November 17th, 2021

Environmental Protection Agency Region 3
Attn: Ms. Gianna Rosati
1650 Arch Street
Mail Code 3LD50
Philadelphia, PA, 19103
Rosati.Gianna@epa.gov
(215) 814-3406

Ms. Rosati,
The Fayette County Commission hereby submits our proposal to the U.S. Environmental Protection Agency for FY22 Brownfields Community-Wide Assessment Grant funding.

The prolonged downturn of energy markets and the closure of major economic drivers in the New River Gorge region have challenged Fayette County and the City of Oak Hill to shift from an extraction-based economy to one that capitalizes on its unique and distinctive natural assets. The recent designation of the New River Gorge National Park and Preserve presents a prime opportunity for the Commission and our partners to leverage the anticipated increase in visitation to improve our resident’s quality of life and foster economic growth in the region’s hospitality and services sector as well as manufacturing tied to the outdoor economy.

The Commission recognizes that transitioning the regions’ economy will be a time and resource intensive process, and that capitalizing on the aforementioned opportunities will require investment. With these considerations in mind, the proposed Brownfields Assessment funding will facilitate the redevelopment of vacant and abandoned properties prevalent in the City of Oak Hill to aid in our collective efforts to attract the kind of investment that will facilitate a resilient and equitable economy in Oak Hill and Fayette County.

1. Applicant Identification: Fayette County Commission
   100 North Court Street, Suite 2
   Fayetteville, WV, 25840-0307
   Telephone: (304) 574-4339
   Fax: (304) 574-4255

2. Funding Requested:
   a. Assessment Grant Type: Community Wide
   b. Federal Funds Requested:
      i. $ 378,917.00
      ii. applicant will not be requesting a Site-specific Assessment Grant Waiver
3. Location:
   a. Oak Hill
   b. Fayette County
   c. West Virginia

4. Property Information for Site-Specific Applications: Not Applicable

5. Contacts:
   a. Project Director:
      Gabriel Peña, Resource Coordinator
      100 North Court Street, Suite 2
      Fayetteville, WV, 25840-0307
      Gabriel.J.Pena@wv.gov
      Telephone: (304)-574-4339
      Fax: (304)-574-4202
   b. Highest Ranking Elected Official:
      John G. Brenemen, President
      100 North Court Street, Suite 2
      Fayetteville, WV, 25840-0307
      Telephone: (304) 574-4228
      Fax: (304) 574-4255

6. Population:
   i) Jurisdiction (Fayette County): 40,488
   ii) Target area (Oak Hill): 8,179

7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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</thead>
<tbody>
<tr>
<td>Community Population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse</td>
<td>7,8,9</td>
</tr>
<tr>
<td>planning activities for priority brownfield sites within the target area.</td>
<td></td>
</tr>
</tbody>
</table>
November 5, 2021

Mr. John Brenemen, President
Fayette County Commission
100 North Court Street, Suite 2
Fayetteville, WV 25840

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

Dear Mr. Brenemen,

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.

The Fayette County Commission has made a significant impact in the City of Montgomery with its Brownfields Assessment Grant awarded in 2018. I look forward to seeing even more success as a result of environmental assessments performed on abandoned and underutilized properties in the City of Oak Hill with this grant. Not only will it provide the vital funding for assessing former school buildings and Oak Hill's downtown corridor, but the Brownfields Assessment Grant will ultimately ensure continued development, investment, and revitalization in the region.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assisting you assess, remediate, and redevelop vacant, underutilized, and contaminated properties throughout the City of Oak Hill 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
I. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

The northern-most county in West Virginia’s storied Southern coalfields, Fayette County struggles to diversify its coal mining economy and foster equitable economic development in its once thriving communities. From 1888 to 1903 Fayette County led the state’s counties in coal production, but increased mechanization and cheaper energy alternatives steadily resulted in mine closures affecting machine shops, trucking companies, and local services supported by high-wage miners. The attrition in the region’s primary industry has taken its toll. As indicated in the U.S. Census Small Area Income and Poverty Estimates, Fayette County experiences persistent poverty: 22.7% of its population lived in poverty in 1989, 20.6% in 2000, 22.6% in 2010, and 20% in 2018. More recently, Fayette County has seen an acute 44.9% decrease in mine employment (588) jobs from peak employment in 2011 earning the “Distressed” designation from the Appalachian Regional Commission (ARC) and contributing to Fayette County’s Three-Year Average Unemployment Rate (2018-2020) of 7.3%.

