IV.D. Narrative Information Sheet

IV.D.1. Applicant Identification

City of Fairmont

IV.D.2. Funding Requested

a. Assessment Grant Type: Community-Wide
b. Federal Funds Requested: $500,000.00

IV.D.3. Location

c. City: Fairmont
d. County: Marion
e. State: West Virginia

IV.D.4. Property Information For Site-specific Applications

N/A

IV.D.5. Contacts

IV.D.5.a. Project Director
Shae Strait – 304.366.6212 ext. 249
sstrait@fairmontwv.gov
PO Box 1428
Fairmont, WV 26555

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

City Manager:
Valerie Means – 304.366.6212 ext. 308
vmeans@fairmontwv.gov
PO Box 1428
Fairmont, WV 26555

Mayor:
Thomas Mainella – 304.366.6211
council8@fairmontwv.gov
PO Box 1428
Fairmont, WV 26555
IV.D.6. Population

Population - Fairmont, WV: 18,416

IV.D.7. Other Factors Checklist

Please identify which of the below items apply to your community/proposed project. If none of the Other Factors are applicable to your community/proposed project, please provide a statement to that effect.

<table>
<thead>
<tr>
<th>Other Factors Checklist</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less</td>
<td>N/A</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land</td>
<td>N/A</td>
</tr>
<tr>
<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 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</td>
<td>2, 3</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures</td>
<td>N/A</td>
</tr>
<tr>
<td>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</td>
<td>N/A</td>
</tr>
</tbody>
</table>

The population of Fairmont, WV is 18,416. While mining has had an enormous impact on Marion County, the priority sites are not known to be impacted by mine-scarred land. The priority sites do border the Monongahela River, but only the sites within TA3 include footprints that fall within the flood plain. At this time, we do not know if the reuse of these sites will facilitate renewable energy. Most of the overall budget is dedicated to Site Assessments. The budget for eligible reuse planning activities is $50,000. That portion of the budget is less than 30% of the overall budget of $500,000.

IV.D.8. Letter from the State or Tribal Environmental Authority

See attached.
November 15, 2021

Mr. Shae Strait
Directive of Planning & Development
City of Fairmont
PO Box 1428
Fairmont, WV 26555

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

Dear Mr. Strait,

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.

I look forward to seeing future success as a result of environmental assessments performed on abandoned and underutilized properties in the City of Fairmont with this grant. The 2022 EPA Brownfields Assessment Grant will continue to build upon the success of the City of Fairmont’s 2018 EPA Brownfields Assessment Grant with additional opportunities for assessment and reuse planning. Brownfield grant activities such as assessing and reuse planning of brownfield sites will enhance the City of Fairmont’s efforts to facilitate connectivity with the Parkersburg to Pittsburgh Rail Trail through Fairmont. These efforts and vision will ultimately ensure continued development, investment, and revitalization community-wide.

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 the City of Fairmont 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**

a. **Target Area and Brownfields**

i. **Background and Description of Target Area:**

Fairmont, Marion County, West Virginia, is a city in economic transition located at the confluence of the West Fork and Tygart Valley Rivers, which form the Monongahela River as they flow through town. Fairmont has a footprint of approximately 9.1 square miles and a population of 18,416. Following the rivers, the railroads linked Fairmont to cities and ports across the burgeoning United States in the mid-1800s. Heavy industry, including coal, glass, steel, and coke followed, and by the early 1900s, prominent companies in Fairmont included Monongah Glass, Owens-Illinois Glass, Westinghouse Electric, and the headquarters for the Fairmont Coal Company, later Consolidation Coal Company. Fairmont’s neighborhoods are akin to a group of small company towns, where housing sprang up around the various factories. Generations of workers and a steady stream of immigrants lived in and around these giant employers. The dramatic decline and loss of these industries has led to further loss of business and population. The population of Fairmont has been significantly impacted by this loss of industry and by retail businesses relocating to outlying shopping centers. Efforts have been made to revive the downtown, including the restoration of the historic high-level bridge and construction of the Gateway Connector. These highway projects efficiently link Fairmont to I-79, the major interstate artery through North Central WV, and effectively connect the city to the regional economy. Major investments have been made on the city’s outskirts, particularly at the I-79 High Technology Park, a principal location for more than 30 businesses as well as several federal offices, including the US Department of Commerce, NASA, and the FBI. North Central WV is developing as one of the state’s stronger economic regions and is predicted to outperform the state. Marion County, however, trails its bordering counties in unemployment rate\(^1\), labor force participation rate\(^2\), and per capita income\(^3\). This issue has been even further exacerbated by the COVID-19 pandemic; Marion County has seen a 73% increase in unemployment rates while neighboring counties have seen only a 64% increase. The historic neighborhoods of Fairmont are constrained by older housing, lack of development, and vacant industrial properties. Legacy land uses and abandoned properties have prevented Fairmont from capitalizing upon its most promising revitalization asset, - the Monongahela River. The Target Areas reside along both sides of the river. The City of Fairmont’s 2018 Comprehensive Plan and 2015 Connectivity Plan both point to the rivers in Fairmont as a “recognized community asset and [which] have the potential to generate significant economic development.” Connections through Reuse of Industrial and Brownfields Sites (CRIBS) will build upon the City of Fairmont’s Comprehensive Plan recommendation to capture future growth through the reuse of vacant and underutilized properties. CRIBS will facilitate strategic connections: Fairmont to the regional economy, neighborhoods to neighborhoods, the community to the rivers, and connectivity with the Parkersburg to Pittsburgh (P2P) Rail-Trail through Fairmont. When complete, the connection of the P2P to the Great Allegheny Passage will create a fully connected rail trail intersecting with the Industrial Heartland Trails Coalition’s 1,500-mile network.

