December 1, 2021

RE: FY2022 EPA Brownfields Community-Wide Assessment Grant Application

Lewis County, West Virginia is pleased to submit this proposal for Fiscal Year 2022 EPA Brownfields Community-Wide Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:
Lewis County Commission, West Virginia
201 Orchard Street
Weston, West Virginia 26452

2. Funding Requested:
   (a) Assessment Grant Type: Community-Wide
   (b) Federal Funds Requested:
      (i) Requested Amount: $500,000
      (ii) Site-specific Assessment Grant Waiver: not applicable

3. Location:
   (a) City: City of Weston and Town of Jane Lew
   (b) County: Lewis
   (c) State or Reservation: West Virginia

4. Target Area and Priority Site/Property Information:
   • Community-wide Assessment Grant applicants, other than Tribes:
      o Target Area(s):
         ▪ City of Weston
         ▪ Town of Jane Lew
      o Census Tract number(s) within Target Area for areas smaller than a city/town:
         ▪ City of Weston – Portions of Census Tracts 9672, 9673, 9674, 9675, and 9676
         ▪ Town of Jane Lew – Portions of Census Tracts 9673 and 9674
      o Address of Priority Site(s):
         ▪ City of Weston:
            • Residences at 232-258 High St: Four dilapidated structures.
            • Columbia Club at 164 Court Ave: Vacant former church.
            • Danser Hardware & Supply Co. at 237 E 2nd St: Former manufacturer.
            • Residences at 324 Broad St, 230 and 565 W 2nd St: Three dilapidated structures.
            • Former Polk Creek School at 619 W 2nd St: Vacant former school.
• Town of Jane Lew:
  • Former Jane Lew Glass Factory at 96 Trolley St: 1.75-acre site that has been vacant or underutilized for 20+ years.
  • Former Industrial Site W of I-79 on Hackers Creek Rd: 10.5-acre underutilized site.

5. Contacts:
(a) Project Manager:
   Name: Cindy Whetsell, County Administrator
   Phone: (304) 269-8200 | Email: lwhetsell@lewiscountywv.org
   Mailing Address: 110 Center Avenue, 2nd Floor, Weston, WV 26452

(b) Chief Executive/Highest Ranking Elected Official:
   Name: Roderick B. Wyman, President of the Lewis County Commission
   Phone: (304) 269-8200 | Email: centralwv@yahoo.com
   Mailing Address: 110 Center Avenue, 2nd Floor, Weston, WV 26452

6. Population:
• Target Areas:
  o City of Weston: 3,775 & Town of Jane Lew: 380.
  • Lewis County: 15,687.

7. Other Factors:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1, 4</td>
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<tr>
<td>The applicant, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>-</td>
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<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>-</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 them).</td>
<td>2</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>-</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>-</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>-</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>-</td>
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</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the West Virginia Department of Environment Protection (WVDEP) is attached.

9. Releasing Copies of Applications: not applicable.
November 15, 2021

Mr. Rod Wyman, President
Lewis County Commission
110 Center Avenue
Weston, WV 26452

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

Dear Mr. Wyman,

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

This grant will ensure continued development, investment, revitalization, and success throughout Lewis County.

The Brownfields Assessment Grant will provide vital funding to ensure continued economic growth in a recovering region.
By inventorying properties with perceived contamination, assessing those otherwise desirable and developable properties, and planning for reuse through community engagement, the Lewis County Commission will eliminate a key barrier to redevelopment and revitalization.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assisting you to assess, remediate, and redevelop vacant, underutilized, and contaminated properties throughout the Lewis County 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
NARRATIVE PROPOSAL
1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a.i. Background & Description of Target Area: Lewis County was established in 1816 in the heart of what later became West Virginia (WV) in 1863. This area of Appalachia is rich in beauty and resources including lumber, natural gas, and minerals. The City of Weston is known for the Trans-Allegheny Lunatic Asylum, the largest hand-cut stone building in North America. Built around the Civil War, the hospital contributed to the prosperity of Lewis County for over a century. Lewis County also became renowned as the hand-blown glass capital of the world and was once home to over 30 glass factories. The relocation of the hospital and closure of the last glass factories in the latter half of the 20th century inflicted a devastating blow to the economy, from which it has yet to recover. As a result, Lewis County’s population has dropped by 27% to less than 16,000 residents during a prolonged period of agonizing decline.

The City of Weston (pop. 3,775) and Town of Jane Lew (pop. 380) are the two primary target areas:

- **Weston** is the only city in Lewis County and the county seat. The city was founded in 1818 along the West Fork River. It has a rich and proud history that is reflected in its many historical buildings and two downtown historical districts. Unfortunately, it has also experienced the most decline, resulting in an overall population loss of 58%. With >100 buildings on its Vacant Structures List, funding is needed to systematically eliminate blight and address the impacts of long-term disinvestment in the community.
- **Jane Lew** is the only town in Lewis County and its 2nd largest municipality. The town was platted in 1835 as an agricultural hub along Hackers Creek, and later grew as a stop along the Clarksburg, Weston & Glenville Railroad. Today, it has two industrial parks strategically located off I-79 and is home to natural gas and other industrial companies. With Jane Lew’s limited space, infill development is critical to meet current housing demands, expand its industrial parks, and enhance its I-79 gateway.

The Weston and Jane Lew target areas are particularly disadvantaged, with sensitive populations facing higher unemployment and poverty and lower incomes. These and other welfare issues result in lower quality and longevity of life. While the project will primarily focus on the target areas, brownfields in rural areas may also be prioritized. Lewis County will leverage $500,000 of funding to engage the community in establishing a successful revitalization program and building a strong and resilient economy.

1.a.ii. Description of Priority Brownfields: With a legacy of 200 years of resource and goods-producing industries, and over a half century of decline, there are now hundreds of brownfields in Lewis County. A preliminary brownfield inventory completed in 2021 included evaluating data from the: County Assessor; Vacant Structures List; WV Dept. of Environmental Protection (WVDEP) and EPA databases; historical resources; stakeholder engagement; and windshield surveys. A summary of the key results is as follows:

- **Vacant Structures List:** 121 Sites identified, including 41 that are beyond repair and require demolition.
- **WVDEP & EPA databases:** 612 Records were identified, including: 79 Resource Conservation & Recovery Act (RCRA) hazardous waste generators; 36 records for air emissions/quality; 425 records for National Pollution Discharge Elimination System (NPDES) permits; and 17 documented releases such as leaking underground storage tank (LUST) sites and sites enrolled in the Voluntary Remediation Program (VRP).
- **Number & Types of Brownfields:** 313 Brownfields were identified, including a mix of former factories and industrial sites, vacant commercial and institutional buildings, dilapidated housing (beyond repair), agricultural facilities, gas stations, auto-related businesses, mills, quarries, salvage yards and dumps.