Along Appalachian Corridor L (U.S. Route 19), fifteen minutes north of the City of Beckley, and seven miles south of the redesignated New River Gorge National Park and Preserve (National Park), the City of Oak Hill (pop. 8,179) is the target area for this project. Incorporated in 1903, Oak Hill became an important banking and regional trading center in the early 1900s when the White Oak branch of the Chesapeake & Ohio Railway and its competitor the Virginian Railway snaked through the city. Oak Hill’s growth accelerated in the early 20th century, fluctuated with boom and bust cycles in the New River Coalfields, and stabilized in the 1990s, benefiting from the construction of U.S. Route 19 and the growth of tourism in the region.

Though it remains Fayette County’s population center, Oak Hill has lost 7.8% of its population since the city’s 2010 peak of 8,869 residents. This rate of population loss doubles that of WV, and vacant and abandoned sites are scattered through the community, each demonstrating a foundational challenge facing the municipality: Oak Hill has not filled the economic void left by the coal industry’s contraction. Ninety nine vacant properties and thirty eight dilapidated structures in the 9.74 mi² municipality hinder economic opportunity, contributing to the city’s 20.9% poverty rate and a Median Household Income only 63% of the national average. These challenges coupled with a citizenry of which 22.1% is aged 65 and over, predict that the trend of population loss will continue absent measures to attract investments that will spur revitalization.

<table>
<thead>
<tr>
<th></th>
<th>Oak Hill</th>
<th>Fayette County</th>
<th>WV</th>
<th>U.S.</th>
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<tbody>
<tr>
<td>Population:</td>
<td>8,179¹</td>
<td>40,488¹</td>
<td>1,793,716¹</td>
<td>331,449,281¹</td>
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<tr>
<td>Population, percent change, April 1, 2010 (estimates base) to July 1, 2020</td>
<td>-7.8%</td>
<td>-12.1%</td>
<td>-3.2%</td>
<td>+7.4%</td>
</tr>
<tr>
<td>Unemployment:</td>
<td>11.6%²</td>
<td>7.6%²</td>
<td>6.5%²</td>
<td>5.3%²</td>
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<tr>
<td>Poverty Rate:</td>
<td>20.9%³</td>
<td>20.6%³</td>
<td>16.0%²</td>
<td>11.4%²</td>
</tr>
<tr>
<td>Persons 65 and Over</td>
<td>22.1%²</td>
<td>21.8%²</td>
<td>20.5%²</td>
<td>16.5%²</td>
</tr>
<tr>
<td>Poverty Rate for Minors:</td>
<td>23%²</td>
<td>29.6%²</td>
<td>20.1%²</td>
<td>16.8%²</td>
</tr>
<tr>
<td>Median Household Income:</td>
<td>$39,296²</td>
<td>$41,394²</td>
<td>$46,711²</td>
<td>$62,843²</td>
</tr>
</tbody>
</table>

¹ U.S. Census Bureau, 2020 Decennial Census
² U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates: Subject Tables
1.a.ii. Description of the Brownfield Site(s)

Oak Hill city leadership has inventoried 14 nuisance properties per square mile in the 9.74 mi² municipality. Abandoned and vacant commercial properties are particularly prevalent along WV Route 16 (Main Street) - Oak Hill’s 3-mile downtown corridor. Target sites include a former 5-acre auto scrap and salvage yard site that operated for over 30 years before closing in 2010, leaving scrap remnants and unidentified contaminants near a residential neighborhood; a dilapidated gas station on a ¾ acre corner lot across from a neighborhood pharmacy; a vacant 8,000 ft² vehicle maintenance garage on a 2 acre site; and a vacant 12,000 ft² car dealership on a 3 acre site located near Arbuckle creek, a tributary of the Lower New River. Given projections showing that the redesignation of the New River Gorge National River to the New River Gorge National Park and Preserve will raise tourism by approximately 20% resulting in an estimated 1.8 million annual tourists to the area\(^1\), these commercial properties present excellent opportunities to create jobs and grow the outdoor recreation economy in Oak Hill, Fayette County, and the New River Gorge region of Southern West Virginia.