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\(^1\) Unemployment as of August 2020, by county: 9% (Marion), 8.2% (Harrison), 6.6% (Monongalia), 7.6% (Taylor). [Unemployment data](https://fred.stlouisfed.org/series/WVMARI0URN)

\(^2\) Labor force participation rates by county: 24,504 (Marion), 33,604 (Harrison), 53,176 (Monongalia). [Labor force data](https://www.towncharts.com/West-Virginia/Economy/Marion-County-WV-Economy-data.html)

\(^3\) Per Capita personal income, as of 2018, by county: $41,980 (Marion), $48,226 (Harrison), $44,679 (Monongalia). [Per Capita income data](https://fred.stlouisfed.org/series/PCPI54049)
**TA1 – Beltline, Census Tract 202 (713 acres):** The Beltline Area of the City is a 25-block area on Fairmont’s West Side that borders Downtown (TA2) to the south and the Monongahela River on the east and south. The existing land use is a mix of commercial, industrial, residential, and institutional. Multiple redevelopment and connectivity plans have identified the potential for economic and community development in this area, including the connection with existing rail trails and supporting further development of the existing, burgeoning industrial corridor.

**TA2 – Downtown (& Jackson Addition), Census Tracts 201 & 205 (1,308 acres):** Downtown Fairmont includes the Central Business District and borders the west side of the Monongahela River. The majority of downtown is situated in census tract 201, but the residential area, most of which is known as Jackson Addition, spills into census tract 205. The entire target area is dense with dilapidated historical structures. The downtown district faces the most challenging socioeconomic conditions in the city but presents potential for reuse and economic development. The City’s 2018 Comprehensive Plan points to the revitalization and reuse of the Downtown as a vital step in Fairmont’s future.

**TA3 - Palatine Riverfront, Census Tract 208 (857 acres):** The Palatine Riverfront borders the east side of the Monongahela River and includes a mix of residential, commercial, and industrial properties. This area was also prominently featured in the 2015 Connectivity Plan and 2018 Comprehensive Plan.

**TA4 – East Side Riverfront, Census Tract 209 (5,216 acres):** The East Side Riverfront includes a mix of commercial, industrial, and natural area along the eastern banks of the Monongahela River. This area features many former industrial sites, to include the Sharon Steel / Fairmont Coke Works superfund site, former Owen Illinois Glass Factory site, former docks site, former Westinghouse lightbulb factory, and many more. This area faces significant barriers due to the legacy industrial sites and could benefit from assessments and ABCAs.

**ii. Description of the Priority Brownfield Sites:** In TA1, the **Box Plant Site** has been identified in the Comprehensive Plan and Connectivity studies as a strategic priority and potential priority sites for CRIBS. In the mid to late 1920s, the Beechnut Packing Company moved into the property to manufacture boxes to hold glassware from the adjacent Monongah Glass factory, with operations closing in 1980. In 2008, a Phase I Environmental Assessment identified four Recognized Environmental Conditions (RECs), including past use of the property as a recycling facility and box factory, stressed vegetation located on the property’s north side, and garbage bags with unidentified contents scattered throughout the building. A Phase II Assessment was recommended but never completed. Phase II Assessment on a neighboring property indicated concentrations of lead, COPs and VOCs were discovered. Despite the site’s vacancy and visible deterioration, developers have expressed interest in the site in the past two decades, but perceived environmental challenges have prevented further development. A Phase II Environmental Site Assessment & market feasibility study will create the framework for the site’s rehabilitation. This site will play a key role in providing access to the rivers and connecting the P2P Trail through Fairmont.

