 2021 ARC priorities: “Addressing abandoned and vacant buildings, particularly in relation to downtown revitalization or brownfields reuse (high priority)” (emphasis added). In 2021, PCDA worked with ICF Consulting Firm to complete a market analysis at the Industrial Park thanks to support from US EPA, which recommended five opportunities: 1) expand existing uses, 2) attract retail uses, 3) create a maker space or mixed-use market space, 4) develop a workforce training program, and 5) attract light manufacturing or industrial uses.

Informally, the region is planning for a recently announced multi-billion-dollar petrochemical complex to be constructed just across the river in Ohio, approximately 30 miles from Paden City. This complex is expected to generate 450 permanent jobs. According to a report from West Virginia University, this petrochemical complex will lead to the generation of $193 million in direct output and $54 million in secondary outputs, creating an economic impact of potentially $247 million. The construction of this petrochemical complex and the influx of new jobs will increase the need for developable "downstream" properties for spin-off businesses and industries, as well as the need for quality-of-life amenities for new and existing residents in the region. This assessment grant will help to further the goals and recommendations of the regional and state strategies, capitalize on new industry opportunities by determining the environmental status of priority sites and identify how redevelopment of the target area can enhance growing industries and quality-of-life amenities.

ii. Outcomes and Benefits of Reuse Strategies

The target area’s access to rail and the Ohio River, combined with proximity to natural gas facilities (such as the recently constructed Dutch Shell Cracker Plant, the recently announced Methanol plant, and the planned petrochemical plant) make this a desirable location for downstream businesses related to this plant. From its discussions with interested businesses, PCDA learned that demand exists for shovel-ready facilities available for purchase or lease. PCDA remains in active discussions with several interested light manufacturing businesses that will
benefit from the Industrial Park’s access to river, rail, utilities, and roads, including WV State Route 2, which is a major artery serving as a link between I-77 and I-470.

The assessment, planning, and eventual remediation of sites in the target area will create opportunities for new businesses to locate to Paden City. These new businesses will bring more local jobs and reinvigorate an area that has been underused for more than 20 years, bringing economic development and increased investment to a disadvantaged community with low median income rates and high levels of poverty. Investment in these properties will increase the property values and those of adjacent properties, which will in turn increase local tax revenue. Activities at the Paden City Park and adjacent Corning site will help to ensure that a major greenspace remains preserved and safe for residents to use and to potentially expand greenspace onto a formerly industrial property. The fact that the infrastructure needed for light manufacturing facilities already exists at target sites will save precious local, state, and federal resources.

1.c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse
An investment from US EPA for assessment and planning at these target sites will open new avenues for public and private investment. PCDA recently received an Economic Development Authority grant to perform an engineering feasibility study for sections of the Paden City Industrial Park, while also pursuing funding from a wide array of sources for other priority sites in its jurisdiction. In the Fall of 2021, the PCDA received a $79,200 grant from the US Economic Development Administration to support the planning and reuse of the Paden City Industrial Park. Paden City falls within the service area of the Appalachian Regional Commission (ARC), which funds infrastructure, workforce development, and community development. Having already funded the environmental aspects priority projects, the PCDA will be able to apply more competitively for grants to continue this work beyond the scope of an Assessment grant. PCDA is also a participant in the recently launched ARC-funded Shale POWER Mini-grant program, making the sites eligible for a $5,000 grant and technical assistance to stimulate job creation for small and medium manufacturers in the region. PCDA is working with the WVDEP and is eligible to apply for funds from the state-administered EPA Brownfields Revolving Loan Fund for any needed cleanup. Receipt of EPA Brownfield Assessment Grant funds will highlight investment in the area and ease concerns about environmental issues, which may spur investment from philanthropists and community foundations (Benedum Foundation, Community Foundation for the Ohio Valley, Barth Foundation). These foundations support economic redevelopment but have been hesitant to invest due to concerns about environmental legacy.