Our priority target site is the former Collins Middle School (CMS) campus. Built in 1945, CMS sits on a 16.5 acre site .5 mi from downtown Oak Hill. Comprised of four buildings, CMS provided 104,742 ft² of instructional space for 811 students during the 2014 academic year. In January of 2015, two of the campus’ four buildings were condemned when inspection revealed that the foundations of each structure had settled to the point of instability. Over 400 students were immediately displaced from the campus. In 2019 as part of a broad school consolidation plan, 3,471 K-12 students were configured into five schools located at the Oak Hill Education Complex which includes the new CMS campus. The former CMS campus remains empty, attracting vandalism and the city’s unhoused. It is suspected that the 75-year-old buildings contain asbestos, lead paint, and mold due to five years of idle HVAC, creating exposure hazards in a primarily residential area. Phase I and II assessments, as well as site planning activities, are needed at this site to determine a productive re-use. The proposed funding will be key in helping turn this environmental liability into an asset that contributes to Fayette County revitalization.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Assessment of Oak Hill’s prominent vacant and dilapidated properties will identify environmental hazards present on sites in and around the city’s downtown corridor. Planning to address identified hazards accordingly will facilitate reuse of these commercial properties to grow the local economy, which is in keeping with recommendations from the 2012 City of Oak Hill Comprehensive Plan Update\(^2\), specifically: “Identify growth areas along existing commercial corridors and potential sites and strive to concentrate commercial development in those identified and appropriately zoned areas.” Oak Hill’s Comprehensive Plan also recommends that “The City should investigate opportunities for cooperation between the City

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\(^1\) Manchin, Capito Ensure Legislation Included in Year-End Package to Establish New River Gorge Park and Preserve

\(^2\) City of Oak Hill Update to the 1968 Comprehensive Plan ~ May 18, 2012
https://oakhillwv.gov/administration/page/oak-hill-comprehensive-plan

FY 22 EPA Brownfield Community-Wide Assessment Grant, Fayette County Commission, WV
and the Fayette County Board of Education to provide facilities and programs to area residents, and to improve the overall educational achievement.”

Redevelopment planning for the former CMS property presents an opportunity for Oak Hill, project partners, and stakeholders to facilitate an expansion of the effective career and technical education programs offered at the Fayette Institute of Technology (FIT), which is recognized as one of the County’s prime education assets. Located at the Oak Hill Education Complex, 1.5 miles from the former CMS campus, FIT is a state leader in career and technical education offering twenty fields of academic study to students from Fayette County’s high schools including automotive technology, forestry, health science education, tourism industries, HVAC, and pre-engineering. The technical school offers adult and community programs, was honored as WV’s top Adult Education Program in 2019, and was named a WV School of Excellence in 2012. FIT’s programs are so effective that acceptance is competitive, and many students are turned away for lack of capacity.

This redevelopment opportunity would align with Fayette County’s 2011 Comprehensive Plan Amendment which recommends that citizens “Recognize the importance of good schools to economic development and work with the county and schools to improve county schools and overall educational achievement.”

1.b. ii. Outcomes and Benefits of Reuse Strategy

The strategy to reuse the former CMS property to expand career and technical education is in line with the Fayette County Board of Education (FCBOE)’s efforts to efficiently deploy dwindling public resources to improve educational outcomes. To achieve more efficiencies, the FCBOE is exploring the potential of relocating its aging bus garage and maintenance facility from Fayetteville, 7 miles away, to Oak Hill, where 60% of FCBOE students attend class. With its proximity to the Oak Hill Education Complex, the former CMS property is the ideal location for a new state-of-the-art bus and maintenance facility, which will incorporate energy management technologies in their operation to ensure that FCBOE buildings perform at optimum levels. Given that FIT offers training in automotive technology, HVAC, and pre-engineering, the new bus and maintenance facility will also be used for instructional purposes giving students practical experience with energy management and efficient transportation systems. Fostering the development of a skilled workforce while making tangible strides towards redevelopment of blighted commercial properties in Oak Hill’s downtown corridor will cultivate an entrepreneurial ecosystem that is poised to grow with the New River Gorge region’s outdoor recreation economy.