In TA2, the **City Tire/Pitrolo Pontiac Site** (1.43 acres) and the **Dunbar School** (1.52 acres) are two priority sites. The City Tire Site is located on the edge of the central downtown district. The site was identified as an auto dealership beginning in 1927 and auto-related operations continued to 2007. Potential contaminants include petroleum products, lead, PAHs, and other metals. A Phase I ESA was conducted in 2020 and revealed the potential presence of underground storage tanks (USTs), hydraulic lifts, and potential spills, leaks, or poor disposal practices that may have impacted soils and groundwater. A Phase II ESA would be required to further investigate the potential contamination of the site. The Dunbar School is a historic segregation school building.
that was built in 1929 and was the only school for black students in Fairmont. The school was placed on the National Register of Historic Places because of its “significant contribution” to Fairmont’s African American history. The building has been closed since 2007 and was last renovated in the 60s. A group known as the Dunbar School Foundation is working toward repurposing the school into a community center and museum. A Phase 1 ESA, testing for any potential contaminants, and market feasibility study will allow this project to move forward and have a positive impact on the cultural and humanitarian efforts of the community.

In TA3, the **Jackson Marina Property** (.5 acres) and **Future Riverfront Development Site** (2.61 have been identified as priority sites. The Jackson Marina property is an abandoned brick structure adjacent to Palatine Park and former railroad property which has been identified as a key piece for trailhead development as the rail-trail has been proposed to travel right past this site. The Future Riverfront Development Site is a riverfront brownfield that will be developed into a $22 million project that could see new businesses, condos, and a restaurant built along the Monongahela River. The project would consist of 52 condos, 20,000 sq ft of business space, and 7,000 sq ft for a restaurant. The site sits adjacent to former Legacy Railroad Property and also nearby future rail-trail development property. Due to former railroad proximity these priority sites will need a Phase I ESA and potentially a Phase II ESA prior to being redeveloped to detect any contaminants such as petroleum, carbon, or other metal-based pollutants. All three properties either lie within or intersect the floodplain.

In TA4, the **Dragon's Tail Property** is a 4.4-acre brownfield site located on the east side of Fairmont and currently owned by CSX Transportation. For the past 40 years⁴, CSX has owned this railroad corridor and while it was primarily used for the transportation of coal, the property has since become a “rail-field”, undoubtedly containing the residual contamination often found at legacy railroad sites such as petroleum, carbon, or other metal-based pollutants.⁵ Today, the site consists of wooded vacant land that will serve a prominent role in developing the P2P Rail-Trail corridor through Fairmont. In 2018, Marion County Parks and Recreation (MCPARC) received a Transportation Alternatives grant award from the WVDOH to acquire said property but the transaction has been delayed due to change of leadership at CSX.

**b. Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans:** The Target Areas have exciting potential for contributing to the economic future of Fairmont and were designated to connect with the City’s existing Comprehensive Plan (2018), Connectivity Plan (2014), Fairmont Beltline Redevelopment Plan (2015), the P2P Trail Gap Study (2018) & Feasibility Study (2018), and the Cross Town Trail Connector Master Plan (2019). These target areas will complement ongoing evaluations and build upon the work that has already been completed. As a ‘built-out’ city, Fairmont offers no large tracts of greenfield property available for development. Growth must be accommodated through the infill of vacant lots and the reuse of existing buildings and sites. Downtown and other commercial corridors exhibit an abundance of vacant and underutilized properties, which present a challenge due to the higher cost and complexity of reuse efforts.

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Given municipal resource limitations, Fairmont can leverage most successfully by focusing economic development interventions in these targeted areas where they are most likely to inspire related private investment. The Priority Sites in the Target Areas fit perfectly into the City’s Comprehensive Plan: providing significant opportunity to further the ability of Fairmont to be a large-scale employer, as well as facilitating revitalization of under-served areas.

ii. Outcomes and Benefits of Reuse Strategy: The goal of CRIBS is to address environmental concerns on strategic properties in the Target Areas, which will connect with the recommendations in the City’s Comprehensive Plan for the reuse of vacant and underutilized properties. Growth in the region is driving demand for office space, housing, and commercial spaces. Fairmont is uniquely positioned to capture these new opportunities due to its central location in the North Central WV market, and its designation as a Tax Increment Financing (TIF) District. Real estate prices in Fairmont are lower than surrounding counties because of the lack of investment in recent decades. Environmental assessments, feasibility and marketing studies, and reuse planning, will enable the redevelopment of the properties and connect them to the regional economy.