Based on the brownfield inventory and stakeholder input, the priority brownfields/focus areas include:

**1) Weston Target Area:** City stakeholders identified the following two priority focus areas:

- **High St Corridor:** This area was selected due to its high levels of blight along a key gateway to the city. The area offers a mix of residential and commercial revitalization opportunities. Priority sites include:
  - O Residences at 232-258 High St: Four dilapidated structures unfit for occupancy. Funding will be used for regulated building materials (RBM) surveys and abatement plans for asbestos and lead-based paint.
  - O Columbia Club at 164 Court Ave: Vacant former church. 0.12-acre property with two-story building. Reuse plans include a center for the arts. Funding will be used for an RBM survey and abatement plan.
  - O Danser Hardware & Supply Co. at 237 E 2nd St: Vacant former manufacturer and retailer. 0.25-acre property with three-story building. Potential reuse as commercial. Needs Phase I/II ESA and RBM Survey.
- **Broad St/W 2nd St Corridor:** This area was selected due to its high levels of blight along major thoroughfares. Revitalization would boost community morale and serve as a catalyst for investment.
  - O Residences at 324 Broad St, 230 and 565 W 2nd St: These three structures are dilapidated and unfit for occupancy. Funding will be used to complete RBM surveys and abatement/demolition/reuse plans.
Former Polk Creek School at 619 W 2nd St: Vacant school. 0.36-acres with large two-story building.  
**Adjacent to Polk Creek:** Potential multi-family housing. Funding for RBM survey & abatement plan.

**(2) Jane Lew Target Area:** With <200 acres of land within its limits, Jane Lew is extremely motivated to return underutilized properties back to productive use. Town leaders identified two priority brownfields:

- Former Jane Lew Glass Factory at 96 Trolley St: 1.75-acre site that has been vacant or underutilized for 20+ years. Surrounded by residential development. Blight from burned and dilapidated buildings.
  - **Past Use/Env. Issues:** Glass factory until 1997. Contaminants include heavy metals and petroleum.
  - **Funding Needs:** Phase I/II ESA; RBM Surveys; Cleanup/Abatement/Demolition Plan; Reuse Plan.
  - **Reuse Potential:** Residential with mix of senior housing, townhouses, and apartments.

- Former Industrial Site W of I-79 on Hackers Creek Rd: 10.5-acre underutilized site. Includes dilapidated structures and scattered debris. **Adjacent to Hackers Creek & portion in federally designated flood plain.**
  - **Past Use/Env. Issues:** Underutilized warehouse facility. Potential petroleum tanks and buried drums.
  - **Funding Needs:** Phase I/II ESAs; RBM Surveys; Cleanup/Abatement/Demolition Plan; Reuse Plan.
  - **Reuse Potential:** Large mixed-use development including retail, restaurant, and office space.

### 1.b. Revitalization of the Target Area:

**1.b.i. Reuse Strategy & Alignment with Plans:** The Comprehensive Economic Development Strategy (CEDs) 2021-2015 identifies Lewis County’s chief industries as lumber, natural gas, agriculture, and manufacturing. With instability in these markets, the community is looking to new industries to stabilize job losses. Hospitality and tourism are two areas with promising growth. The pandemic prompted Americans to explore recreational opportunities within driving distance of their homes. Lewis County’s proximity to Mid-Atlantic metro areas makes it an attractive destination. Local attractions include Jackson’s Mill, Stonewall Resort, Stonewall Jackson Lake State Park, and the Museum of American Glass. Public investments in the target areas will attract private investments (including restaurants, and shops) that can capitalize on these industries. Additionally, ongoing investments in transportation along US 33/Corridor H are a means of both stabilizing traditional industries and supporting hospitality and tourism.

**Weston Target Area:** In developing **Weston’s Comprehensive Plan (2014),** stakeholders identified “creating an inventory and strategic plans to address vacant and dilapidated structures” as a top priority. As Weston is almost entirely built-out within its limits, primary opportunities for infill were identified as:

- **Downtown:** Decline has resulted in vacant buildings requiring restoration. Adaptive reuse, enhancing storefronts, and improving streetscapes will attract investment related to retail, hospitality, and tourism.
- **Dilapidated and vacant housing:** Weston is plagued with abandoned homes, yet there is a shortage of quality housing. Weston needs an effective demolition program to change the housing fundamentals.

In response, the city created the Safe Sites & Structures Committee, enacted a dilapidated structure ordinance, and developed the Vacant Structures List. The city will utilize EPA funding to conduct RBM surveys and abatement/demolition/reuse plans and strategies for sites that can further catalyze revitalization. For the brownfields identified in Section 1.a.ii, the city will support adaptive reuse of buildings to attract a variety of new investments and replace dilapidated homes with new quality housing.

**Jane Lew Target Area:** The town needs to develop plans to address growth in three areas: (1) promoting infill; (2) promoting new business; and (3) expanding its boundaries via annexation. Town leaders have identified an urgent need for housing for both seniors and families looking to relocate to Jane Lew as a bedroom community. The town also wants to expand its industrial parks and create an aesthetically pleasing gateway off I-79. EPA funding will be used to complete a Brownfield Area-Wide Planning Study in alignment with these goals. Site-specific reuse plans and strategies for the priority brownfields include:

- **Former Jane Lew Glass Factory:** Purchase and assemble site with adjoining land. Complete cleanup and form partnership with a developer for reuse as mixed residential area including senior housing.
- **Former Industrial Site W of I-79:** Includes 10.5-acres of prime underutilized land adjacent to I-79. Site improvements will be completed to support development of retail, office and restaurants.

**1.b.ii. Outcomes and Benefits of Reuse Strategy:** As demonstrated in Sections 2.a.i/2.a.ii, the Weston and Jane Lew target areas are considered disadvantaged communities having lower incomes and higher rates of poverty. As such, **the project will spur economic development in a disadvantaged communities.** Prioritizing assessment of brownfields is instrumental to attracting new investment that creates new job opportunities and generates tax-based revenue. As noted in the table, the economic benefits associated
with development of the priority brownfields includes creation of up to 112 jobs (long-term; non-construction) and up to 43,333 SF of retail, 24,000 SF of restaurant, 22,667 SF of office and a 6,000 SF center for the arts.

