



#### IV.D. NARRATIVE INFORMATION SHEET

R03-22-A-023

1. Applicant Identification

Business Development Corporation of the Northern Panhandle  
324A Penco Road, Weirton, WV 26062

2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested:
  - i. \$500,000
  - ii. Site-specific Assessment Grant waiver not applicable

3. Location

Brooke County (WV), Hancock County (WV), & Jefferson County (OH)

4. Target Area and Priority Site/Property Information: Community-wide Assessment Grant

a. Target Areas

- i. 1 Weirton (WV) Census Tracts 213/214/311.01
- ii. 2 Steubenville/Mingo Jct. (OH) Census Tract 8/118
- iii. 3 Wellsburg (WV)

b. Priority Site Address

- i. Weirton Frontier Crossings: 1806 Main Street, Weirton, WV 26062
- ii. Colliers Steel Facility: Colliers Steel Road, Weirton, WV 26062
- iii. JSW Steel USA Ohio, Inc.: 1500 Commercial Avenue, Mingo Junction 43938
- iv. Wellsburg Town Square: 2 7<sup>th</sup> Street, Wellsburg, WV 26070

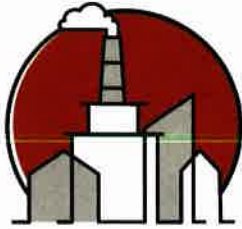
5. Contacts

**Project Director:** Marvin Six  
(304) 748-5041 [Ph], msix@bhbdc.com [E-mail]  
**Mailing Address:** 324A Penco Road, Weirton, WV 26062

**Chief Executive:** C. William D'Alesio, President of the Board of Directors  
(304) 670-9005 [Ph], bmwbill46@gmail.com [E-mail]  
**Mailing Address:** 324A Penco Road, Weirton, WV 26062

6. Population (US Census April 1, 2020)

22,559 (Brooke County, WV), 29,095 (Hancock County, WV), 65,249 (Jefferson County, OH)



7. Other Factors:

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	1,2,3,4,5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	1,2,5
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 to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2,3,4,5,10
The priority site(s) is in a federally designated flood plain.	1,2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
30% or more of the overall project budget will be spent on eligible reuse/area wide planning activities, as described in Section I.A., for priority site(s) within the target area.	9,10
The target area(s) is located within a community in which a coal-fired power plan has recently closed (2011 or later) or is closing.	1,5

8. Letter from the State or Tribal Environmental Authority:

Letter from the West Virginia Department of Environmental Protection is included.  
Letter from the Ohio Environmental Protection Agency is included.

9. Releasing Copies of Applications:

Not Applicable



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west virginia department of environmental protection

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Office of Environmental Remediation  
601 57th Street SE  
Charleston, WV 25304  
Phone: 304-926-0499

Harold D. Ward, Cabinet Secretary  
dep.wv.gov

November 15, 2021

Mr. Marvin Six, Executive Director  
Business Development Corporation of the Northern Panhandle  
324A Penco Road  
Weirton, WV 26062

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

Dear Mr. Six,

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 provide vital funding to ensure continued economic growth throughout the Ohio River Corridor. By inventorying properties with perceived contamination, assessing those otherwise desirable and developable properties, and planning for reuse through community engagement, the Business Development Corporation of the Northern Panhandle will eliminate a key barrier to redevelopment and revitalization in this region.

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 and the Jefferson County Port Authority to assess, remediate, and redevelop vacant, underutilized, and contaminated properties throughout the Ohio River Corridor and surrounding service areas into productive and positive new uses. Please do not hesitate to contact me with any questions or needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Hancock', is written over a horizontal line.

Derek Hancock  
West Virginia Brownfields Coordinator



**Mike DeWine**, Governor  
**Jon Husted**, Lt. Governor  
**Laurie A. Stevenson**, Director

November 19, 2021

U.S. Environmental Protection Agency, Region 5  
ATTN: Matt Didier  
77 West Jackson Boulevard  
Mail Code SB-5J  
Chicago, IL 60604-3507

**RE: Jefferson County Port Authority Community Wide Assessment Grant Proposal**

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the Jefferson County Port Authority (JCPA) Community Wide Assessment Grant Proposal. The City is applying for a community wide assessment grant totaling \$500,000.

The funding the JCPA is requesting under their community wide assessment grant proposal will be used to conduct Phase I and Phase II Environmental Site Assessments, asbestos and lead based paint surveys, along with risk assessments, environmental planning and engineering activities to support the redevelopment of brownfield properties. The JCPA will focus on sites within the Ohio River Corridor encompassing Jefferson County and Brooke/Hancock Counties, WV. If awarded, this grant would allow JCPA to assess sites that they may have not considered in the past, allowing for redevelopment of vacant and underutilized space throughout the community.

We look forward to working with the Jefferson County Port Authority and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at [Lisa.Shook@epa.ohio.gov](mailto:Lisa.Shook@epa.ohio.gov).

Sincerely,

*Lisa Shook*

Lisa Shook, Manager  
Ohio Environmental Protection Agency  
Voluntary Action Program

cc: Robert Naylor, Jefferson County Port Authority  
Kristy Hunt, Ohio EPA, DERR/SEDO



Department  
of Commerce

Division of State Fire Marshal

Sheryl Maxfield, Director

Mike DeWine, Governor  
Jon Husted, Lt. Governor



November 8, 2021

John Jurevis  
U.S. Environmental Protection Agency, Region 5  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, IL 60604-3507

**RE: Jefferson County Port Authority and the Business Development Corporation of the Northern Panhandle Community-Wide Brownfield Assessment Grant Proposal**

Dear Mr. Jurevis:

This letter acknowledges that the Jefferson County Port Authority and the Business Development Corporation of the Northern Panhandle notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$500,000 grant proposal for a community-wide brownfield assessment for petroleum waste and hazardous substances investigation. The targeted area for this grant is the Ohio River Corridor in Jefferson County, Ohio, Brooke County, WV, and Hancock County, WV. Goals of the grant include improving the water quality of the Ohio River by addressing abandoned commercial and industrial properties along the corridor, improving the quality of life and recreation along the river, assessment of blighted areas, improving infrastructure and transportation to allow for better job opportunities to the surrounding communities. The assessments performed with the brownfield grants will help leverage additional grants and investments.

I am pleased to offer BUSTR's support for the Jefferson County Port Authority and the Business Development Corporation of the Northern Panhandle's Community-Wide Brownfield Assessment Grant proposal. We look forward to working with the Jefferson County Port Authority and the Business Development Corporation of the Northern Panhandle and the U.S.EPA on this project.