The reuse strategy will especially benefit the low-income and minority residents of TA1 and TA2. Brownfield cleanup and subsequent reuse, utilizing opportunities provided for qualified census tracts and capitalizing on TIF district benefits will transform community liabilities into assets by: enhancing property values; creating new job opportunities; utilizing existing infrastructure; contributing to the tax base, which will improve City finances; improving the quality of life for the community; and mitigating environmental hazards.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: As CRIBS moves forward, site specific cleanup plans will be developed, and the community and its stakeholders will access funding resources such as the WVDEP Brownfields Revolving Loan Fund. If additional reuse funding resources are needed, the City of Fairmont has a strong relationship with the Community Reinvestment Act teams at Wesbanco and MVB Bank. CRIBS projects are also eligible for Appalachian Regional Commission (ARC) infrastructure funding and ARC POWER grants that help communities and regions that have been affected by job losses in coal mining and coal-related supply chain industries. Additional funding sources include: US EDA, WV EDA, Appalachian Partnership for Economic Growth, WV Department of Commerce, Downtown Appalachia, and the US Department of Transportation. The Target Areas are eligible for tax credit opportunities - New Market, Historic, and Fairmont TIF District.

ii. Use of Existing Infrastructure: CRIBS will allow the City of Fairmont to apply the principles of sustainable land use and reuse in the Target Areas. Through the Assessment activities, efforts can be focused on reuse by repurposing brownfield sites that will provide opportunities for planned residential, commercial, and recreational development. Neighborhoods, residents, and the community will benefit from the use of existing infrastructure. Because of their former use, any future site development can tap into existing utility infrastructure and roads, which will reduce the required investment and land/resource consumption that would take place in greenfield development.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding: Fairmont’s population has been on a steady decline for decades and has dropped 2.15% since 2010, according to the US Census Bureau Decennial Census
Data, with an annual decline of 0.23%. The Bureau of Labor Statistics data shows the 2018 average unemployment rate for Marion County was 5.7%, which is worse than the state average of 5.3% and national average of 3.9%. One of the results of these statistics is reduced tax revenues for Fairmont. Slowdowns in the production of coal and natural gas in WV have reduced WV State Coal Severance Tax disbursements to municipalities and reduced the state’s funding support for local economic development. One of the most significant and troubling statistics is the income/poverty statistics in the Target Areas (see Table below). Combined, these and other factors have left Fairmont struggling to meet its budget demands. There are no local or state funding sources that address the assessment of brownfield sites, making this federal opportunity unique in addressing the reuse of the target properties. Subsequent development will expand the tax base by increasing property values and facilitating job creation.

<table>
<thead>
<tr>
<th>Area</th>
<th>Downtown</th>
<th>Beltline</th>
<th>Downtown / Jackson Addition</th>
<th>Palatine</th>
<th>City of Fairmont</th>
<th>Marion County</th>
<th>West Virginia</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population*</td>
<td>1,051</td>
<td>3,046</td>
<td>1,843</td>
<td>2,998</td>
<td>18,416</td>
<td>56,355</td>
<td>1,793,716</td>
<td>324,697,795</td>
</tr>
<tr>
<td>Percent Minority**</td>
<td>23.12%</td>
<td>20.68%</td>
<td>39.05%</td>
<td>11.60%</td>
<td>15.83%</td>
<td>5.1%</td>
<td>10.20%</td>
<td>24.7%</td>
</tr>
<tr>
<td>Percent Black**</td>
<td>16.75%</td>
<td>12.02%</td>
<td>33.15%</td>
<td>5.95%</td>
<td>9.45%</td>
<td>4.3%</td>
<td>4.76%</td>
<td>14.0%</td>
</tr>
<tr>
<td>Median HH Income**</td>
<td>$18,914</td>
<td>$27,803</td>
<td>$35,129</td>
<td>$34,538</td>
<td>$43,319</td>
<td>$50,305</td>
<td>$46,711</td>
<td>$62,843</td>
</tr>
<tr>
<td>Median HH Income – White**</td>
<td>$16,375</td>
<td>$32,243</td>
<td>$40,774</td>
<td>$34,885</td>
<td>$44,733</td>
<td>$51,359</td>
<td>$47,143</td>
<td>$66,536</td>
</tr>
<tr>
<td>Median HH Income – Black**</td>
<td>$26,350</td>
<td>No Data</td>
<td>$23,250</td>
<td>$12,305</td>
<td>$18,906</td>
<td>$24,813</td>
<td>$33,133</td>
<td>$41,935</td>
</tr>
<tr>
<td>Per Capita Income**</td>
<td>$14,261</td>
<td>$12,746</td>
<td>$17,830</td>
<td>$23,102</td>
<td>$23,181</td>
<td>$26,380</td>
<td>$26,480</td>
<td>$34,103</td>
</tr>
<tr>
<td>Housing Poverty Rate**</td>
<td>46.5%</td>
<td>47.7%</td>
<td>29.4%</td>
<td>29.1%</td>
<td>21.15%</td>
<td>16.4%</td>
<td>17.6%</td>
<td>13.4%</td>
</tr>
</tbody>
</table>