**Non-Economic Benefits:** The project will also result in:

- **Quality Housing:** Redevelopment of the priority brownfields could result in seven new homes and 15 multi-family units in Weston; and 13 units of senior housing and 29 units of new family housing in Jane Lew.
- **Adaptive Reuse:** 31,500 SF of existing buildings will be sustainably reused to preserve the historic character.
- **Parks/Trails:** Reuse plans include up to five acres of parks and open space in the target areas. The project will also support a county-wide and regional trail system.

**1.c.i. Resources Needed for Site Reuse:** Lewis County has an impressive track-record for assembling resources to revitalize brownfields in the target areas. Examples include the Trans-Allegheny Lunatic Asylum in Weston (offers historical tours and hosts special events) and the Museum of American Glass (located in the former J.C. Penny's in Weston). Lewis County will leverage EPA funding with local contributions, other grants, loans, and incentives to attract investment & support public-private partnerships:

- **In-Kind Contributions:** Lewis County will donate staff time for managing and overseeing grant funded activities. The estimated level of effort is an average of 16 hours/month over 36 months = 576 hours. At an estimated average value of $60/hour, this equates to $34,560 of in-kind labor contributions.
- **Local Funding:** The Lewis County Economic Development Authority (LCEDA) has a small amount of funding to invest in brownfield revitalization projects and recently acquired a former glass factory.
- **Supplemental Assessment & Cleanup Resources:** Lewis County will seek assistance from the WVDEP, who can provide technical support and financial assistance (grants and loans) through the Brownfields Revolving Loan Fund (BRLF) for supplemental assessment and cleanup of priority brownfields.
- **Reuse Resources:** Lewis County and its project partners have experience seeking support from:
  - **Appalachia Regional Commission (ARC):** Funding for planning and select redevelopment activities.
  - **WV Tourism Office:** Provides funding for marketing and development of recreation-based tourism.
  - **Claude Worthington Benedum Foundation:** Private entity that supports community-based projects in WV.
- **Tax Credits & Business Incentives:** Includes New Market Tax Credits, Corporate Headquarters Credits, Economic Opportunity Tax Credits, Small Business Tax Credits and Manufacturing Investment Credits.
- **Revitalization Resources:** Developers of brownfields can take advantage of the following incentives:
  1. **Historic Investment Tax Credits** – Tax and local valuation credits for historic preservation projects.
  2. **Multi-Family Tax Exemption Program** – Available to support qualifying projects in select census tracts.

**1.c.ii. Use of Existing Infrastructure:** The Weston and Jane Lew target areas are located within fully developed areas and connected with existing roads and utilities. Additionally, funding will be used for building surveys and abatement plans to support adaptive reuse of existing buildings, a sustainable way to preserve community character. Finally, the project will leverage several infrastructure investments:

<table>
<thead>
<tr>
<th>Project</th>
<th>Est. Size/Type</th>
<th>Est. New Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Dilapidated Homes in Weston</td>
<td>7 New Homes</td>
<td>0</td>
</tr>
<tr>
<td>Columbia Club</td>
<td>6,000 SF Arts Center</td>
<td>3</td>
</tr>
<tr>
<td>Danser Hardware &amp; Supply Co.</td>
<td>3,333 SF Retail &amp; 6,667 SF Office</td>
<td>7</td>
</tr>
<tr>
<td>Polk Creek School</td>
<td>15 Multi-Family Units</td>
<td>1</td>
</tr>
<tr>
<td>Former Jane Lew Glass Factory</td>
<td>13 Senior Units, 13 Apartments, 16 Townhomes</td>
<td>3</td>
</tr>
<tr>
<td>Former Industrial Site W of I-79</td>
<td>40,000 SF of Retail, 16,000 SF of Office, 24,000 SF of Rest.</td>
<td>98</td>
</tr>
<tr>
<td>Estimated Totals</td>
<td>96,000 SF (non-residential)</td>
<td>112 Jobs</td>
</tr>
</tbody>
</table>

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a Job estimates are based US Energy Information Administration Table B2. Summary table: total and medians of floorspace, number of workers, and hours of operation. Multi-family housing jobs based on estimate of 1 job for every 12 units.
2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a.i. The Community’s Need for Funding: Lewis County residents, and in particular sensitive populations within the Weston and Jane Lew target areas are particularly disadvantaged, with much higher rates of unemployment, poverty and households receiving government assistance. Household and per capita incomes are less than two thirds, and rates of higher education are less than half of the US averages. Homeownership and home values are low, whereas housing vacancies, in particular in Weston (22.3%), are incredibly high. These housing statistics are a reflection of how population loss and poverty have resulted in a surplus of aging housing stock that is significantly in disrepair and unfit for occupancy.

<table>
<thead>
<tr>
<th>Data Type</th>
<th>Weston</th>
<th>Jane Lew</th>
<th>Lewis County</th>
<th>West Virginia</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>3,775¹</td>
<td>380²</td>
<td>15,687³</td>
<td>1,817,305</td>
<td>324.7M</td>
</tr>
<tr>
<td>1 yr Unemployment (April 2021)</td>
<td>N/A</td>
<td>N/A</td>
<td>8.2%</td>
<td>5.7%</td>
<td>6.1%</td>
</tr>
<tr>
<td>1 yr Unemployment (April 2020)</td>
<td>N/A</td>
<td>N/A</td>
<td>18.1%</td>
<td>15.6%</td>
<td>14.8%</td>
</tr>
<tr>
<td>5-year Unemployment</td>
<td>5.4%</td>
<td>0.3%</td>
<td>3.5%</td>
<td>3.5%</td>
<td>3.4%</td>
</tr>
<tr>
<td>Poverty Rate</td>
<td>22.0%</td>
<td>48.6%</td>
<td>21.1%</td>
<td>17.6%</td>
<td>13.4%</td>
</tr>
<tr>
<td>Children Poverty Rate</td>
<td>30.5%</td>
<td>81.8%</td>
<td>34.2%</td>
<td>23.8%</td>
<td>18.5%</td>
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<tr>
<td>Median Household Income</td>
<td>$34,185</td>
<td>$30,000</td>
<td>$39,908</td>
<td>$46,711</td>
<td>$62,843</td>
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<td>Per Capita Income</td>
<td>$19,610</td>
<td>$16,802</td>
<td>$23,820</td>
<td>$26,480</td>
<td>$34,103</td>
</tr>
<tr>
<td>Households with Social Security Income</td>
<td>13.4%</td>
<td>3.8%</td>
<td>8.0%</td>
<td>7.9%</td>
<td>5.3%</td>
</tr>
<tr>
<td>Households with Food Stamp/SNAP Benefits</td>
<td>18.9%</td>
<td>29.7%</td>
<td>18.9%</td>
<td>16.8%</td>
<td>11.7%</td>
</tr>
<tr>
<td>Homeownership Rate (owner-occupied)</td>
<td>58.5%</td>
<td>61.5%</td>
<td>71.5%</td>
<td>73.2%</td>
<td>64.0%</td>
</tr>
<tr>
<td>Median Home Value</td>
<td>$77,600</td>
<td>$65,700</td>
<td>$104,200</td>
<td>$119,600</td>
<td>$217,500</td>
</tr>
<tr>
<td>Vacant Housing Units</td>
<td>22.3%</td>
<td>15.0%</td>
<td>17.5%</td>
<td>17.9%</td>
<td>12.1%</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher (25+)</td>
<td>16.0%</td>
<td>15.8%</td>
<td>14.5%</td>
<td>20.6%</td>
<td>32.1%</td>
</tr>
<tr>
<td>Land Area (square miles)</td>
<td>2.0</td>
<td>0.25</td>
<td>384.9</td>
<td>24,038.2</td>
<td>3.5M</td>
</tr>
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</table>