Sincerely,

Steven Krichbaum  
Bureau Chief – BUSTR  
Division of State Fire Marshal  
Ohio Department of Commerce

xc: Site File  
Robert Naylor, Jefferson County Port Authority  
Marvin Six, Business Development Corporation of the Northern Panhandle

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

**i. Background and Description of Target Area:** The Weirton-Steubenville Metropolitan Statistical Area (*MSA*) is a 3-county, and 1-Economic Market (Brooke and Hancock, WV, and Jefferson County, OH), separated by 2 federal regions (Region 3-Philadelphia, PA, and Region 5-Chicago, IL) known as “3-2-1 *Brownfields Coalition Corridor of Opportunity*” (3-2-1). “*Three counties, two states and one goal!*” We are the Business Development Corporation of the Northern Panhandle (*BDC*) with our regional partner the Jefferson County Port Authority (*JCPA*). Through Memorandum of Agreement, 3-2-1 represents West Virginia’s (WV) Northern Panhandle and Ohio’s (OH) eastern Ohio River Valley in economic revitalization via brownfield redevelopment

The *MSA* was once an iron and steel-making giant that fueled America’s Industrial Revolution. Generations of workers dating back to 1872 labored and raised their families in the shadows of titanic manufacturing facilities that lined the Ohio River flood plain. Integrated steel-making output peaked in the mid-1960s. *Weirton Steel (Weirton, WV)* and *Wheeling-Pittsburgh Steel (WPSC); Steubenville & Mingo Junction, OH)* employed more than 12,000 workers each. At the end of the 1970s, these industrial giants and their bloodline of support services down-sized, closed one-by-one, and forced a generation of youth to flee the valley. Today, Weirton Steel, operated by Cleveland Cliffs, employs less than 800 workers and Wheeling-Pittsburgh ceased operations in 2009. Local coal-fired power plants supplying the energy for the steel industry have also closed such as the W.H. Sammis Plant (2020 decommission).

Generations of workers and their families lived just hundreds of yards from steel mills and rail yards built along the Ohio River in federally designated flood zones facing harsh environmental conditions. By the end of the 1970s, as the steel industry contracted, industrial plants, supported by steelmaking, closed and economic decline began to set in. Numerous commercial buildings, factories, filling stations, and schools, throughout the region, closed as the population declined. To this day, many of the remaining residents experience poor health, limited employment opportunities, social apathy, and blight.

**TA1 Census Tracts 213/214/311.01 Weirton (WV), population 11,499:** These tracts are joined through Brooke and Hancock County. Tract 213 makes up Weirton’s north Central Business District; a Low-Income Community with 30.8% of households in poverty. A mix of commercial and residential properties, this tract contains 1,459 jobs employed at 178 businesses. The abutting Tract 214 contains Cleveland Cliffs tin-making operations and *Weirton Frontier Crossings* (an estimated 530 acres of developable land once associated with *Weirton Steel* iron, steel, and coke-making operations). Tract 311.01 is comprised by industrial and residential property impacted by historic surface mining and landfill operations. Cleveland Cliffs active coke-making operations in Follansbee, WV are located along the tract’s southern boundary.

**TA2 Census Tract 8/118, Steubenville/Mingo Jct. (OH), population 4,232:** These tracts are a contiguous qualified opportunity zone (*QOZ*); Tract 8 in southeast Steubenville and Tract 118 Village of Mingo Jct. US Census data indicates that nearly 50% of this population is low income. The median household income in Tract 8 is \$34,100. The *QOZ* is a mix of industrial (remnants of *Wheeling-Pittsburgh Steel Corporation* in Steubenville and *JSW Steel USA Ohio, Inc* operating in Mingo Jct.), commercial, and residential land use. Combined TA2 accounts for 6,983 jobs employed at 116 business outlets (TA1 and TA2 data sources: [Economic Innovation Group](#); [ESRI Media Map Tool](#), [Environmental Justice Screening Tool](#); [EJ Screen Report](#)).

**TA3 Wellsburg (WV), population 2,669:** Founded on the Ohio River’s low-plains (over 3/8s of the city is in the 100-year flood plain) in 1790, Wellsburg precedes West Virginia’s statehood, claims many notable persons, and sites that mark the early history of Virginia’s North Panhandle and West Virginia’s Statehood. Today, 21.8% of the population live in poverty (Source: [Data USA](#)).



ii. **Description of the Priority Brownfield Site(s): TA1 Site #1.** *Weirton Frontier Crossings* is roughly 530 acres of developable brownfield land that abuts *QOZ Census Tract 213 and within Tract 214*. The land once supported *Weirton Steel's* integrated iron-making facilities dating back to 1909. The site housed a Basic Oxygen Furnace, Continuous Slab Caster, Blast Furnaces, Sinter Plant, Ore Storage Yard, and Open-Hearth Furnaces. Since the 2017 purchase, owner *Frontier Group of Companies (FGC)* has completed substantial site demolition, cleanup, and earthwork activities to prepare land for redevelopment. *FGC, BDC, and the City of Weirton*, through a **Public-Private Partnership**, developed a USEDA-funded Weirton Area Reuse Plan (WARP) for orderly redevelopment. In November 2018, Phase II ESA activities began on a 270-acre subset of *Weirton Frontier Crossings* (aka Iron and Steel-Making Area). FEMA (Map#54029C0111E) shows 80 acres of *Frontier Crossing* (Browns Island) in Zone AE. **Priority Site #1 in Hancock County; requires further Phase II ESA, Risk Assessment Analysis, and Remedial End Use Planning for Community Health Assessment on the remaining 260 acres of developable land.**

**TA1 Site #2. *Colliers Steel Facility*** is an industrial complex on 9.1 acres located in the small mining community of Colliers, WV of Census Tract 311.01. The facility operated as a steel fabricating and processing mill from the 1930s to the early 2000s. The site is situated between two perennial streams (Harmon Creek and Robinson Run) with a heavily trafficked community rail-trail abutting the property. FEMA (Map#54029C0131E) shows a section of the property in Zone AE. Following property acquisition in 2021, Noble Environmental Specialty Services (NESS), has completed basic site cleanup and preparation of the structures for eventual repurpose as a sustainable recycling operation. **This is Priority Site #1 in Brooke County; requires Phase II ESAs, Risk Assessment Analysis, and Remedial End Use Planning for Community Health Assessment.**

