1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a TARGET AREA AND BROWNFIELDS

1.a.i. Background and Description of the Target Area/Areas – Harrison County is located in the north-central region of West Virginia (WV) with nearby major centers including Pittsburgh, approximately 100 miles north. Harrison County is midway between Washington, D.C. and Cincinnati, Ohio, and provides many of the amenities of these and other larger metropolitan centers. Harrison County has zero percent tax-increment financing available, a stable workforce, fiber optics networks and access to a commercial runway. For people moving to the area, housing is affordable, the crime rate is low, and amenities such as spectacular outdoor activities. Clarksburg (the county seat), Bridgeport, Shinnston, Salem, Anmoore, Nutter Fort, West Milford, Lumberport and Stonewood are the municipalities located within Harrison County. The intersection of Route 19 and Route 50 connects Harrison County to Parkersburg, Morgantown, and Weston, and offers a prime opportunity for redevelopment that could significantly impact North Central WV. However, the environmental impacts from early industrialization, coal production, and glass production have burdened the County’s revitalization efforts by negatively affecting the environmental integrity of the area. Many properties have been left vacant and abandoned and can be directly associated to blight, crime, risk to health and welfare, declining property values, contributing to overall community decline and disinvestment.

In the late 1800s, capital investments in manufacturing increased fourfold. Extractive industries such as coal, oil, natural gas, and timbering combined with access to railroad facilities propelled WV’s industrial development. Industries were expanding so quickly that companies took advantage of the European immigration movement and recruited thousands of Italian, Polish, and Hungarian immigrants. In Clarksburg, chemical plants, brickworks, potteries, foundries and machine shops, glass factories, and sheet and tin plate companies were prominent. In the 1960s through 1980s, mechanization, foreign competition, and fundamental changes in WV’s industrial sector placed WV, and Harrison County, in a state of decline.

The county continues to struggle with the COVID-19 recession which led to an abrupt loss in jobs in 2020 and the existing pandemic weighing on local economic activity for a variety of factors. According to a 2021 NCWV Economic Outlook study by the WVU College of Business and Economics, the closure of Mylan Pharmaceutical’s manufacturing plant in mid-2021 has been a significant limiting factor to the area’s recovery along with protracted shortages in the labor supply. Stating only 60% of the jobs lost prior to the pandemic have been recovered. Regional coal production has remained lower over the past several years and will decline as an expected rebound in steam coal demand will likely not happen. Unemployment in the region has fallen rapidly after spiking to 14% during the COVID-19 recession, declining to its lowest point since 2008, and the state’s per capita personal income growth in region has lagged the state and national average since 2013. These statistics coupled with the region and state’s continued population loss add to the area’s significant economic struggles. Continued decline in the unemployment rate is linked directly to the coal industry as sizable production cuts and layoffs add to the job losses by local manufacturing industries as well as some auxiliary support services.

Despite these challenges, the leadership in Harrison County is focused on positives and is home to numerous aerospace and technology companies. At 7,800 feet, the runway at the North Central WV Airport (CKB) is the longest commercial runway in WV and one of the reasons international aerospace companies have such a large presence in the County. The area is also known for its Federal Aviation Administration (FAA) certified training school and its custom aerospace training
programs. The Mid-Atlantic Aerospace Complex is home to nationally recognized companies such as Lockheed Martin, MHI RJ, Aurora Flight Sciences (a Boeing Company), and Pratt & Whitney. Relatively low unemployment, affordable land, and the presence of well-known organizations like the Federal Bureau of Investigation (FBI) and the Department of Defense Army Biometrics Task Force attract other biometric companies, helping to make the county a trailblazer in technological advancement throughout the state.

The Harrison County Economic Development Corporation (HCEDC), a county-wide nonprofit organization and Lead Economic Development agency of the County, works with the Harrison County Commission and other state and federal organizations to promote economic development in the region. The Harrison County Commission, HCEDC, Northern WV Brownfields Assistance Center, Economic Development Alliance, and the WV Community Development Hub understand that the revitalization of the target area is imperative to continue the betterment of Harrison County.