ii. Use of Existing Infrastructure
Due to their previous industrial uses, the target sites identified here, and most other sites in the target area, are already connected to existing water, sewer, and utility infrastructure. The target area also has strategic river, rail, and roadway access. It is expected that some upgrades will be needed, which can be funded by some of the sources listed above, including the ARC. PCDA will promote and implement other Smart Growth Principles as well, such as promoting river access and the inclusion of greenspace, in any planning efforts for target sites. The area recently received a USDA Broadband infrastructure grant for Tyler and Wetzel Counties. The area is served by several internet companies and the ability to access 1 gigabyte speeds from Suddenlink, which is not common in West Virginia communities and provides a competitive edge.

E.2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
E.2.a. Community Need
i. The Community’s Need for Funding

While Paden City’s need for economic revitalization is high, its resources are no match for the legacy of contamination left by years of industrial activity in the Target Area. It has been severely impacted by the loss of manufacturing and other employment opportunities over the last 40 years and is struggling with high poverty rates and to maintain a high quality-of-life. The small community has limited resources and tax revenue to address the contamination resulting from historic industrial uses of priority properties, and there are no consistent, significant funding sources for environmental assessment or remediation from state or philanthropic agencies serving West Virginia. The target area has a significant need for brownfield remediation which would have positive implications on available jobs, quality-of-life, and community health.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

According to the ARC index-based county economic classification system, Paden City is situated between an at-risk county for economic distress (Tyler County) and an economically distressed county (Wetzel County). The ARC defines distressed counties as the most economically depressed counties, ranking in the worst 10% in the nation. At-risk counties are at risk of becoming economically distressed and rank between the worst 10% and 25% of the nation’s counties. The 2020 U.S. Census reports that the median household income in Paden City is $47,563, which is 31% lower than the national average. Paden City’s per capita income is below average at $23,360 compared to Tyler County's ($24,924) and West Virginia’s ($26,480). This is approximately $11k lower than the national per capita income. Average earnings per job in the two-county region is $21,000 below the national average ($70,900). 19.4% of Paden City’s population lives in poverty, higher than Tyler County's 16.6% and West Virginia’s 16.0%. Paden City’s child poverty rate (44%) exceeds that of Tyler County (21%), Wetzel County (34%), and West Virginia (20%). Assessment, planning, and the eventual remediation and reuse of sites in the target area will bring new economic development, improving the economy in Paden City and creating new jobs for residents. This will help raise income levels and improve the welfare of the target area population.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:

The target sites reflect the area’s industrial history of glass and pottery manufacturing, where the most common expected contaminants are arsenic and lead. Environmental site assessments conducted at the Paden City Industrial Park also confirmed the presence of PAHs, vanadium, antimony, arsenic, cadmium, lead, asbestos-containing materials, and lead-based paint. Because of the similarities in age and use of the other target sites, it is expected that these findings are representative of the likely findings throughout the target area. These contaminants have been documented to cause damage to the brain and cognitive ability (arsenic, lead), as well as to the bones, lungs, liver, and kidneys (vanadium, cadmium, and lead). These contaminants have also been documented to possibly lead to cardiovascular diseases (arsenic, vanadium, antimony, cadmium, and asbestos); cancers (PAHs, arsenic, and asbestos); respiratory diseases (vanadium and asbestos); blood disorders (vanadium and lead); sudden abortion or preterm birth (antimony and vanadium); and diabetes (arsenic).