**TA2 Site #1 *JSW Steel USA Ohio, Inc. (JSW)*** owns and operates the former *WPSC* steel making, hot strip roll, and slag process operations in Mingo Junction, OH. *JSW* acquired the 234-acre *WPSC* facility in June 2018 and the former “South Yard”, a historic slag processing yard, in December 2018. Upon purchase, *JSW* immediately modernized and restarted the facility. In 2021, *JSW* completed capital improvements on the 250-ton Electric Arc Furnace (EAF) with additional investments ongoing. **Priority Site #1 in Jefferson County; requires Phase II ESA, Risk Assessment Analysis, and Remedial End Use Planning for Community Health Assessment.**

**TA3 Site #1 *Town Square*** is an open street concept area that serves as a government (Brooke County Courthouse and Wellsburg City Hall) and public activity center in Wellsburg’s Central Business and National Historic districts. The Wellsburg Comprehensive Plan, managed by the city’s Urban Revitalization Authority (URA), identifies the *Town Square* renovation as a high priority project that reinforces city’s historic character and legacy dating back to 1797. The URA has engaged investors willing to purchase several vacant and occupied mixed-use commercial and residential buildings that occupy *Town Square* and surrounding area to restore these buildings to their original historic character and reclaim their past use. FEMA (Map#54009C0088D) lists the site in Zone AE. **Priority Site #2 in Brooke County; requires Phase I ESA and Remedial End Use Planning for Infrastructure Evaluation, Evaluation of Market Viability, and Site Reuse Visioning.**

**b. Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans:** This community-wide assessment project aligns with the region’s 5-Year Comprehensive Economic Development Strategy (CEDs), the 2011 USEDA-funded Regional Investment Strategy (RIS), and the 20-Year Transportation Plan adopted by Brooke, Hancock, and Jefferson counties (inclusive of land use and revitalization strategies). A \$400,000 USEDA WARP, initiated by the *BDC*, Weirton government officials, and *FGC* further supports the redevelopment strategy for **TA1 – Site #1**. The WARP, adopted by the City of Weirton, outlines the orderly redevelopment and repurposing of land (e.g., identify road,

water, and wastewater infrastructure needs) at *Weirton Frontier Crossing*. The RIS identified **TA1-Site #2** as a viable site for reuse during development. This site began voluntary remediation efforts in the late 1990s; however the site was withdrawn from the West Virginia's voluntary program by previous owners in the early 2000s. The *BDC* will re-leverage WVDEP's past efforts at this site to bring the site back to productive use in accordance with the RIS. As for **TA2**, *JSW*, Ohio Environmental Protection Agency (Ohio EPA) and U.S. EPA Region 5 began discussions in 2019 to determine eligibility and procedures for participation to enter the facility into Ohio's Memorandum of Agreement (MOA) Track for the Voluntary Action Program (VAP). Under the MOA, *JSW* intends to satisfy their RCRA Corrective Action obligations through site assessment (e.g. Phase I, II, and Risk Assessment; Remedial Action Work Plan, etc.), preparation of a No Further Action (NFA) letter and obtain a Covenant Not-to-Sue (CNS) from Ohio EPA. In accordance with the City of Wellsburg Comprehensive Plan, 3-2-1 is actively working with the city's URA to identify multiple sites in **TA3** for assessment of Asbestos Containing Materials, Lead-Based Paint, and Underground Storage Tanks to ultimately revive the downtown historic district into a destination town supporting small business birthed from a rejuvenated town square.

Mingo Jct., Steubenville, Weirton, and Wellsburg are MS4 communities. All redevelopment plans consider environmental management techniques such as Low Impact Development and efficient Storm Water Retention to prevent untreated stormwater from washing contaminants on site into the Ohio River watershed.

**ii. Outcomes and Benefits of Reuse Strategy:** The 3-2-1 strategy is to breathe new life into designated brownfield properties and disadvantaged neighborhoods, especially in *QOZs*. The *QOZ* allows investors to defer and reduce taxes on current capital gains and potentially eliminate taxes on future gains on investments in areas **TA1** and **TA2**. In addition to investor tax benefits and improved local government tax base, other tangible outcomes and benefits for all target areas are: (1) improved quality of life, (2) clean air and water supply (*Ohio River*), (3) improved infrastructure, (4) affordable transportation and housing options, (5) healthy recreational resources for residents and visitors, and (6) revitalized centers of employment.

The FY 2022 Community-Wide Assessment Grant will assist three major investors *FGC*, *JSW*, and *NESS*, to voluntarily enter their sites into remediation action programs. *FGC* has expressed interest to enter an additional 260 acres (*Weirton Frontier Crossing*) into West Virginia's Voluntary Remediation Program (VRP), satisfy RCRA corrective actions, and obtain a Certificate of Completion (COC). The WARP estimates that the project could yield as much as \$2 billion in building, specialty plant, equipment, and infrastructure investments by as early as 2025. *FGC* has targeted environmentally sustainable industries to reuse the site for the development of solar energy and green hydrogen technologies. Today, *JSW* employs over 200 people and has pledged to hire more workers to complete significant capital projects that will expand their product offerings by the end of 2022. Further, *JSW* intends to enter their 234-acre site into the Ohio VAP. This assessment project will help *JSW* meet requirements of the MOA Track and obtain an Ohio EPA CNS. These actions demonstrate *JSW's* long-term commitment to sustain its investments in the *MSA* and State of Ohio and advance their respective economies. *JSW* has dedicated resources to reduce their carbon footprint and intends to invest in energy-efficient technologies in future capital projects in Mingo Junction. *NESS*, a leader in sustainable waste management solutions and renewable energy, is interested in remediation strategies that preserve ecologically sensitive areas, such as the riparian buffers at the site all while enhancing the quality of the rail-trail for the community. *NESS* has stated interest in re-entering the Site into the VRP to address environmental concerns on the property largely due to proximity to sensitive water features and the public use rail-trail.

