December 1, 2021

U.S. Environmental Protection Agency Region 3
Attn: Gianna Rosati
1650 Arch Street, Mail Code 3HS51
Philadelphia, PA 19103

RE: U.S. EPA Brownfields Community-wide Assessment Grant Application
Industry Clusters in the Coalfields – Logan and Mingo Counties, WV

Dear Ms. Rosati,

The West Virginia Region 2 Planning and Redevelopment Council (“Region 2”) is pleased to submit this EPA Brownfields Community-wide Assessment Grant application. This grant request is for $500,000 to perform multiple environmental site assessments and reuse plans on brownfield properties located in Logan and Mingo Counties in southwestern West Virginia. Our main priority is to transform known brownfield properties into much needed “shovel-ready” sites for new economic development.

Logan and Mingo Counties, located in southwestern West Virginia, are strategizing around the creation of three (3) industry clusters to help revitalize their economies and communities – aerospace, coal innovation, and tourism. Both counties are characterized by an historical economic dependence on the coal industry. Both counties are classified by the West Virginia Department of Tourism as part of the Hatfield-McCoy Mountains Region, a reference to the nationally recognized Hatfield-McCoy Trail System that has hundreds of miles of off-road and ATV trails throughout the area. The decline in the coal industry has resulted in a legacy of brownfield sites and other structures that are barriers to future development. In many counties suffering from the changing manufacturing and energy-related landscape, the most viable opportunities for development are brownfield sites.

I hope our application will be given the utmost consideration. Required applicant and application details are provided as follows:
1. **Applicant Information:** Region 2 Planning and Development Council  
   400 Third Avenue  
   Huntington, WV 25701

2. **Funding Requested:**  
   - Assessment Grant Type: Community-wide  
   - Federal Funds Requested:  
     - $500,000  
     - No site-specific waiver requested

3. **Location:** Six counties in Southwestern West Virginia – Cabell, Lincoln, Logan, Mason, Mingo, and Wayne

4. **Target Area and Priority Site/Property Information:**  
   - Logan and Mingo Counties

5. **Contacts:**  
   - Project Director: Lisa Wells, Project Administrator  
     (304) 529-3357  
     lwells@region2pdc.org  
     400 Third Avenue  
     Huntington, WV 25701
   - Chief Executive: Chris Chiles, Executive Director  
     (304) 529-3357  
     cchiles@region2pdc.org  
     400 Third Avenue  
     Huntington, WV 25701

6. **Population:**  
   - 231,660 Total for Six Counties  
   - 54,639 in Logan and Mingo Counties (Target Area)  
     - 31,688 for Logan County  
     - 22,951 for Mingo County  
   - Five (5) counties in the Region are experiencing “persistent poverty” including Logan and Mingo
7. **Other Factors:**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>2</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>2</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>1</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>1</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>2</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>8,9</td>
</tr>
<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>
</tr>
</tbody>
</table>

8. **Letter from the State Environmental Authority:** Separate Attachment

9. **Releasing Copies of Applications:** Not Applicable

We look forward to working with you on this project to bring new economic development into the southwestern region of West Virginia.

Sincerely,

Christopher M. Chiles, Executive Director
Region 2 Planning and Development Council
Mr. Chris Chiles, Executive Director  
WV Region 2 Planning & Development Council  
400 Third Avenue  
Huntington, WV 25712

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

Dear Mr. Chiles,

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. The 2022 EPA Brownfields Assessment Grant will continue to build upon the success of WV Region 2 Planning & Development Council’s 2019 EPA Brownfields Assessment Grant by providing 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 WV Region 2 Planning & Development Council 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 Mingo and Logan Counties and surrounding service areas into productive and positive new uses. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Derek Hancock  
West Virginia Brownfields Coordinator
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

   a. **Target Area and Brownfields**
      i. **Background and Description of Target Area**

Most often described as “Wild and Wonderful” and “Almost Heaven,” West Virginia is a rugged and majestic state located in the heart of the Appalachian Region. The state’s landscape, while beautiful and inspiring, presents a unique challenge to successful economic development. Due to an abundance of mountains and waterways, West Virginia is simultaneously floodplain rich and topography challenged. There are very few available sites that are flat, free of floodplain impediments, and shovel-ready. Therefore, the adaptive reuse of brownfields and former industrial sites is vital to the state’s economic future. In southwestern West Virginia lies Logan and Mingo Counties, both of which are characterized by an historical economic dependence on the coal industry. Both counties are classified by the West Virginia Department of Tourism as part of the Hatfield-McCoy Mountains Region, a reference to the nationally recognized Hatfield-McCoy Trail System that has hundreds of miles of off-road and ATV trails throughout the area. The trails and corresponding tourism region are named after the notorious Hatfield-McCoy Feud, which took place during the late 19th Century. The decline of coal and related industries has resulted in a legacy of brownfield sites and other structures that are barriers to future development. The presence of 100-year floodplain locations scattered throughout both counties, and especially along the Mingo County-Tug Fork River border, further complicates the potential for diversification. In many counties suffering from the changing manufacturing and energy-related landscape, the most viable opportunities for development are brownfield sites.