Comprised of Fayette, Raleigh, Nicholas, and Summers Counties, the New River Gorge region features the National Park, Bluestone National Scenic River, and Gauley River National Recreation Area offering world-class outdoor recreation. A 2018 National Park Service\(^4\) report shows that 1,361,722 visitors spent $60,371,000 in communities near these three parks in 2018. That spending supported 847 jobs and had a cumulative local economic benefit of $69,987,000. Accordingly, the region’s leisure and hospitality sector has shown a growth rate of roughly 0.5%.

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\(^3\) 2011 Comprehensive Plan Amendment, Fayette County, West Virginia

\(^4\) 2018 National Park Visitor Spending Effects Economic Contributions to Local Communities, States, and the Nation, National Park Service, US Department of Interior
over the past ten years with growth projected to continue through 2023\(^5\). As visitation to the region increases with the establishment of America’s 63rd national park, this project will help Oak Hill to foster business development related to tourism and outdoor recreation, facilitating economic expansion in a rural community experiencing persistent poverty, population loss, and high unemployment due to the decline of its primary industry.

1.c. Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse
Under the proposed project, the Fayette County Commission (FCC) plans to hire an appropriately experienced environmental contractor to work with County staff and the City of Oak Hill to conduct environmental site assessments (ESA) needed to identify environmental hazards and site reuse options throughout the city’s downtown corridor. Information derived from ESAs will initiate planning processes that will allow the project partners to compile funding strategies which will facilitate transformation of environmental liabilities into community assets. Assessment of the former CMS property will provide current property information that will directly inform the development of a remediation plan that will position the project team to pursue FY 23 EPA Brownfields Cleanup funding. Following remediation and redevelopment planning, the FBOE will be able to clearly articulate reuse plans for the former CMS property to the WV School Building Authority in a proposal for WV State Major Improvement Project Grant funds. Additionally, given the demographics of Oak Hill, the Community Development Block Grant program administered through the WV Development Office is an annual funding source that is well suited to cover the costs of remediating vacant and underutilized commercial sites in Oak Hill’s downtown corridor. These are highly competitive resources that will only be secured and leveraged via the demonstrated actions supported by these Brownfield resources.

1.c.ii. Use of Existing Infrastructure
The sites to be targeted for assessment will be those on and near the established 3-mile commercial corridor of Oak Hill’s Main Street, allowing for full access to and reuse of onsite infrastructure, thus reducing development costs and bolstering opportunities for successful redevelopment. Given that the former CMS property was in use as recently as 2015, the need for major infrastructure improvements is unlikely; however, conducting an infrastructure evaluation of the CMS site will help the project team understand how much existing infrastructure can be reused or needs to be upgraded for reuse. Should infrastructure upgrades be necessary the ARC provides grant funding for water and wastewater projects with priority given to distressed counties. Also, with CMS located along the 8-mile White-Oak-Rail-Trail\(^6\), an infrastructure evaluation will also analyze connections from the site to the rail-trail to facilitate alternative transportation for students.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a. Community Need
2.a.i. The Community’s Need for Funding
In January of 2016, Fayette County saw a $66 million decrease in assessed, taxable value for industrial personal property for the year and a $27.9 million decrease in business personal

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\(^6\) http://wvrailtrails.org/rail-trail/white-oak-rail-trail/