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse:** Through two USEPA Assessment Grants (2016 & 2019



Coalition Grants), 3-2-1 has leveraged over \$70 million in public and private investments for planning, assessment, cleanup, and capital improvements to revitalize the current state of several sites in the MSA. The BDC secured a \$300,000 USEDA grant in December 2017 to create the WARP for repurposing, redeveloping, upgrading infrastructure, and attracting new investment at *Weirton Frontier Crossing*. In 2021, West Virginia Department of Transportation (WVDOT) awarded the City of Weirton \$400,000 to assist FGC to build an industrial access road into the site as outlined in the WARP. In March 2018, BDC received a \$2.6 million USEDA grant for capital improvements at the Beech Bottom Industrial Park in Beech Bottom, while leveraging over \$1 million in private funding. The JCPA was able to leverage US EPA Coalition Grant-funded Phase II ESA to receive a \$225,000 grant from the Ohio Development Service Agency to clean up the former Staffilino Auto Dealership (Ohio Motor Group) petroleum site in Steubenville, OH. 3-2-1 has also identified the following key funding resources, some of which the BDC anticipates applying for in 2022: Appalachian Regional Commission, Abandoned Mine Lands Program, JobsOhio Revitalization Fund, Ohio DOT Jobs & Commerce, Ohio Maritime Assistance Program, USEPA Water Infrastructure Finance and Innovation Act (WIFIA) Program, USEDA Coal Communities Program, WV Department of Commerce, and WVDOT Industrial Access Road Program for site capital improvements. Resources for cleanup and remediation include Ohio EPA Brownfield Technical Assistance Grant Program, as well as Revolving Loan funds administered by WV Department of Environmental Protection and City of Weirton. To support this grant, 3-2-1 will commit over 1,500 personnel hours (valued at \$75,000) amongst all partners during the grant term to support program implementation including cleanup and reuse planning.

**ii. Use of Existing Infrastructure: Prioritie sites in TA1 and TA2** are zoned for industrial use and have an extensive internal network of rail, highway, bridge, and water port infrastructure in place limiting the need to build new transportation corridors. All priority sites may need infrastructure improvements to improve existing electric, natural gas, water, and wastewater infrastructure to realize their full potential. These USEPA dollars will facilitate the need to have 3 sites enter state voluntary programs, satisfy RCRA Corrective Action obligations, and obtain either a Certification of Completion (WV) or CNS (OH). This grant will also help to assess and identify Recognized Environmental Concerns to determine cost/benefit comparisons for cleanup alternatives, renovation, and/or razing existing buildings. The examples meet the four goals of RCRA: protect human health and the environment from the hazards posed by waste disposal, conserve energy and natural resources through waste recycling and recovery, reduce or eliminate the amount of waste generated including hazardous waste, and ensure that each respective property owner manages its wastes in a manner that is protective of human health and the environment. This increases the likelihood of attracting investors into **Public-Private Partnerships** and redevelop existing infrastructure. Repurposing brownfield sites provide opportunities for efficient, compact, and vibrant urban communities. The WARP identifies the need to expand existing water and wastewater treatment plants, jumpstart abandoned river terminals, improve existing and underutilized roads, and breathe life back into idled water, sewer, gas, and power transmission lines located in **TA1 & TA2**.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

**i. The Community's Need for Funding:** Industrial and commercial buildings abandoned and in disrepair for decades dominate the targeted communities. The decline in population as well as employment opportunities, coupled with a 50% cut in local economic development funding and decreased tax revenues ([Baylor, Roberta. "West Virginia Economic Development Council Outlook 2018" West Virginia State Journal, Jan 22, 2018](#)), have left small local governments in West Virginia struggling to maintain current infrastructure, making impossible to find and dedicate local resources

to develop brownfield sites. As an example, Wheeling-Pittsburgh Steel in Mingo Jct., OH, at its peak in the 1970s, accounted for two-thirds of the Village's tax revenue, 60% of the water revenue, and 70% of the garbage fees. (NY Times, July 28, 1985). Like a thief in the night, the tax base and its proceeds were swiftly gone in 2009 when the mill ceased operations. This is but a snapshot of the collapsed economic conditions in the *MSA* impacted by the decline of the steel industry. These small communities struggle to repay debt or borrow to meet budget deficits despite recent direct investment through governmental pandemic aid.

## **ii. Threats to Sensitive Populations**

**(1) Health or Welfare of Sensitive Populations:** Defined by HUD as low to moderate-income communities, the target areas (in Steubenville, Weirton, and Wellsburg) contain the greatest concentration of sensitive populations living in the *MSA*. These populations include citizens over 65 years of age (82<sup>nd</sup> percentile in US), those considered low-income (76<sup>th</sup> percentile in US), and children under the age of 5 (66<sup>th</sup> percentile in US). After the fall of a century-long buildup of prosperity along the Ohio River, the remaining communities are experiencing population declines, disproportionate health effects coinciding with an elevated NATA Air Toxics Cancer Risk (70-80<sup>th</sup> percentile in EPA Region 3), and a lack of resources to adequately handle the necessary programming needed for aging, disabled, and low-income residents. 3-2-1 has prioritized brownfield sites that disproportionately and adversely impact these sensitive populations. These population groups will not only receive a proportionate share of economic benefits from federal and state environmental assessment and mitigation investments but will be intentionally targeted by 3-2-1 through remedial end use planning for community health assessments.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The target areas, once densely populated urban neighborhoods, built over 200-years ago along the Ohio River valley, are situated near existing and former industrial sites that contain or discharge suspected and/or recognized toxicants such as heavy metals, solvents, polycyclic aromatic hydrocarbons, plasticizers, and insecticides. Many older and vacant education, government, and commercial buildings contain asbestos and lead. Older transportation service facilities pose risks from petroleum products. The few industrial and energy production sites that remain active, release airborne pollutants such as fine particulate matter, volatile organic compounds (VOCs), hydrocarbons, nitrogen oxides, and ozone. Temperature inversions trap these pollutants in the region's Ohio River valley along the western edge of the Appalachian range. The USEPA lists all of Brooke, Hancock, and Jefferson counties as a Maintenance Area for the 1997 and 2006 PM<sub>2.5</sub> standards. Sources include coke and steel-making facilities, metal fabrication, and coal-fired power generating plants located in the *MSA*. These facilities along with westerly winds contribute to an air quality problem that can lead to lung and cardio-vascular disease and cancer. Contaminants found in brownfield sites circulate with fine particulate matter in the air, eventually mix with storm water, penetrate groundwater, and then enter the Ohio River watershed. However, USEPA, Ohio, and West Virginia are making great progress to improve the environment. On November 25, 2019, the USEPA announced that Jefferson County, OH met attainment for the most recent federal air quality standard for Sulfur Dioxide Standards. This reflects continuing progress to improve air quality and the quality of life in the Weirton-Steubenville, WV-OH area.