Logan and Mingo Counties are strategizing around the creation of three industry clusters to help revitalize their economies and communities – aerospace, coal innovation, and tourism. Both counties are part of a 7-county region that was recently awarded the AEROready™ Community Certification. Earlier this year, Region 2 requested $4 million in Congressional Directed Spending for a Coal Communities Innovation Cluster in Logan County, which was included in the U.S. Senate Appropriations Committee’s budget bill. To further advance the coal innovation and aerospace clusters, Logan County recently applied for a grant to U.S. EDA as part of the Build Back Better Regional Challenge, and Mingo County was a project partner on a separate application; those grant awards will be announced in December 2021. In Logan County, recreational and thrill seekers can visit Bearwallow Trail System, which is one of the three original Hatfield-McCoy Trails for all-terrain vehicles (ATV), and one of the most difficult. Bearwallow is located near the historic site of the Battle of Blair Mountain, which was the result of years of bitter labor disputes between the miners and coal companies of southern West Virginia and the largest uprising since the Civil War. Mingo County offers visitors the options of the Rockhouse, Devil Anse, or Buffalo Mountain trails for their ATV/UTV riding pleasure. These three interconnected trails span over 300 miles and have designated community connectors in the Towns of Gilbert, Matewan, and Delbarton, the Horsepen Mountain Community, and the City of Williamson. These community connectors have served to open once remote areas to increased tourism activity, subsequently boosting the lodging and trail-related equipment sales/rentals, while infusing the local economies as they struggle to diversify and remain financially viable.

Logan County is approximately 454 square miles in area, with 71% considered to be rural. Logan County is home to Chief Logan State Park, which serves as a wonderful location for tourists to enjoy the beautiful landscape the county has to offer, as well as hosting numerous meetings and workshops at the lodge and conference center located there. In an effort to encompass the County’s
definitive coal-related history, plans were recently announced for the development of a 900-acre outdoor adventure theme park that could feature ziplines and a rail coaster, as well as a recreated coal camp and local artisan makerspace.

Mingo County is bordered to the north by Logan County and the south by the Tug Fork River. Mingo County has roughly 432 square miles within its borders with 89% considered to be rural due to the extremely mountainous terrain. The Town of Matewan’s Historic District brings the County’s considerable mining history to life as it boasts sites from both the Hatfield-McCoy Feud and the Coal Wars, including the Matewan Massacre and the Battle of Blair Mountain, as well as featuring the Mine Wars and Depot Museums. The Williamson Health and Wellness Center began the Sustainable Williamson initiative which focuses not only on local health, but also serves as a regional incubator for emerging local businesses. Mingo County boasts three (3) industrial parks to which they continue to recruit new industrial and manufacturing clients, especially aviation related businesses via their AEROready™ certification.

The Town of Gilbert is a small community in Mingo County with a population of 394. It was previously a thriving area attributable to the mining and timber industries, but mechanization and the downturn in these operations led to job and population losses over several decades. Since 2000 the Hatfield-McCoy Trail System has been a catalyst for expanding the local commercial base. Gilbert is host to the largest premier ATV/UTV event on the East Coast – National Trailfest. This annual event is held each October and draws 5,000+ visitors and trail enthusiasts to the area from all over the U.S. and Canada. The economic impact of this one event is enormous. With additional layoffs within the coal industry eminent, economic diversification to support the area’s growing tourism industry is critical to the economic recovery of this distressed area.

ii. Description of the Priority Brownfield Sites

Former Surface Mines near Man, Logan County: Located near the Town of Man are multiple former surface mines owned by Land Corporations. These sites have received substantial interest from solar developers looking to use the land for solar farms.

Inventory of BAD (Brownfield, Abandoned, Dilapidated) Buildings in City of Logan, Logan County: The Logan County Commission has created an inventory of more than 300 residential properties within the City of Logan that can be considered abandoned and/or dilapidated. Environmental assessments, especially for asbestos, are needed before any demolition can occur.