Generational poverty, welfare and health issues make it extremely difficult to attain higher education and better employment. Residents lack the resources necessary to address brownfields. Lewis County and its partners are unable to draw upon local sources of funding due to these and other challenges:
- The loss of population/tax-base over a large (385 square mile) rural area has resulted in a significant financial burden to the County when it comes to maintaining existing infrastructure/providing services.
- As noted in the table, Lewis County was hit harder than most communities by the economic impacts of COVID-19, with unemployment spiking at 18.1% in April 2020, and remaining at 8.2% a year later.

2.a.ii. Threats to Sensitive Populations:

1) Health or Welfare of Sensitive Populations:

EPA’s Environmental Justice (EJ) Screening Tool reports that Lewis County is above the 80th percentile for low-income populations compared to all of EPA Region 3. Lewis County also has overall lower levels of high school graduates [and those with bachelor’s degrees (see Section 2.a.i)], and higher levels of senior citizens. There are also concentrated pockets of children (Jane Lew) and seniors (Weston). The primary welfare issues include:

- **Housing Conditions:** Weston: Having lost 58% of its population, Weston is plagued with >100 dilapidated homes. 22.3% of homes are vacant (see Section 2.a.i), abandoned and left to decay. This results in demoralizing blight that impacts the community’s image and erodes morale. Funding will be utilized for building surveys and abatement/reuse plans to replace decaying homes with new quality housing.
  - Jane Lew: With similar housing issues and only 160 acres of land within its limits, the town has an urgent need for infill development that can provide much needed senior housing and new homes for families looking relocating to Jane Lew as a bedroom community. As noted in Section 1.b.ii, reuse of the former Jane Lew Glass Factory will help meet the needs of both senior citizens and new families.

- **Lack of Quality Jobs:** As noted in Section 2.a.i, residents suffer from higher rates of unemployment and poverty and lower incomes. Lack of higher paying/living wage jobs has forced many to relocate, which has resulted in the long-term population decline. Many who chose to stay have to commute long
distances to jobs outside of Lewis County. Long commuting significantly detracts from quality of life. 43% of Lewis County residents face “long commutes driving alone”, almost 3X the national average of 15%. Brownfield redevelopment will attract new local businesses that will increase the diversity of quality jobs, which is a crucial step in stabilizing the community and ending the pattern of decline.

**Drug Abuse:** In 2021 West Virginia ranked 2nd worst in the U.S. for drug abuse, and it has been identified as one of Lewis County’s top health and welfare concerns. Grant funding can support community needs for rehabilitation facilities, halfway houses and workforce development programs.

(2) Greater Than Normal Incidence of Disease and Adverse Health: In 2021 Lewis County ranked 41st (15th worst) for overall health outcomes of all 55 counties in West Virginia (2021 West Virginia County Health Rankings). The table compares Lewis County to national averages for life expectancy, mortality rate and five disease and adverse health conditions. Lewis County residents have significantly shorter life expectancies and higher mortality rates. On average women live 4.2 years less and men live 3.6 years less than national averages. Residents have much higher rates of heart disease, throat and lung cancer, skin cancer, diabetes, and recommended physical activity. The table also provides Lewis County’s ranking relative to all 3,142 counties in the U.S. Results highlighted bold black indicate that Lewis County is in the worst 20% of all U.S. counties for that measure, and results in bold red indicate that Lewis County is in the worst 10%. Other incidences of disease and adverse health conditions include:

- **Asthma, COPD & Respiratory Disease:** An older study identified Lewis County as having the highest rate of hospitalizations in WV, and ranked Lewis County in the highest category for related deaths.
- **Low Birth Weight:** 11% of births reported low birth weight, nearly double the national average of 6%.
- **Premature Death:** The rate for “life lost before 75” (12,600) is more than 2X the national average (5,400).

Funding will be used to identify, reduce and mitigate environmental impacts contributing to these conditions. Additionally, the project will generate jobs, quality housing, and support social programs that will combat health and welfare issues and improve all around mental and physical health outcomes.

(3) Promoting Environmental Justice (EJ): A history of 200 years of resource extraction and goods-producing industries followed by long-term disinvestment has resulted in disproportionate environmental threats to sensitive populations. For example, as demonstrated in the “Environmental Indicators” table, sensitive populations within the Weston target area are above the 70th percentile for exposure to multiple air quality, hazardous substance and water quality sources compared to the entire State of West Virginia. Grant funded activities will help reduce health threats associated with:

- **Air Quality:** Lewis County is impacted with air pollution from emissions associated with the proximity of multiple freeways. As a result, sensitive populations, in particular children and the elderly, can suffer from much higher incidences of asthma and other respiratory issues. Furthermore, a lack of quality local jobs forces many to commute long distances to jobs outside of the area. Infill development will reduce sprawl and create new local jobs, which will reduce commute times and vehicle emissions.
- **Hazardous Substances:** Sensitive populations in the target areas live in older buildings that are in disrepair, which results in exposures to asbestos and lead-based paint. A significant portion of funding will be utilized to complete building surveys and abatement plans to support demolition of structures in

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- Lewis County Community Health Needs Assessment 2019
- Inst. for Health Metrics Evaluation (IHME), US County Profile: Lewis County, WV. Seattle, WA: IHME, 2016. Units for life expectancy are “years est. at birth, 2014”; units for physical activity “are pre. (%), age-standard, 2011”; units for other are “rate per 100,000 pop. age-standard, 2014”.
- Ranking 1 means it is the healthiest county for that measure, whereas ranking 3,142 means it is the least healthy county for that measure.
disrepair and/or renovation of structures that are appropriate for reuse. Residents also live in close proximity to factories, gas stations, auto repairs and other sources. For example, Jane Lew is surrounded by industrial facilities including home and pool manufacturers, chemical storage facilities and gas and oil companies. Funding will be used to evaluate legacy soil/groundwater contamination and to develop remedial plans that can mitigate exposure pathways such as the ingestion and inhalation of contaminants.