Exposure to toxic substances historically used in the region's mining and manufacturing operations have been directly linked to increased occurrences of asthma, respiratory irritations, lung disorders, and cancers. Cited occurrences include: 1) *2017 County Cancer Profiles, OH Department of Health* reports cancer incidence rate Jefferson County 464.1, Ohio 459.8, and U.S. 442.7 per 100,000. 2) cancer mortality rate Jefferson County 188.8, Ohio 81.1, and U.S. 166.1 per 100,000. 3) *Ohio Department of Health 2013* reports Jefferson County children with elevated lead blood levels were the state's third highest at 4.38%. 4) A *2010 OHEPA All OH Air Toxics Report* showed

Jefferson County has the highest cancer and noncancerous risk estimates for VOCs.

The 2018 WV Cancer Burden Report indicates that all cancer incidence rates in Hancock County are statistically higher than all of West Virginia. According to a 2014 WV Behavioral Health report, Brooke and Hancock counties exceed state and national cancer mortality rates for breast, colon, lung & bronchus, and prostate. A Weirton Medical Center Community Health Needs Assessment, 2016 concluded that nationally, the MSA compared unfavorably for air pollution. In 2009, Business Insider listed Brooke County as having the fourth most toxic air pollution in the country. County residents breathe cancerous toxins from fumes of metal, cadmium, nickel, and chromium, known to cause lung cancer.

**(3) Promoting Environmental Justice:** Through the *Brownfield Task Force (BTF)*, the *BDC* encourages equitable participation in site reuse visioning and takes a hands-on approach to environmental justice efforts. Specifically, in Target Area 4, the *BDC* and *BTF* collaborated with the *Wellsburg URA* to develop reuse plans for the former Brooke Glass facility. Input was received through conveniently scheduled workshops utilizing existing ADA accessible community meeting spaces to allow input from working residents and the elderly population (82<sup>nd</sup> percentile compared nationally) including those with physical disabilities. Workshops identified community support for site reuse as public green space from surrounding residents that lived next to the facility when it was active. In response, the *Wellsburg URA* is preparing a redevelopment plan for the area that details preferred uses of the site with zoning changes to prevent future industrial use. In a similar way, the *BDC* will solicit community input within the target areas to achieve equitable protection from environmental disparities at the priority sites. The *BDC* is prepared to apply for Cleanup Grants work through the *BTF* and other partners to ensure that each project supports local environmental justice efforts and reduces excess risk posed to those affected populations through assessment, cleanup, and reuse.

**b. Community Engagement**

**i. Project Partners:** In 2003, with the assistance from the Northern WV Brownfields Assistance Center (NBAC), community leaders in the MSA founded the Brooke Hancock Jefferson Brownfields Task Force (*BTF*). The goal is to involve community leaders, citizens, businesses, and federal/state stakeholders; and to provide targeted communities an opportunity to be involved in the brownfield planning process. The NBAC provided the catalyst to develop the knowledgebase for the *BDC* and *JCPA* to carry on the technical expertise, information, and training opportunities that has allowed 3-2-1 to successfully capture the economic, environmental, and social benefits of brownfield remediation and reuse. 3-2-1 chairs *BTF* meetings and creates the meeting agenda. The *BTF* partners are community organizations such as neighborhood and citizen groups, chambers of commerce, and park boards. West Virginia partners include Wellsburg Urban Renewal Authority (URA), WVDO, Department of Environmental Protection (WVDEP), and Department of Transportation (WVDOT). Ohio partners include, Jefferson County Land Bank (JCLB), Appalachian Partnership for Economic Growth (APEG), Ohio Environmental Protection Agency (OEPA), and Department of Transportation (ODOT). In 2015, the *BTF* received the 2015 WV Brownfield Award in Environmental Impact in recognition of the Task Force’s dedication to brownfields redevelopment in WV.

**ii. Project Partners Roles:**

Partner Name	Contact (name, phone & email)	Specific Role in Project
BHJ-MPC	Mike Paprocki (740) 282-3685 mikepap@bhjmpc.com	Technical Assistance
NBAC	Carrie Staton (304) 293-7071 Carrie.staton@mail.wvu.edu	Technical Assistance

Wellsburg URA	Frank Johnson (304)737-2104 fjohnson@altmeyer.com	Leverage Funds for Site Revitalization & Prioritization
Wellsburg Kiwanis	Eric Fithyan (412) 518-0804 wellsburgkiwanis@gmail.com	Community Input and Public Outreach
City of Weirton	Mike Adams (304) 797-8500 citymanager@cityofweirton.com	Revolving Loan Fund, Site Revitalization & Prioritization
Rotary Club of Weirton	Mike Gianni (304) 723-5522 mgianni@jameswhiteconstruction.com	Community Input and Public Outreach
WV DEP	Casey E. Korbini (304) 238-1220 Casey.E.Korbini@wv.gov	Loans & Technical Assistance, Certify Petroleum Sites
JCPA	Robert Naylor (740) 283-2476 rnaylor@jcport.com	Site Revitalization & Prioritization
Jefferson County Land Bank	Ray Agresta (740) 283-8572 ragresta@jeffersoncountyoh.com	Site Revitalization & Prioritization
Ohio Department of Development	Greg Payne (614) 466-285 Greg.payne@development.ohio.gov	Technical Assistance & State Grant Programs
Ohio BUSTR	Steven Krichbaum (614) 752-8200 Steven.Krichbaum@com.state.oh.us	Certify Petroleum Sites
Ohio EPA	Chelsea Lamoreaux (614) 644-2258 Chelsea.Lamoreaux@epa.ohio.gov	Loans & Technical Assistance
Old Fort Steuben Project	Paul Zoros (740) 283-1787 paul@oldfortsteuben.com	Community Meeting Space

**iii. Incorporating Community Input:** 3-2-1 publicly promotes achievements through traditional (newspaper, television, and radio) and social media (Facebook, Twitter, etc.). In every instance, 3-2-1 accepts citizens and stakeholder comment and provides timely answers. *BTF* meetings and media outlets are proven methods for public outreach that, in turn, generates community response and excitement. The *BTF* and annual Open House meetings include: (1) introductory workshop 90 days after “Notice to Proceed” to identify sites, (2) in-person sessions to solicit input, (3) update of Phase I and Phase II ESA activities, and (4) discussion of site redevelopment and reuse. *BTF* meetings provide opportunities for discussion and public input regarding site identification, health and environmental concerns, and end-use redevelopment decisions. In instances where the *BTF* cannot physically meet, the *BTF* will host meetings virtually, provide outreach using digital technologies, and ensure equitable collaboration with stakeholders.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Description of Tasks/Activities and Outputs**

##### **i. Project Implementation - Task 1: Programmatic Costs: Program Management**

**EPA Program funded activities:** 1) Training attendance of one national (2023) and two regional (2023, 2024) brownfield conferences; 2) Prepare progress reports, MBE/WBE and FFR forms, ACRES data reporting, and project closeout activities; 3) accounting and administrative services incurred during the grant period such as budget preparation, program plan revisions, maintenance and operation of financial management systems, and handling of payment requests.