FY 22 EPA Brownfield Community-Wide Assessment Grant, Fayette County Commission, WV
property due to coal’s depreciation and coal company bankruptcy filings. This resulted in an estimated $450,000 loss from the County’s general fund for fiscal year 2017. Attraction of residents and employers needed to fill this growing fiscal hole is stifled by blighted communities and an unskilled workforce evident in Fayette County’s 12.1% rate of population loss. With the FCBOE focused on school consolidation and Oak Hill focused on maintaining city services, site reuse is not a priority for either entity’s dwindling fiscal resources. With no state funding dedicated to brownfield assessment or planning, EPA Brownfields Assessment funding will help the project team to catalyze revitalization, attract residents and employers, and reverse Oak Hill’s trends of poverty and unemployment which are being exacerbated by an ongoing pandemic.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: As a dearth of economic opportunity and aging citizenry erode Oak Hill’s population, a corresponding deterioration of city services is manifested in the county’s population health outcomes. 39.3% of residents are obese; 13% have diabetes; 26.6% struggle with depression; and 14.5% have cancer. Poor physical and social determinants of health hit the 20.9% of Oak Hill residents living in poverty particularly hard, especially the 23% of Oak Hill’s population below the age of 18 and living in poverty. Equally concerning are the environmental impacts on the 22.1% of Oak Hill residents over age 65 with weak immune systems, limited mobility, and a history of exposure to environmental contaminants including fine particulate matter (PM 2.5). These sensitive populations likely live in proximity to brownfields containing airborne contaminants such as lead, asbestos, mold, and rodent droppings, increasing impoverished youth and seniors’ susceptibility to allergies, asthma, and developmental delays associated with lead exposure. Understanding the distribution of blighted properties in relation to concentrations of sensitive populations will help the project team to prioritize sites to be assessed for the benefit of Oak Hill’s disadvantaged citizens.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: EJSCREEN indexes demonstrate that Oak Hill is in the state’s 74th percentile for respiratory hazards and particulate matter, and in the state’s 75th percentile for air toxics cancer risk. Data from the WV Department of Health and Human Services reports that between 2010 and 2014, 9.8% of Fayette County residents struggled with asthma; higher than the national rate of 7.7%. Planning activities included in this project will identify environmental hazards present in blighted sites which may exacerbate respiratory conditions allowing city and county leadership to facilitate appropriate remediation.

(3) Promoting Environmental Justice: Subsequent redevelopment of blighted properties in Oak Hill has the potential to facilitate increased access to fresh food, development of public alternative transportation, and cultivation of healthy lifestyles and social networks to improve

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7 Register Herald
8 Register Herald
9 WV Department of Health and Human Resources Bureau for Behavioral Health and Health Facilities, *Fayette County Behavioral Health Epidemiological County Profile*. (December 2016)
10 Center for Disease Control and Prevention
health outcomes in the city’s historically disadvantaged populations. Focusing on redevelopment in the city’s downtown corridor will also support local entrepreneurial activities to help Oak Hill and Fayette County transition from a volatile extraction based economy to a more diverse and resilient economy underpinned by small business supporting outdoor recreation and tourism.

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

<table>
<thead>
<tr>
<th>Name of Entity</th>
<th>Point of Contact</th>
<th>Specific involvement in the project or assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fayette County Commission</td>
<td>Gabriel Peña, <a href="mailto:Gabriel.J.Pena@wv.gov">Gabriel.J.Pena@wv.gov</a> 304-574-4339</td>
<td>Point of contact for the EPA, environmental contractor, and the FCC which will oversee implementation of the project.</td>
</tr>
<tr>
<td>City of Oak Hill</td>
<td>Bill Hannabass, <a href="mailto:whannabass@oakhillwv.gov">whannabass@oakhillwv.gov</a>, 304-469-9541</td>
<td>Will assist with selection of environmental contractor, identification and prioritization of properties, contacting property owners for site access, and redevelopment fundraising.</td>
</tr>
<tr>
<td>Fayette County Board of Education</td>
<td>Gary Hough, <a href="mailto:ghough@k12.wv.us">ghough@k12.wv.us</a>, 304-574-1176 ext 2120</td>
<td>Key participant in assessment and reuse planning activities for former CMS property. Will grant access to former CMS property and help engage FCBOE members in remediation planning and resource mapping.</td>
</tr>
<tr>
<td>Fayette County Family Resource Network</td>
<td>Diane Callison, <a href="mailto:FayetteFRN@gmail.com">FayetteFRN@gmail.com</a> (304) 575-1428</td>
<td>A network of community members and agencies supporting community projects and education, the FRN will engage its network to garner participation in site prioritizations and redevelopment planning activities to help benefit disadvantaged community members.</td>
</tr>
<tr>
<td>Destination: Downtown Oak Hill</td>
<td>Christa Rhea Hodges, <a href="mailto:christahodgeswv@gmail.com">christahodgeswv@gmail.com</a> 304-731-8816</td>
<td>A group of business owners, building owners, and residents who work to improve the vibrancy of Oak Hill's Main Street, they will assist with generating public participation in planning activities and fundraising for redevelopment activities in the target area.</td>
</tr>
<tr>
<td>WV Brownfields Assistance Center</td>
<td>Ray Moeller <a href="mailto:raymond.moeller@mail.wvu.edu">raymond.moeller@mail.wvu.edu</a>, 304-293-0390</td>
<td>The state technical assistance entity will help project team structure and execute public prioritization and planning sessions to assure effective public dialogue. Will assist with further fundraising and resource mapping for remediation and redevelopment activities.</td>
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2.b.iii. Incorporating Community Input