The HCEDC is requesting a $500,000 US EPA Brownfields Community-Wide Assessment Grant to assess sites in a targeted area that includes Clarksburg, Bridgeport, Shinnston, Salem, Anmoore, Nutterfort, West Milford, Lumberport, and Stonewood. This effort will directly impact approximately 70,000 people living in Harrison County in addition to the counties of Marion, Lewis, and Doddridge, by continuing to revitalize the area and address potentially harmful materials. The HCEDC plans to perform environmental assessments, identify properties with excellent redevelopment potential, market the area to prospects, and help communities with reuse planning that will impact other federal and state resources and private investments. Priority projects will provide clean-up, address environmental concerns, establish plan of action for the sites, funding resources, redevelopment, creation of jobs, and an increased economic impact to Harrison County and surrounding areas.

1.a.ii Description of the Priority Brownfields Site(s)- The HCEDC has identified five priority sites which are representative of the brownfield stock in the target area and present the most potential for reuse if environmental concerns are addressed.

The Waldo Hotel, located at 18 4th Street in downtown Clarksburg, was constructed by Judge Nathan Goff, Jr. from 1901 to 1904 and is a known architectural gem among historic preservationists. As the social hub of Clarksburg, The Waldo Hotel was the most luxurious hotel in the region. The hotel has been vacant for nearly 20 years and is listed on the National Historic Registry. The roof is in poor condition and contains lead paint and asbestos, all causing a public health concern. The project has been dependent largely on not only the market but also the ability to finance such a significant project. Such incentives as historic tax credits, Opportunity Zone credits, and other programs like tax increment financing will help spur development into a boutique hotel to complement the newly renovated Robinson Grande Theater once environmental concerns are addressed. Assessment will take place at this site using the grant funds.

The Benedum Aerospace and Industrial Park is the longest commercial runway service in WV and provides good-paying jobs to over 1,000 employees. Maintaining the vitality of this industrial business park is essential to the economic prosperity of the county. Multiple areas within the industrial park have experienced environmental issues such as leaking underground storage tanks and petroleum contamination. Grant monies will be utilized to assess the extent of the contamination within the industrial park.

The Smelter Spelter site is located at County Route 19/33 (B Street) approximately seven miles north of Clarksburg in the unincorporated town of Spelter. The site was used industrially from the
early 1900s until the early 2000s for the smelting and manufacture of zinc-containing products for the steel industry. The site includes approximately 114.3 acres. The Chemours Company FC LLC presently owns 101.37 acres of the main site and 10.24 acres of the rail trail site. Approximately 2.69 acres of the rail trail site is owned by the WV State Rail Authority. The property was remediated to industrial standards under the Voluntary Remediation Program of the WVDEP. Remediation included construction of an engineered cap covering tailings and impacted soil from previous manufacturing activities on the property. The HCEDC is in the process of taking ownership and management with the plans of developing the property, which may require additional remediation. An Environmental Phase I is required upon purchase.

The Nutter Fort Dump Site is an 80-acre site within the Town that has been designated as an environmental concern based on years of dumping and debris. The site is listed as a possible previous abandoned mine land and is currently being considered for redevelopment by local developers, the community, and the Town. Plans include much needed residential units and 20 acres of commercial space. The Town of Nutter Fort has been working with the property owners and most recently petitioned to the State of WV to retain ownership of the access road to the development.

Lastly, the nine-story Goff Building located at 321 West Main Street in Clarksburg is an extremely viable restoration location. Built in 1911, this 64,000 sq ft building has had numerous renovations throughout the years that pose a public health concern. The building has been vacant for almost 10 years and is one of the tallest and most expansive structures on Main Street, containing nearly 200 individual offices, five retail storefronts on its ground floor and a 65-space parking lot. Upon redevelopment, the Goff Building would be the visual spark to enhance business and commercial redevelopment within downtown Clarksburg. Possible asbestos and lead paint are two areas of concern. Grant funds will be used to assess possible contaminants so development can take place. City Officials working with the new ownership plans to remediate and redevelop this structure located in the Downtown Clarksburg with option of New Market Tax Credits and Historic Tax Credits being used to renovate and market office space.