**Non-EPA Program funded activities by 3-2-1:** 1) Negotiate a formal partnership agreement through a Memorandum of Agreement (MOA); 2) periodic partnership meetings; 3) procure a Qualified Environmental Professional (QEP) to perform technical tasks.

**ii. Anticipated Project Schedule:** Execute MOA; solicit qualifications and contract with Program Manager and QEP 4th Quarter of FFY 2022; All other tasks continuous.

**iii. Task/Activity Lead:** BDC, Program Manager & QEP

iv. **Output(s):** 1) Execute MOA documenting plan implementation; 2) document an open and complete RFP process to select and contract with Program Manager and USEPA compliant QEP with scope of work; 3) accounting and administrative services 4) quarterly reporting, updated ACRES database, final report, and closeout forms; 5) attend Brownfields Conferences.

i. **Project Implementation - Task 2: Site Inventory and Prioritization**

**EPA Program funded activities:** 1) Site Inventory (gather recognized and potential brownfields sites in target areas); and 2) Site Prioritization (rank/prioritize sites and evaluate site access issues for Phase I or Phase II investigation, and End Use Planning activities); 3) initial site research and draft eligibility forms (Property Approval Questionnaire (PAQ), Property-Specific Site Determination Information (PDI), or Petroleum Site Eligibility Determination Requests).

**Non-EPA Program funded activities by 3-2-I:** 1) work with site owners and potential investors; 2) perform initial site research and assist Program Manager with eligibility forms; and 3) enter sites into GIS mapping tool to perform technical tasks

ii. **Anticipated Project Schedule:** Continuous starting 4th Quarter FFY2022.

iii. **Task/Activity Lead:** QEP, Program Manager & BDC

iv. **Output(s):** 12 planning meetings, determine eligibility and re-evaluate site inventory, track progress assessment and planning activities with actual/anticipated costs, and GIS mapping.

i. **Project Implementation - Task 3: Phase I & Phase II Environmental Site Assessments**

**EPA Program funded activities:** 1) Phase I Investigations - QEP performs Phase I investigation and submits draft report to team members (including US EPA) for review/comment; QEP submits final Phase I report to team members; 2) QEP drafts and submits Quality Assurance Program Plan (QAPrP) to US EPA for approval before Phase II activities begin; 3) Phase II preparations - meet with team members to review Phase I results; QEP submits draft site-specific Field Sample Plan (FSP) to EPA/State for review, comment, and obtain EPA approval to proceed with Phase II ESA; and 3) QEP performs Phase II Investigation field work per FSP and submits draft Phase II report to project team and US EPA for review.

**Non-EPA Program funded activities:** 1) 3-2-I Completion of Phase I All Appropriate Inquiry form and submit to US EPA; 2) 3-2-I review of Phase II ESA results and recommendations

ii. **Anticipated Project Schedule:** QEP submits draft QAPrP to US EPA for review and initiate Phase I investigations of selected priority sites 1st Quarter of FFY 2023. Phase II Preparations for Priority Sites 1st Quarter of FFY 2023 and submit Phase II reports 2nd Quarter of FFY 2023.

iii. **Task/Activity Lead:** QEP, BDC & Program Manager

iv. **Output(s):** One (1) EPA approved generic QAPrP; Seven (7) Phase I reports; Six (6) sites Phase II reports including approved site-specific Field Sampling Plans (FSP)

i. **Project Implementation - Task 4: Remedial and End Use Planning**

**EPA Program funded activities:** 1) enter two (2) sites into the West Virginia DEP State Voluntary Remediation Program and one (1) site into the Ohio Voluntary Action Program (VAP) and 2) perform Cleanup and Reuse Planning activities (develop site cleanup, remediation, and eligible end-use alternatives plans such as Community Health, Site, and Land Reuse Assessment, Market Viability, Infrastructure Evaluation, Site Disposition Strategy, and Site Reuse Visioning) on up to nine (9) selected priority listed in the Site Inventory.

**Non-EPA Program funded activities by 3-2-I:** 1) Cleanup and Reuse Planning (perform public & private investment outreach and public involvement activities)

ii. **Anticipated Project Schedule:** State Voluntary Program - enter one site into the WV VRP 2nd Quarter FFY 2023 and one site into the Ohio VAP 3rd Quarter of FFY 2023; initiate Cleanup and Reuse Planning Activities for both sites 3rd Quarter of FFY2023; all other planning activities continuous throughout 3-year lifetime of the grant.

iii. **Task/Activity Lead:** QEP & BDC

iv. **Output(s):** 6-hazardous and 3-petroleum Cleanup and Site Reuse Plans; 1-hazardous site registered for WV DEP Certificate of Completion and 1-hazardous site registered for Ohio EPA Covenant Not-to-Sue.

**i. Project Implementation - Task 5: Community Outreach**

**EPA Program funded activities:** 1) steering committee (convene quarterly BFT meetings); 2) develop marketing material (brochures, visual displays, fact sheets, etc.); 3) implement a targeted social media campaign (videos, interviews, shared posts, etc.) in targeted areas; and 4) hold an annual public meeting to advertise the Community-Wide Brownfields Program and build aware of the value of brownfield redevelopment.

**Non-EPA Program funded activities by 3-2-1:** 1) perform public & private investment outreach and public involvement activities through in-person and social media outlets

ii. **Anticipated Project Schedule:** convene BTF meetings and develop marketing material starting the 4th Quarter of FY2022; annual open house meeting starting 3rd Quarter of FFY2023.

iii. **Task/Activity Lead:** Program Manager, QEP & BDC

iv. **Output(s):** 12-quarterly BTF meetings, 2-annual open house meetings, presentation materials, color brochures, marketing videos, and social media posts.