At least one public prioritization meeting will be held no later than the second quarter of each project year. These meetings will gather community stakeholders and project partners to discuss and report on project goals, review site inventory, and solicit community input via in-person feedback, as well as digital and hardcopy surveys to inform prioritization of site assessments.
Subsequent reuse planning meetings will generate public input to inform remediation plans, redevelopment plans, and resource roadmaps for assessed sites. All public meetings initiated by the project team will be video and teleconference enabled allowing for remote attendance. Meeting venues will allow ample space to maintain social distancing and will provide disposable face masks and hand sanitizer. Public meetings will be advertised in local periodicals and a digital engagement contractor will be employed to provide support for online outreach activities to facilitate broad community engagement and feedback on redevelopment activities. Local organizations will be key to generating resident and small business participation. Local government entities will receive regular updates on project progress and public feedback in order to garner support for further redevelopment fundraising efforts.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task 1: Community Engagement</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> Working with technical assistance providers and project partners, FCC staff housed in the Resource Coordinator’s Office (RCO) will lead community engagement activities including hiring of a digital engagement contractor and organization of at least 1 public prioritization meeting per project year. RCO staff will advertise public meetings in a variety of media outlets to generate broad public participation that will inform prioritization of sites on which to conduct ESAs. RCO staff will regularly attend Oak Hill City Council and FCC meetings to update governing bodies and residents on assessment activities and encourage public participation.</td>
</tr>
<tr>
<td><strong>ii. Anticipated Project Schedule:</strong> Public prioritization meetings will be publicized and held by Q2 of each project year. Local governing bodies will be publically updated quarterly.</td>
</tr>
<tr>
<td><strong>iii. Task Lead:</strong> RCO staff</td>
</tr>
<tr>
<td><strong>iv. Outputs:</strong> 3 press releases/public meeting invitations; 1 prioritized site inventory list; 3 public prioritization meetings; At least 12 public project presentations.</td>
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<tr>
<th>Task 2: Contract to conduct Phase I &amp; Phase II ESAs</th>
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<tr>
<td><strong>i. Project Implementation:</strong> RCO staff will work with the project partners to solicit bids for all assessment activities from qualified environmental consulting companies. Requests for proposals (RFP) will be widely distributed to include consideration of women-owned, locally and minority-owned firms. All contractors will be procured according to local, state, and federal requirements. Per public prioritizations, at least forty (40) Phase I ESAs will be conducted through a contractual agreement with a qualified environmental firm, using EPA’s “Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process.” Based on the results of Phase I ESAs, at least ten (10) Asbestos Assessments will conducted, at least ten (10) Lead Assessments will be conducted, and/or at least six (6) Phase II ESAs, will be performed by environmental contractor on commercial sites as per ASTM 1903-02 “Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.” As required under WV’s EPA approved Brownfields Program, Quality Assurance Project Plans (QAPP), a site-specific Sampling and Analysis Plan (SAP), and Health and Safety Plan (HASP) will be developed for each Phase II ESA conducted. Sites will be evaluated regarding eligibility for potential future assessment, cleanup, and revitalization within the WVDEP’s Voluntary Remediation and Redevelopment Program.</td>
</tr>
</tbody>
</table>
ii. Anticipated Project Schedule: Issuance of RFP for environmental contractor and selection will be completed by Q1 of project year 1. 10-15 ESAs will be conducted in each project year. 2-4 Lead and Asbestos Assessment will be conducted in each project year. Phase II ESAs will begin by Q2 of year two.