1b REVITALIZATION OF THE TARGET AREA

1.b.i. Reuse Strategy and Alignment with Revitalization Plans – The efforts will be coordinated with the Comprehensive Plans of Clarksburg and Bridgeport, and Harrison County, Clarksburg’s Downtown Revitalization Planning efforts, and Region VI’s CEDs. The Harrison County Comprehensive Plan, updated in 2016, identifies the need to address dilapidated buildings to encourage revitalization and points to downtown structures and the Aerospace Industrial Park as opportunities for increased development. The Plan also prioritizes land use planning to protect open space. By focusing on these existing industrial and commercial properties and identified community assets, this assessment grant will help to further these goals, encouraging redevelopment of brownfields, removing environmental concerns, and preserving open spaces for recreational and agricultural uses as prioritized by residents.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy – Redeveloping these priority brownfield sites will stimulate economic development throughout Harrison County. The Harrison County Commission, along with the HCEDC, is dedicated to working together with the federal government to prevent, assess, safely clean up, and sustainably reuse brownfield sites within a designated Opportunity Zone. Redeveloping sites associated with downtown Clarksburg, such as The Waldo Hotel and the Goff Building, will enhance the aesthetics of the city, boost the number of jobs, and increase tax revenues and property values. Revitalization within the Benedum
Aerospace and Industrial Park will attract a multitude of new investors and commercial entities, thus providing much needed job opportunities. Strategies for reuse will aim to stabilize and revitalize the county and stimulate economic recovery and growth in the area by managing decline in ways that improve quality of life for remaining residents.

1.c. STRATEGIES FOR LEVERAGING RESOURCES

1.c.i. Resources Needed for Site Reuse – A majority of the funding for this grant will be used on Phase I & Phase II ESAs, Cleanup Plans, Reuse, insight marketing. This will help the HCEDC leverage other funding for the cleanup and redevelopment of the priority sites. HCEDC will seek funding from economic development authority (EDA) grants, New Market Tax Credits, and additional cleanup grants. The HCEDC is also eligible for Appalachian Regional Commission (ARC) grants and Nutter Fort is eligible for Abandoned Mine Land (AML) funding. To move sites to redevelopment beyond the assessment grant, the HCEDC will work with property owners pursue funding from the WVDEP Brownfields Revolving Loan fund. The West Virginia Development Office has also expanded the scope of its Community Development Block Grant funding for non-entitlement communities to include redevelopment of brownfield sites. None of these funding opportunities can be leveraged without first gathering additional environmental information and planning to be funded through this Assessment grant.

1.c.ii. Use of Existing Infrastructure – The lack of infrastructure is one of the largest development constraints in the county with many areas without public water and sewer. Existing public water and sewer service services are mostly located in the eastern portion of the county. Another issue is the age of the infrastructure and combined stormwater and sewage. However, the existing water and sewer services are in the most urbanized areas of the county, including the target area for this grant. Priority sites and those to be identified through the inventory process are better positioned because of existing infrastructure which may need updated but will be easier and more cost effective than installation of new infrastructure in other parts of the County. It is vital to utilize these existing sites for redevelopment as the region lacks developable sites due to terrain, existing structures, or location to roadways. Reuse of these sites makes best use of the land and resources, such as existing infrastructure. Bridgeport has a high-speed fiber network; however, many businesses may not choose to relocate to other areas throughout Harrison County due to lack of high-speed fiber networks.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community’s Need