Source: *2020 Decennial Census Data; **2019 ACS Census Data

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations:
Economic disinvestment in the downtown and flight to the suburbs has impacted the residents of the Downtown (TA2) the most. The downtown core of Fairmont has a staggering poverty rate of 58.6% and the Beltline Area (TA1) similarly suffers with a 44.9% poverty rate. TA1 and TA2 have populations with the highest concentrations of children less than 5 years of age living in poverty, childbearing women aged 15 to 44, citizens over 65 years of age, and households with no vehicle. Brownfields assessment and subsequent reuse plans will provide the tools to address housing deficiencies in the Target Areas. Housing is central to resident’s opportunities for living long and well, and high levels of homeownership are associated with more stable and tightly knit communities. In WV, 73% of households own their home; however, in Fairmont the homeownership rate was 62.5%, a drop from 65.9% in 2010. The total number of owner-occupied homes in Fairmont dropped from 5,248 to 4,684 and the number of rental units increased by 285 in the same period. Housing stock is a serious problem in the Target Areas. Brownfield sites in TA2 and TA3 are large enough to accommodate and are compatible with residential development.

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6 ACS 2018 US Census
(2) Greater than Normal Incidence of Disease and Adverse Health Conditions:
The housing in the Target Areas sprang up around Fairmont’s industries - coal, glass, steel, coke,
and metal fabrication. Potential contaminants in and around these sites include lead, petroleum
products, PAHs, VOCs, and other metals that are known to lead to a higher likelihood of health
impairments. According to the 2019 County Health Rankings Report, Fairmont ranks worse than
the national average for conditions consistent with exposure to brownfield contaminants: premature death; low birthweight; heart disease; tracheal, bronchus, lung and breast cancer. The
population of Marion County has a cancer rate of .51%,.06% more the national average.7 The
cumulative effects of poverty, blight, and potential exposure to harmful chemicals, foster an
environment that results in a host of poor health conditions - an imbalance in environmental justice.

(3) Promoting Environmental Justice:
According to EJSCREEN, out of the five census tracts that are represented in the three target areas,
four are made up of low-income neighborhoods with poverty rates above the county average.8 When looking at demographic indicators, the five census tracts’ rate together on their demographic
index at (36%), well above the state and regional averages (23% & 30%). The demographics have a
higher rate of low-income population (54%), population under 5 (7%), and population over 64 (17%)
than state, regional, and national averages. The census tracts have double the percentage of people of
color (16%) compared to the state average. The census tracts have a lead paint indicator (0.59),
superfund proximity indicator (0.63), and RMP proximity (1.7) that are higher than state, regional, and
national averages, with the RMP proximity being more than double of the other three averages. As a
whole, the state of West Virginia rates higher in 10 out of the 12 EJ Index variables.