**b. Cost Estimates**

**Task 1, Program Management - \$21,275**

Travel Costs: \$6,275

- Two staff to one National BF Conferences, 2 x \$1,500 = \$3,000
- Two staff to two Regional BF Conferences, 4 x \$750 = \$3,000
- In-Region travel to meetings & sites, 500 miles @ \$0.56/ mile = \$275

Contractual costs: Program Management, \$15,000

**Task 2, Site Inventory and Prioritization - \$15,000**

Contractual costs: QEP \$12,500; Program Manager \$2,500

**Task 3, Phase I & Phase II Environmental Site Assessments - \$268,725**

Contractual Costs: \$355,50000

- Quality assurance program plan = \$5,000
- hazardous site Phase I ESAs at average cost of \$5,000 = \$40,000
- 7 Phase I ESAs at average cost of \$5,000 = \$35,000
- 6 Phase II ESAs (including FSP) at average cost of \$32,675 = \$228,725

**Task 4, Remedial and End Use Planning - \$180,000**

- Contractual costs: 9 end use plan activities at a cost range of \$2,000-\$40,000 at an average cost of \$20,000 = \$180,000

**Task 5, Community Outreach - \$14,500**

- Supplies: marketing & outreach printed materials = \$500
- Contractual costs: outreach and marketing strategies QEP, \$12,750; Program Manager \$2,250

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Program Management	Site Inventory & Prioritization	Site Assessments	Remedial & End-Use Planning	Community Outreach	
Travel	\$6,275					\$6,275
Supplies					\$500	\$500
Contractual	\$15,000	\$15,000	\$268,725	\$180,000	\$14,500	\$493,225

Totals	\$21,275	\$15,000	\$268,725	<u>\$180,000</u>	\$15,000	\$500,000
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**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability**

**i. Organizational Structure:** 3-2-1 has a strong grant management team in place to accomplish this proposal. BDC Executive Director Marvin Six will lead the coalition as project manager responsible for site eligibility determinations, ACRES database entries, and reporting documentation. Mr. Six has over 25 years’ experience in local and regional economic development including project management of brownfield redevelopment, environmental justice, and grant administration. The BDC will utilize Finance Manager Rhonda Howell to function as finance administrator for this grant. She has over 20 years’ experience managing federal programs and has administered one community and three coalition assessment grants. As economic development experts, 3-2-1 will develop site inventories, secure site access for the QEP, and will be responsible for site planning and securing additional private and public investments for cleanup and job creation. The key contact for JCPA is Mr. Robert Naylor. Mr. Naylor has been in the regional economic development field for over 20 years in various capacities including president, chairman, and legal counsel for multiple business development entities.

**ii. Acquiring Additional Resources:** *Contractor Procurement:* 3-2-1 uses a simplified two-step selection process. Interested contractors submit a ten-page Letter of Interest (LOI) detailing three key components: Team Approach, Experience, and Project Approach. The LOI should identify contractor and subcontractor(s) qualifications by Project Manager and key staff who will perform compliant USEPA assessment work in a timely manner relative to workload and experience on similar projects. First step, 3-2-1 members will individually score each LOI proposal based on five categories: Project Manager, Strength and Experience, Availability of Personnel, Past Performance, and Project Approach. Second step, 3-2-1 will hold a controlled informal interview with the highest scored applicants and then invite the preferred contractor to negotiate a service contract.

**b. Past Performance and Accomplishments**

**i. Currently Has or Previously Received an EPA Brownfields Grant**

**BF#96369901:** FY 19 Brownfields Assessment Coalition Grant - \$600,000 (hazardous & petroleum)  
**(1) Accomplishments:** **BF#96369901** 8 Phase I (\$31,509) and 13 Phase II Reports (\$325,054) completed at a total expense of \$356,563. 8 properties (960 acres) are ready for redevelopment; leveraging 196 redevelopment jobs and \$21,258,000 in funding. Work Plan Outputs and Outcomes achieved: 8 Phase II assessments of high priority sites complete or underway; 2 hazardous sites and 1 petroleum site entered in the State Voluntary Program; 3 hazardous Sites assessed entered the VRP have received a Certificate of Completion with an additional site anticipated by the end of 2021; 6 hazardous sites prepared for redevelopment. ACRES accurately reflects all outputs and outcomes; quarterly reports filed in a timely manner.

**(2) Compliance with Grant Requirements:** BF6356001 awarded to the BDC for the former Jimmy Carey Stadium cleanup. BDC expended all dollars, to remediate the site, submit final reports, and close the grant. BDC is actively administering BF#96369901 in compliance with the terms of the grant agreements, workplan, reporting requirements, schedule, and close the grant in a timely manner. BDC is achieving the expected outputs and outcomes and is making reasonable timely progress according to the agreed workplan for BF#96369901 and has expended more than 70% of the grant proceeds. All financial and ACRES reporting is up to date.



Threshold Criteria Responses  
Community-Wide Assessment Grant Application

## Applicant Eligibility

### Applicant

The **Business Development Corporation of the Northern Panhandle (BDC)** is the project applicant. The BDC is the the lead economic development entity for Brooke and Hancock Counties in West Virginia and qualifies as a General-Purpose Unit of Local Government (County Government). The BDC was established in 1993 as a nonprofit organization described in section 501 (c)(3) of the Internal Revenue Code. By resolution, Brooke and Hancock Counties created the BDC to be the lead economic development entity for their respective counties. The BDC also fits under the definition in 40 CFR 31.3 in more than one way. Local governments included local public authorities whether incorporated as nonprofits or not. The BDC also qualifies as a land clearance authority or other quasi-governmental entity under supervision of a local government.

### Regional Partner

Jefferson County and Steubenville, Ohio jointly organized the Jefferson County Port Authority (JCPA), in 2012 as a body corporate and politic Local Public Authority according to provisions in Ohio Revised Code (ORC), section 4582. In the State of Ohio, one or more political subdivisions through actions described in ORC 4582.02 can create Port Authorities. The JCPA focuses on economic development through its powers to own and sell land, form partnerships with local governments, and serve as a financing vehicle during development projects. The Jefferson County Board of Commissioners and Steubenville City Council, in conjunction with the Jefferson County Regional Planning Commission, mutually appoint a nine (9) member Board of Directors.