2.a.i. The Community’s Need for Funding – According to West Virginia Forward, Harrison County is classified as a “Primary Growth County”, which means it has added 12,000 jobs since 2017. The county also has one of the highest income averages in the state, but these rates are still below national averages. The resources throughout the county are limited when it comes to assessment or revitalization of abandoned, contaminated, and hazardous sites. WV has statewide programs that target community development and building reuse; however, because they are statewide, their efforts are not concentrated in one county. The programs are mainly focused on development after a site has been demolished or cleaned up; no state funding is available for environmental site assessment. In addition, these programs do not provide funding, which can be the main obstacle when it comes to potential brownfield sites. There are little to no resources for the cities and towns throughout the county for brownfield assessments. Many of the projects rely on developers or investors to take interest in abandoned sites, which can prove difficult when environmental status is murky.
The target area is located in a mountainous area with landscape that limits available land for new development. Therefore, reusing existing brownfields is essential to maintaining a high quality of life while still allowing Harrison County to grow responsibly. A community-wide assessment will help the county identify where our time and resources should be focused. Once we identify which sites are brownfields, we will work with the community, county commission, municipalities, and other planning committees to discuss the next steps in terms of cleanup and potential development. Some of the smaller towns or cities in the county do not have the resources or funding to assess potential contaminated sites and they sit vacant. While most of the redevelopment efforts have been focused in Clarksburg, a community-wide assessment grant will allow us to see where else our efforts could be utilized along with identifying more projects throughout Harrison County.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations – Harrison County’s sensitive populations include low-income, elderly residents, and impoverished families with young children due to unemployment. The area continues to see a decline in population and workforce for generations. With the decline in students, the schools are being consolidated leaving, additional vacant buildings. The US Department of Education estimated there to be approximately 10,000 homeless students residing in Harrison County. Certain areas of the county, such as Bridgeport and Anmoore, experience growth pressures while other areas such as Salem and Clarksburg are losing population. Over the past 60 years, the County has lost population due to the loss of industrialization, which has left the County to clean up the abandoned sites. With this grant, Harrison County can focus on derelict properties to redevelop and in turn, attract developers, tourists, and new residents to the area to boost tax revenues. Reuse of downtown and revitalizing buildings will provide for a cleaner, safer environment and allow development of jobs and positive activity.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions - WV is at the forefront of the opioid drug epidemic. It continues to lead the nation in drug use and overdose statistics. More than 30 per 1,000 births in WV are of addicted neonates and the overdose death rate in 2016 was 47 per 100,000 persons. The number of child abuse and neglect cases has increased with the drug epidemic. The drug epidemic in WV has created a child welfare crisis in our state. As of December 2020, there are more than 7,000 WV children in foster care, and approximately 85 percent in foster care are there because one or both parents are addicted to drugs. In 2016, Harrison County had 106 nonfatal drug overdoses which contributed to almost 3% of WV’s total nonfatal overdoses. In addition, while the United States average number of new HIV diagnoses is decreasing, WV’s average is increasing. In 2019, Harrison County had 9,700 Premature Deaths and Child Mortality was 60 (per 100,000). Additionally, 10% were low birthweight, 16% Diabetes Prevalence, 34% Obesity, and 21% Children in Poverty. Harrison County’s incidence of cancer is 502.1 per 100,000, higher than both the WV rate (478.9) and the national rate (448.7). The potential contaminants at the target sites, particularly lead and asbestos, have been linked to cancer in populations of all ages. Contaminants at the target sites have also been linked to respiratory diseases such as asthma. Harrison is one of two WV counties identified by the WV Department of Health and Human Resources as having a rate of asthma prevalence (14.2%) significantly higher than that of the state (10.6%), which is much higher than national rates (8%). Assessment and eventual remediation of these sites will remove these contaminants and help to alleviate these health concerns.
(3) Promoting Environmental Justice - In 2017, Harrison County faced severe economic challenges following a major flood disaster which left the area with significant infrastructure failings, such as road and bridge destruction due to water, mudslides, and debris accumulation. The workforce participation has decreased by 30,000 people since 2012 and the County’s labor force participation is below the statewide average. Additionally, total payrolls were volatile due to a prolonged bear market condition for natural gas, resulting in sizeable layoffs in gas drilling and exploration. This adversely affected engineering, contract labor, and legal services. WV has the highest drug addiction and related death rate in the country. In recent years, heroin abuse and the diversion and abuse of prescription drugs, particularly opioid based pharmaceuticals, have established themselves as a sizeable threat to the area. Harrison is classified as a high intensity drug trafficking area. Clarksburg is home to the Clarksburg Mission that provides shelter and recovery assistance to homeless individuals. Clarksburg also has multiple resources throughout Main Street in order to assist the homeless or impoverished population. While this is a helpful and essential resource for many, the homeless population and the rate of individuals on drugs have increased in the area. Abandoned buildings provide cover and concealment, but also put this already vulnerable, disadvantaged population at additional risk to immediate threats from unstable structures and more long-term negative health impacts from exposure to environmental contaminants.