- Water Quality: Toxic chemicals from historic industrial, agricultural, and mining sources find their way into surface and groundwater resources. For example, as noted in Section 1.a.ii, the Former Industrial Site on Hackers Creek Rd in Jane Lew may have resulted in impacts to Hackers Creek. Funding will be used to identify impacts and eliminate groundwater migration and surface runoff from source areas.

### 2.b. Community Engagement:

#### 2.b.i Project Involvement/2.b.ii Project Roles:

The Lewis County Commission will lead community engagement efforts. The three commissioners preside over all county business and departments, with each also representing a different district. In this capacity, the commissioners (with support from county staff) also serve on numerous local and regional boards and committees and can leverage existing relationships, networks, and established channels of communication. Additionally, the county met with leaders from the following partners who have committed to being heavily involved in engagement activities:

- Weston: Mike Starett (mstarett@cityofwesontx.gov; 681-533-9433), the City’s Building Inspector, will serve as Weston’s lead representative. Mike will coordinate stakeholder engagement activities in Weston and play a key role in prioritizing sites and grant funded activities in the target area.
- Jane Lew: Mayor Ruth Straley (rstaley@shentel.net 304-884-7910), will serve as Jane Lew’s lead representative. Mayor Straley will coordinate stakeholder outreach and engagement activities in Jane Lew and play a key role in prioritizing sites and grant funded activities in the target area.
- Region VII Planning & Dev. Council: Shane Whitehair (swwhitehair@regionvii.com; 304-472-6564), Executive Director, will leverage his brownfield grant experience to support Lewis County with outreach and engagement activities, in particular with respect to business recruitment/economic development.

Finally, Lewis County has secured commitments from multiple stakeholders to serve on a Brownfield Advisory Committee (BAC) and assist with outreach activities. The BAC will meet quarterly over the first year and semi-annually thereafter As detailed in the table below, these project partners represent a diverse spectrum of community interests, and each brings unique skills and experience to the project.

<table>
<thead>
<tr>
<th>Partner Name (Type)</th>
<th>Contact Person; Email; Phone #</th>
<th>Specific Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>WVDEP (State Regulatory Agency)</td>
<td>Derek Hancock; <a href="mailto:derek.hancock@wv.gov">derek.hancock@wv.gov</a>; 304-926-0499 ext. 1216</td>
<td>Assist with brownfield inventory, site eligibility determinations, review of QAPP, work plans, Phase II ESAs and cleanup plans.</td>
</tr>
<tr>
<td>Brownfields Assist. Centers @ Marshall University/WWU (Educational Inst.)</td>
<td>George Wheeler; g <a href="mailto:Wheeler@marshall.edu">Wheeler@marshall.edu</a>; 304-696-5456; Patrick Kirby; <a href="mailto:Patrick.kirby@mail.wvu.edu">Patrick.kirby@mail.wvu.edu</a>; 304-293-6984</td>
<td>Provide grant management, administrative, communication and compliance support. Assist with meetings, site selection, redevelopment plans and strategies, and provide grant management support.</td>
</tr>
<tr>
<td>Corridor H Highway Authority (Transportation Agency)</td>
<td>Robbie Morris; <a href="mailto:Robbie@randolphhwy.com">Robbie@randolphhwy.com</a>; 304-637-0803</td>
<td>Coordinating infrastructure improvements along Corridor H which are key to economic development efforts in Lewis County.</td>
</tr>
<tr>
<td>Central WV Dev. Association (Regional Development)</td>
<td>Robbie Morris; <a href="mailto:Robbie@randolphhwy.com">Robbie@randolphhwy.com</a>; 304-637-0803</td>
<td>Regional development organization that can provide resources to support site reuse plans and strategies.</td>
</tr>
<tr>
<td>Lewis County EDA (Economic Dev. Authority)</td>
<td>Cindy Whetsell; <a href="mailto:lwhetsell@lewiscountywv.com">lwhetsell@lewiscountywv.com</a>; 304-269-8200</td>
<td>Will lead economic dev. and business recruitment activities. Also acquires and markets brownfields for sale and reuse.</td>
</tr>
<tr>
<td>Lewis County Health Dept. (Local Health Dept.)</td>
<td>David Whittaker; <a href="mailto:David.g.whittaker@wv.gov">David.g.whittaker@wv.gov</a>; 304-269-8218</td>
<td>Will provide technical assistance regarding health/risk assessments and other health related issues in the community.</td>
</tr>
<tr>
<td>Lewis County Senior Center (Sensitive Pop. Org.)</td>
<td>Dina Mills; <a href="mailto:dinalynnmills@aol.com">dinalynnmills@aol.com</a>; 304-269-5738</td>
<td>Will represent and advocate for the needs of senior citizens in the Weston target area and throughout Lewis County.</td>
</tr>
<tr>
<td>Lewis County CVB (Tourism Organization)</td>
<td>Chris Richards; <a href="mailto:Richards@stonevalleycounty.com">Richards@stonevalleycounty.com</a>; 304-269-7328</td>
<td>Will support and assist with hospitality and tourism initiatives prioritized for use of grant funding.</td>
</tr>
<tr>
<td>Chamber of Commerce (Local Business Group)</td>
<td>Ray Smith; <a href="mailto:linfo@lchamber.org">linfo@lchamber.org</a>; 304-269-2608</td>
<td>Will represent local business interests and assist with stakeholder outreach and engagement to the business community.</td>
</tr>
<tr>
<td>Randolph Housing Authority (Housing Authority)</td>
<td>Karen Jacobson; <a href="mailto:rcha@rchaw.org">rcha@rchaw.org</a>; 304-636-6495</td>
<td>Also serves as Lewis County Housing Authority and will support housing initiatives within the Weston and Jane Lew target areas.</td>
</tr>
</tbody>
</table>

#### 2.b.iii Incorporating Community Input:

Lewis County understands it’s essential to effectively engage the community in every public project. The public must have the opportunity to be involved in the decision-making process and meaningfully input into the outcomes. The County will work with its partners to connect with key stakeholders, conduct outreach and engagement activities, and facilitate the site prioritization process. To ensure successful engagement, the County will prepare a Community Involvement Plan (CIP). The CIP will rely on existing/successful channels of communication, including:
Lewis County will serve as the primary conduit for communication with stakeholders, encouraging participation through a dedicated project webpage, blog posts, newsletters, and quarterly meetings.