CINCINNATI OH 45999-0038

In reply refer to: 0248164841  
Jan. 06, 2015 LTR 4168C 0  
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BUSINESS DEVELOPMENT CORPORATION OF  
THE NORTHERN PANHANDLE  
3174 PENNSYLVANIA AVE  
WEIRTON WV 26062



026119

Employer Identification Number: 55-0630721  
Person to Contact: B. Hall  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Dec. 29, 2014, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in January 1995.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/eo](http://www.irs.gov/eo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

**RESOLUTION**

**CERTIFIED DEVELOPMENT COMMUNITY PROGRAM**

WHEREAS, the BROOKE COUNTY COMMISSION wishes to continue participation in the Certified Development Community Program; and,

WHEREAS, the governing body of Brooke County agrees to work on economic development; and,

WHEREAS, the Brooke County Commission wishes to designate the Business Development Corporation of the Northern Panhandle as the lead economic development agency for Brooke County, West Virginia; and,

WHEREAS, the Brooke County Commission agrees to pledge \$39,675.00 for the fiscal year 2020-2021 to be used as a match toward the grant being made available by the State of West Virginia for this economic development program;

NOW, THEREFORE, BE IT RESOLVED, that the Brooke County Commission does hereby Proclaim the Business Development Corporation of the Northern Panhandle as the lead economic development agency for economic development in Brooke County.

Given under our hand and seal this 10th day of December, 2019.

**BROOKE COUNTY COMMISSION**



Timothy R. Ennis, President



Stacey Wise, Commissioner



Andrew J. Thomas, Commissioner

Teste:



Kimberly M. Barbetta,  
Brooke County Clerk



# HANCOCK COUNTY COMMISSION

**JOE BARNABEI** PRESIDENT  
**PAUL R. COWEY III** COMMISSIONER  
**JEFF DAVIS** COMMISSIONER

## RESOLUTION 2020-2021

**WHEREAS**, the Hancock County Commission wishes to continue its participation in the Certified Development Program.

**WHEREAS**, the Hancock County Commission continues to recognize the Business Development Corporation of the Northern Panhandle as the lead economic development agency for the economic development effort in Brooke and Hancock counties.

**Now Therefore, Be It Resolved**, in support of this effort, the Hancock County Commission agrees to pledge **\$39,675.00** for the **Fiscal Year 2020/2021**, to be used as a cash match toward the grant being made available by the State of West Virginia for this economic development program.

Approved by the Hancock County Commission this 26 day of November, 2019

### HANCOCK COUNTY COMMISSION



Joe Barnabei, President



Jeff Davis, Commissioner



Paul R. Cowey III, Commissioner

## Description of Community Involvement

Over the last 7 years, the BDC and Jefferson County Port Authority (JCPA) have relied on the Brooke-Hancock Regional Planning and Development Council (BH) to involve the community. It has been a successful approach and we will continue with this strategy. Through its past involvement with the USEPA Assessment Grant Programs, BH formed a Brownfields Task Force (BTF). Through the BTF, BH created a host of programs, communities, and public involvement activities for community support and communication. For this application, the BTF will be chaired by the executive directors of the BDC, JCPA, and BH and will meet quarterly. The 3-2-1 will apply a two-step approach.

### Step 1. West Virginia Collaborative Redevelopment (WVRC) Model

The WVRC model, a program of the Northern WV Brownfields Assistance Center (NBAC), provides services and expertise for WV communities to capture the maximum economic, environmental, and social benefits from the remediation and adaptive reuse of brownfields. The first WVRC model project administered by BH was the TS&T Site in Chester, WV. Since, BH has implemented the WVRC Model several other EPA-Funded projects including Brooke Glass in Wellsburg, Wheeling Corrugating in Beech Bottom, and Jimmy Carey Stadium in Weirton. The WVRC will provide the information and training tools.

### Step 2. Brownfields Task Force (BTF)

BH formed the Brownfields Task Force (BTF) in November 2008, in response to brownfield revitalization efforts within the region. The Task Force holds public-open meetings quarterly and maintains an open dialogue with communities and stakeholders. The BTF is the mechanism through which all target communities have provided input for brownfield redevelopment and the BDC and JCPA will continue to engage and inform the BTF throughout this project. Members include interested residents of targeted communities and stakeholders such as city managers, elected officials, and/or private business interests. WV members include the BDC, WV Development Office, WV Department of Environmental Protection, WV Department of Transportation, and NBAC. Ohio members include the JCPA, APEG, Jefferson Soil & Water Conservation District (JSWCD), OH Environmental Protection Agency, and OH Department of Transportation. Other members include a representative of the real estate community, financial institutions, and workforce investment board. As a result of this effort, BTF received the 2015 WV Brownfield Award in Environmental Impact in recognition of the Task Force's dedication to brownfields redevelopment in WV. The members will meet as needed to develop the BTF agenda, prioritize site selection criteria, and meet with the contracted environmental consultant to review and assess project progress.

The BDC and JCPA will publicly promote brownfields achievements through traditional (newspaper articles and guest columns, television, radio, newsletters) and social media outlets (email blasts, web site Facebook, Instagram, Twitter, etc.). In every instance, the BDC and JCPA will accept comment from citizens and stakeholders and provide timely response. The BTF

meetings as well as public media exposure (traditional and social) is appropriate and effective. The tentative meeting schedule for this Brownfield Assessment Proposal will include: 1) an introductory workshop within 90 days of receiving a “Notice to Proceed” to identify and prioritize sites, 2) after each quarter, an in-person community session to solicit input, 3) a progress update after the consultant completes 50% of the Phase Is, 4) a second update session after completing 30% of the Phase IIs, and 5) an Open House meeting to discuss site redevelopment and reuse. These meetings will provide opportunities for public input and discussion regarding site identification, health and environmental concerns, and end-use redevelopment decisions. Meeting locations will rotate within targeted communities.



## **Contractors & Subrecipients**

The BDC has not procured or named a contractor(s) or subrecipient(s) in association with this grant application. If successful, the BDC will comply with the requirements detailed within EPA-OLEM-OBLR-21-04 Section III.B.3 Named Contractors and Subrecipients, along with all other relevant procurement guidelines.

### **Expenditure of Existing Grant Funds**

The BDC was the recipient of a 2019 USEPA Brownfields Coalition Grant # BF-96369901. In accordance with the eligibility requirements of this current application, Grant # BF-96369901 was drawn down over seventy percent (70%) by October 1<sup>st</sup>, 2021. Documentation of the available balance on the open Assessment Grant is provided with an Account Settlement Report from Automated Standard Application for Payment (ASAP). The BDC does not have any additional open Assessment Grant or Multipurpose Grant.