2.b. Community Engagement
2.b.i. & ii. Project Involvement & Roles– The table below lists our active partners for the community-wide Brownfield Assessment Grant.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Project Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Clarksburg</td>
<td>Mayor James Marino and City Manager, Harry Faulk (304) 624-1673; <a href="mailto:hfaulk@cityofclarksburgwv.com">hfaulk@cityofclarksburgwv.com</a></td>
<td>Identify assessment needs; coordinate public outreach; support and development (possible matching funds, tax credits, etc.)</td>
</tr>
<tr>
<td>City of Bridgeport</td>
<td>Mayor Andy Lang and Andrea Kerr, Director of Econ Development (304) 842-8209; Andy Lang <a href="mailto:alang@bridgeportwv.com">alang@bridgeportwv.com</a></td>
<td>Identify assessment needs; coordinate public outreach; support and development (possible matching funds, tax credits, etc.)</td>
</tr>
<tr>
<td>Harrison County Commission</td>
<td>President Susan Thomas (304) 624-8500; Laura Pysz <a href="mailto:lpysz@harrisoncountywv.gov">lpysz@harrisoncountywv.gov</a></td>
<td>Identify assessment needs; support and development (possible matching funds, tax credits, etc.)</td>
</tr>
<tr>
<td>WVU Land Use and Sustainable Development Law Clinic</td>
<td>Director Katherine Garvey (304) 293-4633</td>
<td>Reuse Planning due to knowledge about specific brownfields properties</td>
</tr>
<tr>
<td>WV Land Stewardship Corporation</td>
<td>Patricia Hickman, Ex Dir (304) 312-7830 <a href="mailto:phickman@wvlsc.org">phickman@wvlsc.org</a></td>
<td>Reuse Planning, Project Development, Land acquisition, state resources</td>
</tr>
<tr>
<td>HCEDC Special Project Committee</td>
<td>Amy Wilson (304) 476-0298 <a href="mailto:amy@harrisonedc.com">amy@harrisonedc.com</a></td>
<td>Proj. Admin; public outreach; Reuse Planning; Development</td>
</tr>
<tr>
<td>Mid Atlantic Aerospace Complex</td>
<td>President Tracy Miller (304) 842-9419 <a href="mailto:tracymiller@maac.inc">tracymiller@maac.inc</a></td>
<td>Redevelopment; Reuse Planning</td>
</tr>
<tr>
<td>Local Developers</td>
<td>Project Leads- Amy Wilson (304)476-0298</td>
<td>Funds for demolition, development, reuse; Reuse / Plan</td>
</tr>
<tr>
<td>Uptown Clarksburg</td>
<td>Dominique Spatafore (304)624-1620 <a href="mailto:dspatafore@cityofclarksburgwv.com">dspatafore@cityofclarksburgwv.com</a></td>
<td>Reuse planning; public outreach</td>
</tr>
</tbody>
</table>
2.b.iii. Incorporating Community Input – The HCEDC will solicit input and provide regular project updates with agenda items through:

*Face-to-face & Zoom public meetings*: includes kick-off meeting for the new grant; quarterly meetings; site-specific meetings for each project. These meetings will be advertised to the public and will be coordinated and attended by the community partners. Project progress, public services, and community input will be discussed during these meetings.