b. Community Engagement
i. & ii. Project Involvement & Roles

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairmont Community Development Partnership (FCDP)</td>
<td>Kayleigh Kyle (304) 366-7600 <a href="mailto:kayleigh.kyle@fcdpartnership.org">kayleigh.kyle@fcdpartnership.org</a></td>
<td>Coordination with ongoing planning and development efforts.</td>
</tr>
<tr>
<td>Northern WV Brownfields Assistance Center (NBAC)</td>
<td>Carrie Staton (304) 293-7071 <a href="mailto:carrie.staton@mail.wvu.edu">carrie.staton@mail.wvu.edu</a></td>
<td>Training and technical assistance, community engagement support, trail work support</td>
</tr>
<tr>
<td>Mountain Town Strategies, LLC</td>
<td>Kate Greene 406.640.0551 <a href="mailto:kate@mtntowns.com">kate@mtntowns.com</a></td>
<td>Community input and participation in Brownfields Task Force</td>
</tr>
<tr>
<td>Rails-to-Trails Conservancy</td>
<td>Kent Spellman 304-476-3838</td>
<td>Community input and participation in Brownfields Task Force</td>
</tr>
<tr>
<td>Marion County Convention &amp; Visitors Bureau</td>
<td>Leisha Elliott 304-368-1123 <a href="mailto:leisha@marioncvb.com">leisha@marioncvb.com</a></td>
<td>Community input and in-kind support</td>
</tr>
<tr>
<td>NAACP – Local Chapter</td>
<td>Frank Carr 304-368-0403</td>
<td>Community input and participation in Brownfields Task Force</td>
</tr>
</tbody>
</table>

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7 https://www.policymap.com/tables
8 See Table 1
iii. Incorporating Community Input: The City of Fairmont has a proven track record of effectively working with community stakeholders, including state and county governments, neighborhood groups, business leaders, financial institutions, and non-profit organizations. The COF will involve and inform the community and stakeholders throughout the grant period. Information will be disseminated via varied channels to ensure a broad reach, including local newspapers; local public access television; COF website; and COF social media sites. In addition, periodic grant project updates will be prepared and sent to all stakeholders via email and hard copy. COF will also host Brownfields Task Force meetings with stakeholders quarterly. CRIBS will connect with residents who live and work near the priority sites not only to keep them informed but also to solicit their input. This will be made possible through the use of virtual forums on a variety of platforms, including COF-facilitated Zoom conferences and Facebook Live broadcasts. Additionally, a Facebook Page and Group will be created for all community members that want to be involved in the projects. Those platforms will be used to distribute information and updates and to collect public input. Other information and materials will be prepared as project milestones occur, including project deliverables and new initiatives in the subject area.

3. Task Descriptions, Cost Estimates, and Measuring Progress
   a. Description of Tasks/Activities and Outputs

   Task 1: Program Management & Administration - $21,000:
   i. Project Implementation: management and execution of the grant and travel expenses for two staff members to attend two national brownfields conferences and three WV Brownfields Conferences to learn best practices and identify ways to leverage EPA resources. Administrative Activities include direct costs for RFP for a Qualified Environmental Professional (QEP), preparation of budget, scope of work, program plan, financial management, and reporting. Two percent of the grant total has been budgeted as indirect costs over the three-year grant period.
   ii. Anticipated Schedule: Ongoing throughout the project’s three years.
   iii. Task/Activity Lead: COF
   iv. Outputs: 1 Project Scope of Work, 1 RFP for QEP, 1 contract with QEP, 11 Quarterly Reports, 1 Final Report, 3 state brownfield conferences, and 2 national brownfield conferences

   Task 2: Site Inventory & Prioritization - $15,000:
   i. Project Implementation: Activities include the COF, project partners, QEP, and Task Force meetings to identify sites and set priorities based on the following criteria: potential to address public health, safety, and environmental issues; potential to achieve environmental justice; potential reuse and job creation opportunity and alignment with existing redevelopment strategy.
   ii. Anticipated Schedule: Year 1 - Q3 & Q4 and Year 2 - Q1.
iii. Task/Activity Lead: COF and Brownfields Task Force.
iv. Outputs: CRIBS site priority plan, 1 community workshop/Task Force meeting

Task 3: Brownfields Assessment Activities - $364,000:
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, a site-specific Sampling and Analysis Plan, and Health and Safety Plan as needed for Phase II ESA conducted per WVDEP Brownfields Program. COF estimates it will conduct 16-32 hazardous substance Phase I assessments for $4,000 each. It is estimated that 8-12 sites will require Phase II assessments (averaging $20,000 each). The total budget for Phase I and Phase II assessments is $364,000.
ii. Anticipated Schedule: Year 1 - Q4 through Year 3 - Q2.
iii. Task/Activity Lead: QEP
iv. Outputs: 16-32 Phase I assessments; 8-12 Phase II assessments

Task 4: Community Outreach & Involvement - $20,000:
i. Project Implementation: Engagement activities utilizing staff to meet quarterly over the project period with the Brownfields Task Force, property owners, business owners, and stakeholders to identify sites, discuss reuse plans, and outline plans for conducting environmental assessments on priority sites. A QEP will be retained to facilitate meetings, create project presentations, project materials, and prepare site access agreements in coordination with COF staff. This task budgets ($2000) for material printing for meetings, project information and public notices. In-kind contributions from project partners include meeting space and planned dissemination of project information by speaking to civic, neighborhood and business groups.
ii. Anticipated Schedule: Year 1 - Q1 through Year 3 - Q4.
iii. Task/Activity Lead: COF, QEP and Brownfields Task Force
iv. Outputs: 12 BTF meetings, 6 Community Workshops