iii. Task Lead: RCO staff and environmental contractor

iv. Outputs: 1 RFP for environmental contractors; 40 Phase I ESA reports entered into Assessment Cleanup and Redevelopment Exchange System (ACRES); 10 Asbestos Assessment reports entered into ACRES; 10 Lead Assessment reports entered into ACRES, 6 approved generic QAPPs; 6 sites approved for Phase II investigation; 6 approved site-specific SAPs; 6 Phase II reports documenting results updated in ACRES

Task 3: Site Reuse & Redevelopment Planning:

i. Project Implementation - An RFP will be issued requesting bids from planning firms experienced in rural and small community redevelopment. Bids will be reviewed by RCO staff with assistance from City of Oak Hill staff. The contractor will be procured according to local, state, and federal requirements, and the project team will include consideration of women-owned, locally, and minority owned firms. Sites with completed site assessments will be evaluated for reuse. Public remediation and redevelopment planning activities will be organized by RCO and project partners and will be facilitated by the contractor. The project team will review site-specific environmental conditions conducive to business development, food access, transportation alternatives, and development of affordable housing.

ii. Anticipated Project Schedule: Issuance of RFP for planning contractor and selection will be completed by Q4 of project year 1. Remediation and reuse planning for 2 priority properties will occur by Q2 of project years 2 and 3. Reuse planning for 3 downtown sites will be initiated by Q2 of project year 2 and completed by Q1 of project year 3.

iii. Task/Activity Lead: Selected planning contractor

iv. Outputs: 1 RFP for planning contractor; 4 public meetings to discuss and develop 1 remediation plan and 1 resource roadmap for each of 2 priority sites; 3 public meetings to discuss and develop 1 reuse plan for each of 3 downtown Oak Hill sites.

Task 4: Program Oversight

i. Project Implementation - Funds for this task will be used for RCO and FCC staff time spent on oversight of grant activities including: selection, hiring, and managing of contractors; monitoring project progress and reporting during the grant period; and financial management and accounting to meet grant reporting requirements. Costs associated with oversight activities include legal advertisement costs. Funds will also be used for applicable travel and registration costs for two (2) members of the project team to attend the WV Brownfields Conference in each year of the grant period, and one (1) project team representative to attend the national EPA Brownfields Conference once during the grant period. Conference attendance will provide information on state and national brownfield trends, guidance and insight for successful projects, and will allow project team to share insight from this project.

ii. Anticipated Project Schedule: Attendance of WV Brownfields conference by 2 project team members will occur by quarter 4 of each project year. Attendance of national brownfields conference by 1 project team member will occur by quarter 3 of year 2.

iii. Task/Activity Lead: RCO Staff
iv. Outputs: 12 quarterly reports; 2 project team members will each receive 24 hours of training with statewide brownfields each project year; 1 project team member will also receive 32 hours of training with national brownfields leaders

3.b. Cost Estimates

Task 1: Community Engagement - $7,455
Personnel Costs: 1 RCO staff member - $59,023 x .018 FTE x 3 years = $3,187
Travel: 1 RCO staff member traveling from the Fayette County Courthouse in Fayetteville to Oak Hill 14 miles roundtrip @ $.56/mi. x 8 trips/ year over 36 months (24 trips) = $188
Supplies: Printed materials, facemasks, and hand sanitizer over 3 years @ $100/year = $300
Contractual Costs: Digital engagement support @ $105/mo. over 36 months = $3,780

Task 2: Contract to conduct Site Assessments - $320,000
Contractual Costs: 40 Phase I ESAs at an average of $3,500 per assessment = $140,000
Contractual Costs: 10 Asbestos Assessments at an average of $3,500 per assessment = $35,000
Contractual Costs: 10 Lead Assessments at an average of $3,500 per assessment = $25,000
Contractual Costs: 6 Phase II ESAs at an average of $20,000 per assessment = $120,000