*Publicly distributed information*: Fact sheets that include grant and project specific information will be sent to residents and businesses yearly. Press-releases will be published in local newspapers and presented during Municipal Council meetings.

*Publicly accessible electronic information*: Utilization of the HCEDC website, Facebook, and LinkedIn will be used to deliver grant and project specific information to the community. Public feedback will be solicited through social media and surveys.

The HCEDC will also regularly engage project stakeholders to identify their respective assessment needs and to invite their participation in reuse visioning activities. Upon identifying a list of the best potential end-uses, the HCEDC will coordinate the redevelopment of properties by working with the local municipalities to connect property owners and developers and manage site control, remediation activities, and eventual redevelopment.

The HCEDC has a Project Committee that consists of legal professionals, engineers, county commissioners, and the executive director. This committee will focus on the sites and work with their network of professionals to gain expert advice when planning the next steps. This will also provide the opportunity to work with local engineering firms, construction companies, and developers who are looking for projects in the county. During the assessment project we will engage with any potential stakeholders such as property owners, community organization, nonprofit leaders, public officials, and business leaders to inform them of what potential hazards they are up against. Upon completion, we will work with these groups to discuss findings and apply for cleanup grants.

Letters of support were received from the following: Ms. Casey Korbini of the WV Department of Environmental Protection; Senator Shelly Moore Capito; Senator Joe Manchin; Mayor Lang, City of Bridgeport; Mayor Marino, City of Clarksburg; Harrison County Commission.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities

The Harrison County Economic Development Corporation is requesting $500,000 to complete this project. The scope of work includes completion of 5 distinct tasks as outlined below.

**Task 1: Community Outreach, Site Inventory, and Site Prioritization**

i. **Project Implementation**: In coordination with community partners, HCEDC will identify priority properties in the Harrison County Project area and incorporate these sites into project plans. The goals of the project and information on priority properties will be shared with the public through a website, informational materials, and displays for local meetings. The HCEDC will coordinate with partners to finalize site prioritization and selection and host quarterly status meetings with project and government partners.
ii. Anticipated Project Schedule: Year 1, Quarter 1 – Year 3, Quarter 4 (10/01/22-09/30/2025)

iii. Task/Activity Lead: HCEDC Staff

iv. Outputs: 1 designated project website; 1 informational brochure; 1 project presentation for use at community meetings; and site inventory with up to 15 prioritized sites; and a minimum of 18 community and 12 status meetings.

Task 2: Phase 1 Environmental Site Assessment

i. Project Implementation: Results of site prioritization activities will be used to select sites for Phase I ESAs. Up to 15 Phase I ESAs will be performed by a contracted, qualified environmental professional on identified properties of highest redevelopment priority.

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

iii. Task/Activity Lead: Qualified Environmental Professional

iv. Outputs: 15 Phase I ESAs will be performed on identified properties of highest redevelopment priority

Task 3: Phase 2 Environmental Site Assessment

i. Project Implementation: Results of Phase I ESAs will be used to target up to 8 sites for Phase II ESAs to be performed by the same contracted, qualified environmental professional procured for Phase I ESAs. A Quality Assurance Project Plan (QAPP) will be developed for use on all Phase II ESAs. A site-specific Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be completed prior to conducting each Phase II ESA.

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

iii. Task/Activity Lead: Qualified Environmental Professional

iv. Outputs: 8 Phase II ESAs will be performed; 8 QAPPs; 8 SAPs

Task 4: Site Reuse, Marketing Study, Remedial Planning & Resource Roadmap

i. Project Implementation: Upon completion of Phase I and Phase II ESAs under this proposal, Remedial Action Plans (RAPs) and Land Use Assessments will be developed for site remediation, if required. The RAPs will review alternative cleanup strategies, based on specific conditions and future reuse plans. A Revitalization Plan for Downtown Clarksburg, Marketing Study, and Resource Roadmap to be developed for future reuse plans and objectives.