Tyler County struggles greatly with disease and adverse health conditions: 7.9% of its adults have been diagnosed with heart disease, nearly double the national rate of 4.3%; 16% of adults have been diagnosed with diabetes, compared to just 11.4% of the US; and 11.4% of adults have asthma, more than the national rate of 9.2%. Tyler County’s cancer incidence rate is 483 per 100,000, and Wetzel County’s is 517. Both exceed the average state rate of 477. As of 2019, March of Dimes
Paden City FY22 US EPA Brownfields Assessment Grant

reports that WV earned a premature birth grade of F, with the preterm birth rate at 11.8%. In addition, West Virginia Department of Health & Human Resources (WVDHHR) determined that Wetzel County ranks 8 (17.5%) out of the state’s 55 counties for highest cardiovascular disease rates and 25 (14.5%) out of 55 counties for highest prevalence of diabetes in the counties. By identifying and confirming the contamination at the target sites, the PCDA will be better equipped to identify opportunities to remediate that contamination, which will help to remove some of the environmental factors that are likely contributing to these adverse health conditions.

(3) Promoting Environmental Justice
According to data retrieved from EJSCREEN, in the target area, the low-income population (39%) is in the 75th percentile in US EPA Region 3 and 66th percentile nationally. Finally, 21% of the population in the target area is over the age of 64, which is higher than the state (19%), regional (16%), and national (15%) averages. Low-income and elderly populations bear a disproportionate amount of the burden of the negative environmental impacts of industrial legacy. In this part of WV, narrow valleys along the Ohio River, paired with the regular practices of the early 20th Century meant that residential neighborhoods, originally intended to serve the industrial workforce, were built very close to factory sites. What this means now is that those same residential neighborhoods remain nestled beside industrial legacy sites that are contributing to the environmental contamination of the community but not to its economic revitalization. This assessment grant will help to identify those contaminants, while also giving a voice to the residents of this neighborhood who have been traditionally left behind by industrial and government decision-making. This grant will allow the PCDA and the community to work in tandem to remove current environmental and public health threats and recruit new economic development opportunities, thus addressing public health, representation, and economic injustices for this small, disadvantaged community.

2.b. Community Engagement
i. & ii. Project Involvement & Roles
PCDA regularly shares updates with local government and local business associations through formal and informal means. Because of the small size of the community, there are not many formal stakeholder groups. PCDA will engage with those that do exist and will partner with other events and outreach opportunities in the community to reach a broader audience, with targeted outreach to adjacent property owners and residents adjacent to target sites. PCDA has been working with EPA Region 3 and the WV Department of Environmental Protection on this project for more than two years and will continue to engage with them throughout the project period.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point of Contact</th>
<th>Involvement/Role</th>
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<tbody>
<tr>
<td>Paden City Library</td>
<td>Danielle Ice-Davis</td>
<td>Serve as a repository for public access to project information</td>
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<tr>
<td></td>
<td>304-337-9333</td>
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<tr>
<td>Paden City Lions Club</td>
<td>Dr. Dick Stender</td>
<td>Citizen Input on project; participation in planning and prioritization activities</td>
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<tr>
<td></td>
<td>304-771-0198</td>
<td></td>
</tr>
<tr>
<td>Garden Club</td>
<td>Nancy Stender</td>
<td>Citizen Input on project; participation in planning and prioritization activities</td>
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<tr>
<td></td>
<td>304-337-8632</td>
<td></td>
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<tr>
<td>Wetzel-Tyler County Chamber of Commerce</td>
<td>Sharon Campbell</td>
<td>Connect to local businesses to provide updates and input on planning and prioritization</td>
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<td></td>
<td>304-455-3825</td>
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<tr>
<td></td>
<td><a href="mailto:director@wetzelttylerchamber.org">director@wetzelttylerchamber.org</a></td>
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iii. Incorporating Community Input

At the beginning of the project period, the PCDA will hold a kick-off public meeting to update stakeholders and solicit input about potential brownfields sites and redevelopment options, respond to community concerns, and outline methods of providing input over the life of the project. The PCDA will provide regular updates and solicit input from the Paden City Council during the public portion of monthly City Council Meetings. Updates will also be shared quarterly at Paden City Development Authority meetings. These meetings are publicized in the local newspaper, are open to the public, and take place in a handicap accessible building. Notes and minutes from those meetings will be shared with key stakeholders and made publicly available via the public library and online. Where necessary to protect public health, virtual options to attend the meetings will be available, made possible from partnership with the City and the MOVRC. PCDA will work with the selected consultant and the WV Brownfields Assistance Center to ensure that a broad group of diverse stakeholders, including those traditionally underrepresented, are engaged and participate in the process. A final meeting will be held at the end of the project to review accomplishments and outline next steps.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROCESS

3.a. Description of Tasks/Activities and Outputs

<table>
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<tr>
<th>Task 1 – Brownfields Inventory and Prioritization ($8,000)</th>
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<tr>
<td>i. Project Implementation: The PCDA will work with project partners to set site priorities based on community priorities, potential for redevelopment, alignment with local reuse strategies, and community input. The project team will confirm each site’s eligibility and evaluate based on the potential impact to public health, safety, and environmental issues; eligibility of the site in the WV Voluntary Remediation Program (VRP); benefit to sensitive populations and environmental justice communities; and potential for reuse. The project team will begin with the existing target area inventory of potential projects and ask project partners to review and update the inventory upon receipt of the grant. This task includes maintaining the inventory database for prioritization of grant resources.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Year 1, Quarter 1 – Year 2, Quarter 3</td>
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<tr>
<td>iii. Task/Activity Lead: Jim Bowen, Paden City Development Authority</td>
</tr>
<tr>
<td>iv. Outputs: 1 updated site inventory database with up to 10 sites</td>
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Task 2 – Community Outreach ($10,500)

i. Project Implementation: The budget includes engagement activities utilizing the project team and consultants to meet quarterly over the project period with local stakeholders, property owners, and business owners in the targeted area to identify sites, discuss redevelopment plans, and outline plans for conducting environmental assessments on priority sites. The budget for this task will include material printing for meetings, project information, and public notices. Travel expenses have been set aside for a representative from the PCDA to attend one national brownfields conference and three WV Brownfields Conferences over the course of the project period to learn best practices and identify ways to leverage EPA resources. Meeting space will be provided by the Paden City Development Authority and support for dissemination of project information to civic organizations, church groups, and business associations will be provided by project partners as indicated in the table above.

ii. Anticipated Project Schedule: Year 1, Quarter 1 – Year 3, Quarter 4

iii. Task/Activity Lead: Jim Bowen, Paden City Development Authority

iv. Outputs: 12 community stakeholder meetings; 4 presentations to community groups, Attend 3 regional and 1 national brownfields training event

Task 3 – Brownfield Assessment Activities ($300,000)

i. Project Implementation: This task includes activities related to carrying out site assessments including procurement of consultants; refinement and finalization of rating/ranking criteria; rating and ranking of sites; follow-up planning/technical assistance on sites (tax records, mapping, past studies); and preparation of Quality Assurance Project Plans (QAPP), a site-specific Sampling and Analysis Plan (SAP), and Health and Safety Plan (HASP) as needed for Phase II ESA conducted by qualified environmental professionals using appropriate standards.

ii. Anticipated Project Schedule: Year 1, Quarter 2 – Year 3, Quarter 2

iii. Task/Activity Lead: Qualified Environmental Professional (QEP)

iv. Outputs: 11 Phase I Assessments, 6 Phase II Assessments, 5 lead-based paint assessments, 5 asbestos containing materials assessments, Total area assessed >50 acres

Task 4 – Site Reuse Planning Activities ($181,500)

i. Project Implementation: Funding is included to support remedial and reuse plans developed by qualified professionals. Remedial action plans will address reviewing alternative strategies including complete or partial contaminant removal, contaminant capping, in-situ cleanup methods, and land use covenants and/or deed restrictions, based on site specific conditions and contaminants of concern.

ii. Anticipated Project Schedule: Year 2, Quarter 1 – Year 3, Quarter 4

iii. Task/Activity Lead: project team; qualified consultant

iv. Outputs: 1 site reuse assessment, 2 infrastructure evaluations, 1 community health assessment, 1 site reuse vision, 2 resource road maps, and 1 revitalization plan

3.b. Cost Estimates

The PCDA Director is a volunteer and receives no salary or fringe benefits. Cost estimates on assessment and planning activities are based on regional averages as determined through discussion with local experts and planning activity information sheets provided by US EPA. Travel costs are based on standard General Services Administration (GSA) travel and per diem estimates.