Task 5: Site Reuse & Cleanup Planning - $80,000:
i. Project Implementation: Funding is included to support remedial and reuse plan developed by qualified land use, environmental professionals, and other consultants and reuse experts ($47,000). Remedial action plans will address reviewing alternative strategies based on site specific conditions and contaminants of concern. Funding is included for meeting preparation and promotional expenses ($1500) and limited expenses ($1500) have also been budgeted for office supplies and other expenses. Community Health Assessments are included to be completed to a qualified professional for up to three neighborhoods ($30,000).
ii. Anticipated Schedule: Year 2 - Q3 through Year 3 - Q3.
iii. Task/Activity Lead: COF & QEP
iv. Outputs: 2-3 QAP, 2-3 site cleanup plans, 2-3 market feasibility studies, 2-3 community health assessments

b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
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<tr>
<td></td>
<td>Task 1</td>
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<tr>
<td>Personnel</td>
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**Direct Costs**

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<td><strong>$14,780</strong></td>
<td><strong>$365,152</strong></td>
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<td><strong>$80,000</strong></td>
<td><strong>$500,000</strong></td>
<td></td>
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</tbody>
</table>

**Task 1: Program Management & Administration - $20,948**

- Personnel Costs: $13,998
  - Project Director: 150 hours @ $34/hour = $5,100
  - Project Manager: 480 hours @ $19/hour - $9,120
- Travel Costs: $6,950
  - National Brownfields Conference: Registration ($125) + Lodging ($350) + Transportation ($300) + Per Diem ($100) for 2 staff members = $1750 x 2yrs = $3500
  - WV Brownfields Conference: Registration ($125) + Lodging ($150) + Transportation ($200) + Per Diem ($100) for 2 staff members = $1150 x 3yrs = $3450

**Task 2: Site Inventory & Prioritization - $14,780**

- Personnel Costs: $4,780
  - Project Director: 40 hours @ $34/hr = $1,360
  - Project Manager: 180 hours @ $19/hr = $3,420
- QEP: $10,000 for inventory & prioritization

**Task 3: Brownfields Assessment Activities - $365,152**

- QEP: $365,152 (Phase I assessments @ $4,000; Phase II assessments @ $20,000)

**Task 4: Community Outreach & Involvement - $19,120**

- Personnel Costs: $5,120
  - Project Director: 50 hours @ $34/hr = $1,700
  - Project Manager: 180 hours @ $19/hr = $3,420
- QEP: $12,000 for participation in outreach programming
- Meeting Supplies: $2000

**Task 5: Site Reuse & Cleanup Planning - $80,000**

- QEP: $47,000 for quality assurance plan(s)/site-specific cleanup planning/market feasibility
- Community Health Assessments for Target Areas: $30,000
- Supplies: $1500
- Meeting Preparation and Promotional Materials: $1500

c. Measuring Environmental Results

The City of Fairmont’s strategy for tracking and measuring progress: 1) Upon receipt of funding, COF will prepare a work plan as part of the EPA Cooperative Agreement. 2) Evaluate achievements against milestones established in the work plan. 3) Evaluate whether grant and projects have achieved results, such as number of properties assessed, number of remedial plans developed. 4) Document project outcomes and outputs quarterly via ACRES and at quarterly Task Force meetings. 5) The COF will document all project activities and progress and share with the Community Outreach stakeholders.
4. **Programmatic Capability and Past Performance**

   a. **Programmatic Capability**

      i. **Organizational Structure, Capacity, & Description of Key Staff:** The COF project team includes the Director of Planning & Development, Shae Strait and Assistant Planner, Alexander Petry. The Director will assign and monitor all projects tasks, and act in an advisory capacity to the Assistant Planner, who will serve as Project Manager. As Project Manager, Alexander will coordinate a project team, track project progress, identify potential problems, make necessary corrections, track expenditures, and keep the project on time and within budget. Both Shae and Alexander have extensive experience in brownfield and community development and have had extensive ongoing engagement with the community and are leaders in local economic development. **Shae Strait**, Director of Planning & Development for the City of Fairmont has a Bachelor’s and Master’s degree in architecture and over a decade of experience in project management and facilitation and has been responsible for managing and facilitating over 30 million dollars in federal and state funded projects. **Alexander Petry**, Assistant Planner for the City of Fairmont also has extensive experience in project management and economic development. Alex’s role is to assist with the economic development of the COF which includes coordinating and implementing projects and programs that support commercial, office and industrial development, business attraction, and retention. Over the last three years, Alexander has acted as project manager for the COF’s 2018-awarded $200,000 Brownfields Assessment Grant program. Additionally, Alexander has successfully managed other state and local grant programs with the State CDBG program, the National Rails-to-Trails Conservancy, and Mon River Towns.