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

iii. Task/Activity Lead: HCEDC Staff, Qualified Environmental Professional

iv. Outputs: 6 Remedial Action Plans (RAPs), 3 Land Use Assessments, 1 Marketing Study, 1 Resource Roadmap, and 1 Revitalization Plan

Task 5: Program Oversight

i. Project Implementation: Program oversight activities include hiring and managing a contracted qualified environmental professional; monitoring project progress; staff training; financial management and accounting; entering data into the ACRES database and preparing and submitting quarterly report and a final project report.

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

iii. Task/Activity Lead: HCEDC Staff

iv. Outputs: 1 Expression of Interest (EOI), 1 contract for scope of services, up to 15 Phase I ESA reviews, up to 8 Phase II ESA reviews, 11 quarterly reports, 1 final grant report.

3.b. Cost Estimates

Task 1 – Outreach

Personnel - $40/hr x 240 hours = $9,600
Web design, maintenance, materials & supplies for outreach/presentations equaled $1000. Travel 18 miles @ $.58/mile x 38 meetings = $400. **Total task cost: $11,000**

Cost estimates on assessment and planning activities are based on regional averages as determined through discussion with local experts and planning activity information sheets provided by US EPA. Travel costs are based on standard General Services Administration (GSA) travel and per diem estimates.

*Task 2 – Phase I:* Cost/Phase I ESA is estimated at $4,000 each x 15 sites. **Total task cost: $60,000**

*Task 3 – Phase II:* Cost/Phase II ESA is estimated at $35,000 x 8 sites. **Total task cost: $280,000.**

*Task 4 – Planning:* Remedial Action Plan $3,000/site x 8 sites = $24,000. Marketing Study = $20,000. Resource Roadmap = $10,000. Land Use Assessment 3@$5,000/each = $15,000 Revitalization Plan = $66,800. **Total task cost: $135,800**

*Task 5 – Program Oversight:* It is anticipated that HCEDC staff members will spend an estimated 240 hrs at a rate of $40/hr on grant administration activities for a cost of $9,600. Included in this task is the cost of publishing legal ads at $600 and travel and registration costs associated with attendance of training activities for staff at $3,000. **Total task cost: $13,200.**

**Total Budgeted Cost: $500,000**

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<th>HCEDC Community Wide Brownfields Assessment Grant Project Budget:</th>
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<td><strong>Type</strong></td>
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3.c. Measuring Environmental Results – The HCEDC will select sites for assessment in coordination with leaders and stakeholders in Clarksburg, Bridgeport, Shinnston, Salem, and Stonewood, as well as other economic development and community-based partners who live and work directly in the target areas. All grant activities will be recorded in a comprehensive database with site-specific information documented and entered into the ACRES system. Project outputs and outcomes will be tracked and summarized monthly, for sharing with project partners and included in quarterly grant reports. The grant workplan will be reviewed at status meetings to ensure progress towards effectively completing activities in a timely manner. Remediation and Revitalization Plans will be utilized by all entities (education, governmental, non-profits, developers, etc.) in marketing the sites for reuse and economic development.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**
4.a. Programmatic Capability
4.a.i. & ii. Organizational Structure & Key Staff – Established in 2015, the HCEDC is fully qualified to manage a brownfield assessment grant and partners with the WV Brownfield Assistance Center to locate and offer remediation options to property owners and prospective buyers. The HCEDC also participates in regional efforts to educate property owners or prospective companies of the available Brownfield monies as incentive. The HCEDC has employees with multiple years of experience managing grants and will use the same project team during the entire grant period. Specifically, Ms. Amy Wilson, the Executive Director of HCEDC, who has over 30 years of program development and management experience, is responsible for the grant preparation, administration, and review of over $20 million dollars of local, state, and federal funding.