Weston, Jane Lew and the Region VII Planning & Development Council will disseminate info to stakeholders in the target areas and throughout the region via regular newsletters and meetings.

The County and its project partners will also utilize other proven strategies to unlock developer interest and reach the most disenfranchised stakeholders. These methods will be adjusted as needed to incorporate appropriate social distancing and other measures to reduce the spread of COVID-19:

- **Meetings with Property/Business Owners and Developers:** The Lewis County EDA regularly conduct meetings with property/business owners and developers and will leverage these relationships to solicit interest and participation from their network. During periods with COVID-19 protocols, meetings may occur via telephone or online via video conferencing platforms (e.g. MS Teams/Zoom).
- **Social Media:** The County and its partners have established social media channels that will be utilized to ensure that stakeholders stay informed and feel included in the decision-making process.
- **Emails & Newsletters:** A stakeholder list will be created; emails & newsletters will be sent periodically.
- **Boots on the Ground:** Tactical events such as outreach campaigns with pop-up boards and listening posts at local schools, and weekend meetings at the Senior Center, Library, and Community Building are tools that can capture the attention of busy parents, business owners and those without internet. These methods will allow a diversity of stakeholders to provide meaningful input, and sustained outreach will ensure the assessment/cleanup/reuse planning concludes with strong community backing.

### 3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

#### 3.a. Description of Tasks/Activities & Outputs (i. Implementation; ii. Schedule; iii. Leads; & iv. Outputs):

Lewis County is requesting $500,000 of Community-Wide Assessment (CWA) Grant funding to assess & plan cleanup/reuse of brownfields in the target areas. The scope has been organized into four tasks.

<table>
<thead>
<tr>
<th>Task 1: Grant Management &amp; Reporting</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i. Implementation:</strong> Lewis County will manage all aspects of the project, including coordination with EPA, project partners and the Qualified Environmental Professional (“QEP” or “Consultant”). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ACRES Updates; 3) Annual Disadvantaged Business Enterprise (DBE) and Federal Financial Reports (FFRs); and 4) A Final Performance Report documenting outputs, outcomes, and success stories. Up to two County and two project partner staff will attend two regional or national brownfield conferences over the 3-year period.</td>
</tr>
<tr>
<td><strong>ii. Schedule:</strong> Grant management &amp; reporting will be ongoing throughout the 3-year implementation period. Regional and/or national brownfield conferences are anticipated to occur in 2022-2025.</td>
</tr>
<tr>
<td><strong>iii. Leads:</strong> Lewis County will lead this task. The QEP will assist with reporting &amp; management activities.</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong> 12 QPRs; 3 DBE/FFR Reports; ACRES Updates (ongoing); one Final Performance Report; up to two regional or national brownfield conferences will be attended by up to four total staff.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Community Engagement, Inventory &amp; Site Selection</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i. Implementation:</strong> Community Engagement: Lewis County has already initiated community engagement to identify priority brownfields and solicit commitments to participate in grant implementation activities. Detailed community engagement plans are described in Section 2.b and include: 1) Developing a Community Involvement Plan (CIP); 2) Project fact sheets, a dedicated webpage &amp; social media posts; 3) 8 Brownfield Advisory Committee (BAC) Meetings; &amp; 4) Stakeholder Meetings.</td>
</tr>
<tr>
<td><strong>Brownfield Inventory:</strong> Preliminary inventory activities were completed as an initial step in enhancing the Vacant Sites List so that it can serve as an effective site prioritization tool and support reuse planning activities. Supplemental activities will include additional research regarding historic land use, conducting formal windshield surveys to document site conditions, and producing data in a GIS compatible format.</td>
</tr>
<tr>
<td><strong>Site Selection:</strong> Lewis County will engage with its project partners, developers, real estate brokers, nonprofits, and other stakeholders to solicit nominations for priority sites and interest in utilizing grant funding to support assessment and cleanup/reuse planning activities. The BAC will inform the site prioritization process by establishing criteria to identify sites and activities that will be of greatest benefit to the community. This task will also include preparation of site eligibility determination (ED) packages.</td>
</tr>
</tbody>
</table>
ii. Schedule: The CIP, fact sheets and webpage will be developed during the first quarter (1Q) of the project. A BAC kick-off meeting will be held during 1Q and convened quarterly for the first year, and semi-annually thereafter; other stakeholder meetings will occur as needed. Partners will share project updates through their regular channels at frequent intervals. Inventory updates, site selection and preparation of EDs will occur on an ongoing/as needed basis over the 3-year implementation period.

iii. Leads: Lewis County will lead this task, with support from the BAC, stakeholders and consultant.

iv. Outputs: CIP; fact sheets; press releases/articles; webpage/social media content; 8 BAC Meetings (including presentations, minutes, etc.); multiple ED forms; inventory deliverables (GIS; tables; figures).

### Task 3: Phase I/II Environmental Site Assessments (ESAs) & Regulated Building Materials (RBM) Surveys

i. Implementation: Includes completion of up to 12 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard) and six Phase II ESAs at priority sites within the target areas. Many of the sites contain older buildings, therefore, budget is included for up to 25 RBM Surveys. This task also includes preparation of: 1) access agreements; 2) an EPA-approved Quality Assurance Project Plan (QAPP) prior to assessments; 4) Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs); & 5) National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) consultations.

ii. Schedule: Year 1: QAPP, 4 Phase I ESAs, 2 Phase II ESAs, 6 RBM Surveys. | Year 2: 6 Phase I ESAs, 3 Phase II ESAs, 15 RBM Surveys. | Year 3: 2 Phase I ESAs, 1 Phase II ESA, 4 RBM Surveys.

iii. Lead: The QEP will lead this task under the direction of the County, who will assist with access.

iv. Outputs: 1 Master QAPP; 12 Phase I ESAs; 6 Phase II ESAs; 25 RBM Surveys; SAPs, HASPs, etc.