<table>
<thead>
<tr>
<th>Budget Table</th>
<th>Inventory &amp; Prioritization</th>
<th>Community Engagement</th>
<th>Brownfields Assessment Activities</th>
<th>Site Reuse Planning Activities</th>
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<td>Fringe Benefits</td>
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Task 1 – Brownfields Inventory and Prioritization – ($8,000)
- Supplies ($1,000): general supplies related to creating, updating, and sharing the Inventory
- Contractual ($7,000): assistance from QEP in maintaining updated inventory and creating associated documents for community outreach and project implementation.

Task 2 – Community Outreach - ($10,500)
- Travel Costs ($4,000): National Brownfields Training: ($150 registration + $600 lodging + $450 transportation + $250 per diem) = $1,450; WV Brownfields Conference: ($175 registration + $300 lodging + $200 transportation + $175 per diem) = $850 x 3 conferences = $2,550.
- Supplies ($1,500): general supplies for dissemination of project updates and solicitation of input/feedback from community stakeholders
- Contractual ($5,000): assistance from QEP in presentation of technical information to community stakeholders and outreach to property owners.

Task 3 – Brownfield Assessment Activities - ($300,000)
- Contractual Costs: 11 Phase I Assessments at average cost of $5,000 = $55,000; 6 Phase II Assessments at average cost of $35,000 = $210,000; 5 lead-based paint surveys at average cost of $3,500 = $17,500; 5 asbestos-containing materials inspections at average cost of $3,500 = $17,500

Task 4 – Site Reuse Planning Activities - ($181,500)
- Supplies: general supplies for reuse planning material development, including maps and visuals, and other supplies needed for planning activities = $1,500
- Contractual: 1 site reuse assessment ($35,000), 2 infrastructure evaluations ($7,500 x 2 = $15,000), 1 community health assessment ($25,000), 1 site reuse vision ($40,000), 2 resource road maps ($7,500 x 2 = $15,000), and 1 revitalization plan ($50,000) = $180,000

3.c. Measuring Environmental Results
Project Outputs will be measured and recorded by PCDA’s Project Manager throughout the project term. Monthly update meetings with the QEP and project status evaluation on a quarterly basis as part of the PCDA’s public Board meetings will ensure project results are progressing in a timely manner. Using a monthly update meeting and quarterly public meetings scheduled throughout the project period will ensure the project is meeting project outputs and overall work plan goals. PCDA’s strategy for tracking and measuring progress is to 1) Evaluate achievements against milestones established within this grant application, 2) Evaluate whether the grant and projects have assessed priority sites and improved local brownfields management fundamentals, such as management, acquisition, and the leveraging of outside dollars; and 3) Document project outcomes and outputs quarterly via the ACRES system and in narrative form, to be shared with stakeholders.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability
i., ii., iii. Organizational Capacity, Structure, and Key Staff
PCDA has served as Paden City’s economic development agency since 1989 and has a 30-year track record of spearheading economic development activity. PCDA is governed by a 10-member board of directors, with the volunteer President managing day-to-day operations and major projects. PCDA’s current President, Mr. Jim Bowen, will serve as project manager for this Assessment Grant. Mr. Bowen will develop a detailed work plan with clear milestones and
responsibilities, which will be shared with the Board of Directors, contractors, and partners. Mr. Bowen has a bachelor’s degree from West Liberty University in Education, a master’s degree in Safety Management from Marshall University, and 14 years of experience in economic development, as well as 30 years in Safety, Labor Relations and Human Resources. Mr. Bowen will ensure that all reporting and financial tracking is maintained appropriately and submitted in a timely manner. The project will be supported by qualified consultants who are experts in environmental site assessment, remedial planning, reuse planning, and community engagement.