Task 3: Site Reuse & Redevelopment Planning - $40,875
Contracted Costs: 5 planning documents for priority sites averaging $7,500 per plan = $37,500
Travel: 1 RCO Staff from Fayette County Courthouse in Fayetteville to Oak Hill 14 miles roundtrip @ $.56/mi. x 8 trips over 36 months (24 trips) = $188
Personnel Costs ($1,800): 1 RCO staff member - $59,023 x .018 FTE x 3 years = $3,187

Task 4: Program Oversight - $10,587
Personnel Cost: 1 RCO staff member - $59,023 x .018 FTE x 3 years = $3,187
1 Commission staff accountant $50,010 x .018 FTE x 3 years = $2,700
Travel: 2 attendees to the WV Brownfields Conference each year of project period; 1 attendee to the National Brownfields Conference once over project period - $1,200 for transportation, $800 for registration, $2,000 for lodging, and $100 per diem for 2 day ($200) national trip = $4,200
Supplies: 4 Class II legal ads at $125/ legal ad = $500

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
<th>Total</th>
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<tr>
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<td>Community Engagement (Task 1)</td>
<td>Conduct Site Assessments (Task 2)</td>
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<td>Total Budget</td>
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<td>320,000</td>
</tr>
</tbody>
</table>

FY 22 EPA Brownfield Community-Wide Assessment Grant, Fayette County Commission, WV
3.c. Measuring Environmental Results
Progress of property assessments and project goals will be reported to stakeholders and project partners at a public project meeting to be held in Q2 of each project year. This information will also be uploaded to a project webpage detailing project objectives and goals. Oak Hill City Council and the FCC will be updated on a quarterly basis. The RCO will compile quarterly reports tracking outputs and outcomes and will work with environmental contractors to assure that all reports are entered into EPA’s ACRES online database.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a i-iii. Programmatic Capability
Over the past five years, the FCC has successfully administered over $1.3 million in federal, state, and philanthropic funding awards aimed at community development including an FY18 Brownfields Assessment grant. Ruth Lanier, Fayette County Administrator has overseen the finances for the FCC since 2018 and will oversee financial management and accounting of the proposed funds. Gabriel Peña, a seven year member of the RCO, managed the project enabled by the FCC’s FY18 Assessment funds. Under the proposed project, Mr. Peña will facilitate site prioritizations, contractor procurement, public engagement, coordination of contractors and project partners, and will generate quarterly reports to be delivered to the EPA and FCC. The grant administration team has extensive experience in grant management, oversight of competitive bidding processes, and awarding of contracts. The administrative team members’ offices are in the Fayette County Courthouse enabling regular and prompt communication.

4.a.iv. Acquiring Additional Resources
FCC will go through a procurement process to contract with a qualified environmental consultant(s) and other service providers to address the technical requirements and planning activities of the project. FCC follows standard procedures in procurement to ensure that all contracts meet the standards of grant requirements and state & federal regulations and distributes all RFPs widely to include consideration of women-owned, locally, and minority owned firms.

4.b. Past Performance and Accomplishments
4.b.i. Currently Has or Previously Received an EPA Brownfields Grant
(1) Accomplishments: Under an FY18 Brownfields Assessment grant awarded to the FCC, environmental assessments have been conducted on 19 properties facilitating: two demolitions; four site-specific redevelopment plans; redevelopment of one site to serve as the corporate headquarters for Ranger Scientific, a materials storage and ammunition manufacturing company which is expected to create 16 jobs in the City of Montgomery; and re-use of an abandoned elementary school, now known as the Gateway Center, a community facility that hosts senior and child care facilities, the Smithers' police department and municipal offices, and the Smithers location of New River Health Association. All outputs and outcomes are accurately reflected in the ACRES system.

(2) Compliance with Grant Requirements: All quarterly reports have been submitted on time and in accordance with reporting requirements, and all data and reports from ESAs conducted under FY 18 Brownfields funding have been entered into ACRES. Having completed year three of the grant period, the Commission has expended 100% of the $200,000 awarded and made substantial progress in achieving the outcomes and outputs articulated in the cooperative agreement.