### Task 4: Site-Specific Cleanup/Reuse Planning and Area-Wide Planning (AWP)

i. Implementation: Includes completing up to two Brownfield AWP Studies (one in each of the Weston and Jane Lew target areas), including a market feasibility study, design charettes, renderings and implementation strategies. The consultant will also complete up to four Analysis of Brownfield Cleanup Alternatives (ABCAs), Cleanup Action Plans (CAPs) and/or Abatement/Demolition/Reuse Plans.

ii. Schedule: Year 1: Start AWP, 1 ABCA/CAP | Year 2: Complete AWP; 2 ABCA/CAPs; Year 3: 1 ABCA/CAP.

iii. Lead: The QEP will lead this task under direction of Lewis County and target area stakeholders.

iv. Outputs: 2 AWPs, 4 ABCAs/CAPs/Abatement/Demo/Reuse Plans.

### 3.b. Cost Estimates:

A summary of the budget for EPA grant funded activities only is as follows.

<table>
<thead>
<tr>
<th>Line #</th>
<th>Budget Categories</th>
<th>Task 1 Grant Management &amp; Reporting</th>
<th>Task 2 Community Engagement, Inventory &amp; Site</th>
<th>Task 3 Phase I/II ESAs &amp; RBM Surveys</th>
<th>Task 4 Cleanup/Reuse Planning &amp; Area-Wide Planning</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Personnel</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2</td>
<td>Fringe Benefits</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>3</td>
<td>Travel</td>
<td>$12,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$12,000</td>
</tr>
<tr>
<td>4</td>
<td>Supplies</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>5</td>
<td>Contractual</td>
<td>$18,000</td>
<td>$30,000</td>
<td>$340,000</td>
<td>$100,000</td>
<td>$488,000</td>
</tr>
<tr>
<td>6</td>
<td>Other</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>7</td>
<td>Total Direct Costs</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$340,000</td>
<td>$100,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>8</td>
<td>Indirect Costs</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>9</td>
<td>Total Budget</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$340,000</td>
<td>$100,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

The following tables provide a summary of the estimated 87 costs for project outputs by task and budget category. Greater than 60% of the budget is allocated to site-specific assessment and cleanup/reuse planning activities.

### Task 1 – Grant Management & Reporting: Total Budget = $30,000

Travel Costs of $12,000 are budgeted for up to two County staff and two project partner staff to attend up to two regional or national brownfield conferences. Costs are estimated at $1,500/person/event ($500 airfare, $600 hotel, and $400 incidentals). Contractual Costs of $18,000 are budgeted (120 hrs at $150/hr) for the consultant to assist with grant management, reporting and other eligible activities.

### Task 2 – Community Engagement, Inventory & Site Selection: Total Budget = $30,000

Contractual Costs of $30,000 (200 hrs @ $150/hr) are budgeted to participate in community engagement (60 hrs), brownfield inventory (80 hrs), and site prioritization/selection (60 hrs) activities.
### Task 3 – Phase I/II ESAs & RBM Surveys: Total Budget = $340,000

| Contractual Costs of $340,000 include costs for the QEP to complete one Master QAPP ($6,000); 12 Phase I ESAs ($4,500 each = $54,000); six Phase II ESAs ($30,000 each = $180,000); and 25 RBM surveys ($4,000 each = $100,000). Costs for HASPs, SAPs and/or related consultations are included in unit costs. |

### Task 4 – Cleanup/Reuse Planning & Area-Wide Planning (AWP): Total Budget = $100,000

| Contractual Costs of $100,000 are budgeted for the consultant to complete up to two Brownfields AWP Studies, one for each of the target areas ($30,000 each = $60,000), including a market/feasibility study, design charrettes and renderings, plans and implementation strategies. Consultant will also complete up to four ABCAs, CAPs and/or Site-Specific Abatement/Demolition/Reuse Plans ($10,000 each = $40,000). |

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3.c. Measuring Environmental Results: The status of outputs and short- and long-term outcomes will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Final Close-Out Report. QPRs will list goals accomplished and activities planned for the next quarter. Any significant deviations will be discussed with the EPA Project Officer to develop corrective actions. Between meetings and QPRs outputs will be tracked in a database including: (1) # of approved sites; (2) # of Phase I ESAs; (3) # of Phase II ESAs; (4) # of Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup Action Plans (CAPs) and/or # of Abatement/Demolition/Reuse Plans; and (5) # of community/stakeholder meetings. Sites will be linked to the County Assessors’ and GIS data to allow for efficient tracking and analysis of project outcomes. The following short-/long-term outcomes will also be tracked: (1) # of sites cleaned up; (2) # of property transfers; (3) # of sites/ acres redeveloped; (4) $ of investment/leveraged funding; and (5) # of jobs created. To ensure activities are completed within the three-year period, the County will further refine the schedule in the Cooperative Agreement (CA) Work Plan and continually evaluate progress. The County will update ACRES beyond the end date to ensure outcomes are captured as sites are redeveloped.

### 4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a.i. Organizational Capacity/4.a.ii Structure: As the governing body of Lewis County, presiding over all County business and departments, the Lewis County Commission is well qualified to lead a successful EPA Brownfield Community-Wide Assessment (CWA) Grant. Lewis County is served by three County Commissioners, each representing a different magisterial district of the county. The current President is Roderick B. Wyman, who will serve as the Brownfields Program Director. Lewis County Administrator Cindy Whetsell will serve as Brownfields Project Manager (PM). President Wyman and Administrator Whetsell will direct and manage all grant related implementation activities. They will receive significant support from other County staff, as well as lead representatives from both the Weston and Jane Lew brownfield target communities. For generations these community partners have worked cooperatively for the purposes of stimulating economic development and business activity in Lewis County, and the EPA Grant will serve as a natural extension of this partnership. Lewis County will also receive support from the Region VII Planning & Development Council, who is responsible for promoting economic and environmental welfare throughout central WV and brings EPA Brownfield Grant experience to the team from previous grants awarded to Braxton and Upshur Counties. Additionally, a Brownfield Advisory Committee (BAC) has been established that includes additional project partners and stakeholders. The BAC will guide the site prioritization process, inform planning activities and assist with community outreach engagement activities within the target areas and throughout Lewis County.