4.a.iii. Acquiring Additional Resources – All professional services such as environmental and legal, will be obtained through the state- and federally-approved competitive procurement process. The HCEDC has experience and has developed templates for RFQs, a scoring system, and subcontracts to expedite the process. The professional services will be evaluated based on responsiveness, past performance, references, and other criteria that the HCEDC may find important.

4.b. Past Performance and Accomplishments
4.b.ii. Has Not Received an EPA Brownfields Grant, But has Received Other Federal or Non-Federal Assistance Agreements
(1) Purpose and Accomplishments
Project/Award/Grant Term: Harrison Regional Industrial Park/$400,000/2021
Funder: West Virginia Department of Transportation
Purpose: To develop access road to Harrison Regional Industrial Park;
Accomplishments: Grant was awarded in November 2021 and is project is currently underway.

Project/Award/Grant Term: Harrison Regional Industrial Park/$2.6 Million/2021
Funder: US Economic Development Administration
Purpose: To develop Harrison Regional Industrial Park – Infrastructure and construction of a 50k shell building.
Accomplishments: Grant was awarded in October 2021 and is project is currently underway.

Project/Award/Grant Term: Benedum Logistics Park/$1.7 Million/2018
Funder: Economic Development Administration
Purpose: To develop the Benedum Logistics Park; Utilities, infrastructure, and construction 17,000 sq ft building to market for economic development.
Accomplishments: Contract is in works for potential classified tenant into new 17,000sf building. Anticipated move-in date 01-2021.

Compliance with Grant Requirements
On all projects, the HCEDC uses the organizational structure outlined above to meet all requirements of the grant, including timelines, deliverables, and reporting. When timelines or budgets have needed adjustment due to project changes, the HCEDC worked closely with the funder to ensure that all changes were in line with the original purpose of the award and to receive funder approval for those adjustments. The HCEDC has provided all reports on the above grants, and all its grants, within the reporting deadlines.
November 15, 2021

Ms. Amy Haberbosch-Wilson, Executive Director
Harrison County Economic Development Corporation
520 West Main Street
Clarksburg, WV 26301

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

Dear Ms. Haberbosch-Wilson,

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

This grant will ensure continued development, investment, revitalization, and success in the region, and will provide vital funding to ensure continued economic growth throughout Harrison County. By inventorying properties with perceived contamination, assessing those otherwise desirable and developable properties, and planning for reuse through community engagement, the Harrison County Economic Development Corporation 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 Harrison 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
Amy Haberbosch-Wilson  
Executive Director of Economic Development  
520 W Main Street Clarksburg, WV 26301  
(304) 476-0298  
amy@harrisonedc.com  

November 12, 2021

RE: FY 21 EPA Brownfields Community Wide Assessment Grant

Executive Director Amy Haberbosch-Wilson,

The Harrison County Commission (County Commission) is located in northcentral West Virginia and is surrounded by a rich history. The duty of the County Commission involves maintaining the integrity and well-being of the county through the institution of many agencies, centers and parks. The County Commission relies heavily on the concurrence of departments such as the Harrison County Economic Development Corporation (HCEDC) to assist in these betterments.

The County Commission applauds the HCEDC’s continued efforts to further enhance Harrison County and the state’s environment and economy by applying for a United States Environmental Protection Agency Brownfields Community Wide Assessment Grant. Harrison County has endured significant hardships with the decline and loss of industries vital to the economic health of the area. This proposed project is essential to assist the community with assessing brownfields, repurposing vacant properties, and turning unfortunate circumstances into new opportunities for a sustainable and equitable economy.

As you prepare your application for this vital funding, the County Commission is in full support of your efforts. We are committed to assisting you to assess, remediate, and develop vacant, underutilized, and contaminated properties into productive and positive new uses. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Susan Thomas, President  
Patsy Trecost  
David Hinkle

Harrison County Commission