iv. Acquiring Additional Resources
PCDA regularly retains professionals for contractual services in project development, engineering, site assessment, planning, accounting, and contract law. Should the need for additional expertise arise, PCDA will contract such professionals via standard procurement procedures that meet all state and federal guidelines. These procedures include soliciting statements of qualifications and price proposals to be reviewed by the staff and the PCDA Board. PCDA will engage a WV Licensed Remediation Specialist (LRS) to perform the specific assessment work on target sites.

4.b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant
PCDA received a US EPA Brownfields Cleanup Grant in 2021 for the remediation of the Paden City Industrial Park, an 8.6 acre former glass manufacturing site.

(1) Accomplishments: PCDA completed a competitive RFP process to select a qualified Engineering/Environmental firm with a Licensed Remediation Specialist that could act as a project manager for the Cleanup Grant process. PCDA followed all state and federal procurement processes, publishing the notice in local/regional newspapers, and ultimately interviewing seven candidates. A firm was selected and put under contract in November 2021. Additionally, PCDA has initiated community outreach activities by providing updates through local and regional media and providing updates to the Paden City Council. The PCDA and the selected engineering/environmental firm have met several times via video conferencing, phone calls and in person to strategize and prepare for the evaluation and remediation meeting scheduled for early December, 2021.

(2) Compliance with Grant Requirements: PCDA has been in regular communication with the project officer and submitted its first required quarterly report in a timely manner. The contracted firm has begun the process of initiating the ACRES reporting and has registered in ASAP in preparation for invoice payments; however, no funds have been expended to this period. The Cleanup Grant period began on July 1, 2021 and will conclude September 30, 2024.
Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility
The Paden City Development Authority (PCDA) is a qualified community development entity and meets the applicant eligibility requirements. The PCDA was established as a municipal development authority by the City of Paden City in accordance with § 8A-2-1 WV State Code. Attached is a copy of this section of the code as well as the Article of Incorporation for the PCDA.

III.B.2. Community Involvement
At the beginning of the project period, the PCDA will hold a kick-off public meeting to update stakeholders and solicit input about potential brownfields sites and redevelopment options, respond to community concerns, and outline methods of providing input over the life of the project. The PCDA will provide regular updates and solicit input from the Paden City Council during the public portion of monthly City Council Meetings. Updates will also be shared quarterly at Paden City Development Authority meetings. These meetings are publicized in the local newspaper, are open to the public, and take place in a handicap accessible building. Notes and minutes from those meetings will be shared with key stakeholders and made publicly available via the public library and online. Where necessary to protect public health, virtual options to attend the meetings will be available, made possible from partnership with the City and the MOVRC. PCDA will work with the selected consultant and the WV Brownfields Assistance Center to ensure that a broad group of diverse stakeholders, including those traditionally underrepresented, are engaged and participate in the process. A final meeting will be held at the end of the project to review accomplishments and outline next steps.

We will increase the number of articles in the local newspapers, newspapers in Wheeling, Parkersburg, and the WV State Journal publication. We will use information distributed in flyers to inform and encourage people to send in ideas or call to provide input. Paden City is a relatively small town with few businesses. Well placed flyers and church bulletins can provide assistance in spreading the word about community redevelopment ideas.

III.B.3. Named Contractors and Subrecipients
Does not apply. The narrative application does not include contractors or subrecipients. Should this grant be awarded, the PCDA will allow applicable federal and state procurement regulations and requirements.

III.B.4. Expenditure of Existing Grant Funds

Does not apply. The Paden City Development Authority does not have an active EPA Brownfields Assessment or Multipurpose Grant.

III.C. Additional Threshold Criteria for Site-Specific Applications Only
Does not apply.