4.a.iii – Description of Key Staff: Key project staff have experience managing similar types of projects:

- **Cindy Whetsell, Brownfield Project Manager (PM), Lewis County:** As the County Administrator with 31 years of experience in County government, Cindy will serve as the Brownfield PM. For the past 25 years she has been responsible for overseeing state and federal grants, creating and managing the county budget, developing major infrastructure and a variety of other projects. She also serves as the Executive Director of the Lewis County EDA. This includes forming collaborative partnerships to support a wide variety of initiatives. Cindy’s experience will ensure effective expenditure of funding while maintaining a focus on achieving community goals. **Role:** Administer all facets and ensure successful completion. Oversee day-to-day activities, manage consultant activities, and review deliverables.
• **Roderick B. Wyman, Brownfield Program Director, Lewis County**: As President of the Commission, Mr. Wyman will serve as the Brownfield Project Director. Mr. Wyman has served as a Commissioner for five years and is on the board of the Commissioners Association of WV and the WV Association of Counties. A graduate of the WVU School of business, he has been a successful business owner for 36 years. **Role**: Establish program goals, inform direction & strategies; assist with key decisions & staffing.

• **Mike Starett, Weston Lead**: As the Building Inspector with 47 years’ of construction experience, Mike will serve as the City’s Brownfield lead. Born and raised in Weston, Mike is active in the community and has intimate knowledge related to brownfields. Mike will coordinate with stakeholders in the Weston target area to prioritize sites and activities that will further the city’s established revitalization goals.

• **Mayor Ruth Straley, Jane Lew Lead**: In addition to serving as mayor, Ms. Straley is an active member of the EDA, Blueprint Board, Jackson Mem. Comm. Assoc., and the WV Lions Club. Further, she brings a wealth of experience from an esteemed military career. Ruth will work with the Town Council and stakeholders to prioritize grant activities that will be of maximum benefit to the Jane Lew target area.

• **Shane Whitehair, Region VII Planning & Dev. Council Lead**: As Executive Director, Mr. Whitehair is dedicated to improving the quality of life for residents of central WV by promoting the social, economic, environmental and general welfare of the region, including expansion of employment, industry, housing, health care, education, and recreation. Mr. Whitehair also brings experience from other EPA Brownfield Grants, and will provide grant management, outreach and redevelopment support.

4.a.iv. **Acquiring Additional Resources**: Lewis County has additional technical and support staff to assist with grant activities. The County also has proactive succession planning if staff changes are required. Succession plans will eliminate project delays and ensure staff who are reassigned to the project have appropriate qualifications. The County routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and complying with EPA’s six good faith efforts for involving disadvantaged businesses. The County will use a competitive procurement process and will adhere to the procedures detailed in 2 CFR Part 200 and EPA Rule 2 CFR Part 1500 on “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards”, to hire a consultant. The consultant will be experienced in EPA Brownfield Grant projects and will assist with grant implementation activities. The County will also seek guidance from the WV Brownfields Asst Centers, a partner with experience in EPA Brownfields Grant projects. Resources from WV Region VII Planning & Development Council will also be provided to assist with grant management and technical support.

4.b. **Past Performance & Accomplishments**:  

4.b.ii. **Has Not Received an EPA Brownfields Grant but Has Received Other Assistance Agreements**:  

4.b.ii.(1) **Purpose & Accomplishments**: Three grants received and managed by Lewis County include:

(1.) **2014-15 WV Development Office (WVDO) — Community Dev. Block Grant (CDBG)/Small Cities Block Grant (SCBG)**: Received $1,500,000 for the NW Lewis County Water Line Extension. The project included design/construction of new water lines to the Churchville and Sugar Camp areas, extending service to 145 homes. The project was successfully completed during 03/08/16-06/30/20 and was >$50K under budget.

(2.) **2018 WVDO — CDBG**: Received $500,000 for the Southern Lewis County Broadband Project. The project included development of infrastructure to provide fixed broadband service to over 450 households, businesses, and anchor institutions. The project was successfully completed during 04/01/19-06/30/21.

(3.) **2020 WVDO — CDBG**: Lewis County received $2,000,000 for the Lewis County Phase I Water Extension. The project includes design/construction of new water lines to Oil Creek Road and surrounding rural areas, extending service to 167 homes. The design phase of the project is underway, with bidding and construction activities anticipated to be completed on time and on budget within the 07/01/21-06/30/24 period.

4.b.ii.(2) **Compliance with Grant Requirements**:  

Lewis County has successfully complied with the terms and conditions of the grant projects identified above. Due to excellent project and grant management efforts, no corrective measures have been required. All activities have been completed on time and on (or under) budget and the expected results were achieved (or are currently on track to be achieved). Further, Lewis County has an excellent track record of adhering to project work plans, schedules, budgets, and terms/conditions on grant funded projects. Through careful administration and oversight of grant funds, Lewis County has met the project goals and is in good standing for additional funding from the WVDO and other state and federal agencies.
ATTACHMENT A

Threshold Criteria Responses
Threshold Criteria for Community-Wide Assessment Grants

1. **APPLICANT ELIGIBILITY:** The Lewis County Commission, West Virginia is a unified municipality and “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Community-Wide Assessment (CWA) Grant funding.

2. **COMMUNITY INVOLVEMENT:** The Lewis County Commission will lead community engagement efforts. The three commissioners preside over all county business and departments, with each also representing a different district. In this capacity, the commissioners (with support from county staff) also serve on numerous local and regional boards and committees and can leverage existing relationships, networks, and established channels of communication. Additionally, the county met with leaders from the following partners who have committed to being heavily involved in engagement activities:
   - Weston: Mike Starett, the City’s Building Inspector, will serve as Weston’s lead representative. Mike will coordinate stakeholder engagement activities in Weston and play a key role in prioritizing sites and grant funded activities in the target area.
   - Jane Lew: Mayor Ruth Straley, will serve as Jane Lew’s lead representative. Mayor Straley will coordinate stakeholder outreach and engagement activities in Jane Lew and play a key role in prioritizing sites and grant funded activities in the target area.
   - Shane Whitehair, Region VII Planning & Dev. Council, Executive Director, will leverage his brownfield grant experience to support Lewis County with outreach and engagement activities, in particular with respect to business recruitment/economic development.

Lewis County has also secured commitments from multiple stakeholders to serve on a Brownfield Advisory Committee (BAC) and assist with outreach activities. The BAC will meet quarterly over the first year and semi-anually thereafter. BAC Members represent a diverse spectrum of community interests, and each brings unique skills and experience to the project.

3. **NAMED CONTRACTORS AND SUBRECIPIENTS:** Not applicable. (No contractors or subrecipients are named in the grant application.)

4. **EXPENDITURE OF EXISTING GRANT FUNDS:** The Lewis County Commission, West Virginia does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.