   iv. **Acquiring Additional Resources:** The COF will procure a Qualified Environmental Professional using its standard selection process and does not anticipate the need for any subrecipients for this grant. The QEP will address the technical requirements of the grant, outlined in the tasks above. The COF will follow both Federal Procurement Standards as well as the 5G Procurement Standards mandated by WV State Code. Together, these standards will ensure that all contracts meet the grant requirements and provide for open and fair competition.

   b. **Past Performance and Accomplishments**

      i. **Currently Has an EPA Brownfields Grant:** The City of Fairmont was awarded a $200,000 EPA Brownfields Community-Wide Assessment Grant in 2018. The COF has requested an extension due to COVID-19 and project-specific constraints and will be closing out at the end of 2022 Q2 (March).

         (1) **Accomplishments:** Over the course of three years into the grant cycle, the COF has conducted 9 Phase I Environmental Assessments and 3 Phase II Environmental Assessments. Along with site assessment, the COF has also conducted 2 Site Reuse Plans that focus on multiple brownfield sites within Fairmont’s historic Downtown and Beltline districts, respectively. All outputs and outcomes have been tracked in reported within the ACRES system besides our final Phase II report, at the time of this application submission.

         (2) **Compliance with Grant Requirements:** All quarterly reports have been submitted on time and in accordance with reporting requirements, and all data and reports from ESAs conducted under FY18 Brownfields funding have been entered into ACRES. Going into year 3 of the grant period, the COF has expended over 84% of the $200,000 awarded and has made substantial progress in achieving the outcomes and outputs articulated in the cooperative agreement.
Appendix A:
City of Fairmont Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility

The City of Fairmont (hereafter, “City”) is a general purpose unit of local government as defined under U.S. code 40 CDF Part 31 and under W.V. code chapter 8 ‘Municipal Corporations’ and is an eligible entity as described in the Request for Proposals Section III.A ‘Who Can Apply’.

III.B.2. Community Involvement

The City of Fairmont has a long-standing track record of effectively working with community stakeholders, including state and local governments, neighborhood groups, business leaders, financial institutions and non-profit organizations in its community revitalization programming.

The City will involve and inform the community and stakeholders throughout the grant process--planning, implementation and assessment. The City has an extensive network of Partners that will enable the effective outreach to the community.

General outreach will begin with the grant award announcement and will continue throughout the grant period. A more specific outreach will be done to reach the sensitive areas that are affected by their respective Brownfields sites.

Information will be disseminated via varied channels to ensure a broad reach. Those channels include: local newspapers - The Times West Virginian and Fairmont News; local public access television; City of Fairmont website; social media sites for the City. In addition, periodic grant project updates will be prepared and sent to all stakeholders via email and hard copy.

The City will provide Assessment Grant updates concurrent with each quarterly report is submitted to the US EPA. With each update, public comments will be invited and stakeholder and public participation will be encouraged through the formation of a Brownfields Task Force (BTF). The BTF will consist of a representative group of stakeholders from across the community. Throughout the administration of the grant, members will develop a detailed knowledge of the project and issues and share their relevant perspectives, ideas, concerns, and interests.

In addition to the quarterly updates, other information and materials will be prepared as project milestones occur. Those would include project deliverables, new initiatives in the subject area. The City will use the Assessment, Cleanup and Redevelopment Exchange System (ACRES) to submit project data.
III.B.3. Named Contractors and Subrecipients

The City of Fairmont affirms that it does not have any named contractors or subrecipients within the FY22 Brownfield's Assessment Grant Application.

III.B.4 Expenditure of Existing Grant Funds

As of October 1, 2021, the City of Fairmont has $32,708.70 remaining within the FY18 Brownfields Assessment Grant balance. As of October 1, 2021, COF has expended 84% of the budget, meeting the required 70% to re-apply. Please see attached ASAP account balance.

III.C. Additional Threshold Criteria for Site-Specific Applications Only

Does not apply.