Former Gilbert High School, Mingo County: This former school is now part of the Gilbert Town Hall, although the Town only uses a portion of the building. The unused section is the oldest part of the complex. The building includes a still-functioning cafeteria. The top floor includes four (4) classrooms and a teachers’ lounge with bathroom.

Former Mohawk Industries, Mingo County: Mohawk Industries is an American flooring manufacturer based in Calhoun, Georgia. This plant site is located within the Harless Industrial Park, situated on a former surface mine. Mohawk ceased operations at the plant in 2017, and transferred ownership to the Mingo County Redevelopment Authority in 2019.

Former Matewan High School, Mingo County: This building housed both the middle school and high school until 2012. The site is currently abandoned, located in the 500-year floodplain, 3.58 acres in size, and located on the Tug Fork River. It is owned by the Town of Matewan, but other local and county entities have shown an interest to redevelop the property.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Region 2 is responsible for creating and updating a Regional Comprehensive Economic Development Strategy (CEDS). This initiative does align with the goals and objectives of that plan through environmental assessments, economic diversification, and redevelopment of abandoned and dilapidated sites. These efforts will also address one of the critical deficiencies of the current
economic development strategy, which is the lack of “shovel-ready” sites. The paucity of such available sites severely reduces opportunities to attract new businesses and industries to the area. Combining this critical need with the region’s desire to recruit and create advanced industry clusters aligns with Strategic Goal Number 1 of EPA’s FY 2018-2022 Strategic Plan: “A Cleaner Healthier Environment,” and Objective 1.3: “Revitalize Land and Prevent Contamination.” This initiative also complements several components of a recent State revitalization plan entitled “West Virginia Forward,” which identifies sectors where the state’s economy can grow, strengthens the foundations of economic development, and gives a pathway forward for community partners and the state. One of the study’s suggestions is to put an emphasis on site certification through the identification and investment in potential properties, and to create a remediation support program for brownfields. Therefore, the outcomes from this grant application will work in tandem with efforts from the state and its universities.

ii. Outcomes and Benefits of Reuse Strategy

This brownfields assessment request is critical to the region’s ability to meet the needs of businesses looking to expand or locate in our community. The combination of the removal of blight with increased community engagement will occur because of the planned brownfields assessment activities. Local community growth, in terms of both population increases from new jobs and an increased tax base, will strengthen local economies. Economic and community benefits include a reduction of abandoned buildings, vacant properties, and closed industrial sites that will result in extensive benefits, especially an increase in local community vibrancy and sustainability. As new economic development activities occur, new jobs and associated economic benefits (increased tax base, increased available spending, increased health insured, leveraged new investments, etc.) will spur additional local community benefits. Higher wage employment opportunities will result in a more vibrant community where people want to live and work.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Region 2 is eligible for numerous funding sources at the local, state, and federal levels. Region 2 has written, been awarded, and/or administered grants from various federal and state entities including the Appalachian Regional Commission, US Economic Development Administration, US Environmental Protection Agency, US Army Corps of Engineers, US Department of Housing and Urban Development, WV Infrastructure and Jobs Development Council, WV Department of Environmental Protection, and WV Bureau for Public Health; we have also worked with non-profit and private foundations including the Claude Worthington Benedum Foundation and Just Transition Fund. Over the past 6 years, Region 2 helped secure more than $40,000,000 in federal and state grants, and more than $57,000,000 in low-interest loans. Each community, site, and situation are unique and may require different funding sources depending on a myriad of circumstances. Region 2 is eminently qualified to assist communities, stakeholders, and property owners to identify the best funding strategy for each site. Additionally, Region 2 requested $4 million in Congressional Directed Spending for a Coal Communities Innovation Cluster in Logan County; that request was included in the U.S. Senate Appropriations Committee’s budget bill but has not passed the full Senate yet. Logan County also recently applied for a grant to U.S. EDA as part of the Build Back Better Regional Challenge, and Mingo County was a project partner on a separate application; those grant awards will be announced in December 2021.

ii. Use of Existing Infrastructure

Many rural areas within the two-county target area are lacking in complete infrastructure components. High priority sites that utilize EPA brownfield grant funds will be located along, or in close proximity to, main travel corridors where infrastructure components (water, electric, natural...
gas, etc.) of sufficient capacity are in place. As a result, existing infrastructure will be utilized as new site developments occur, and no major infrastructure upgrades are expected.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
   a. Community Need
      i. The Community’s Need for Funding

With the referenced job losses in the coal, chemical and manufacturing sectors, West Virginia, and parts of the southwestern region are seeing the negative results – loss of high paying jobs, lower populations, and increased poverty. While the U.S. population is steadily growing, West Virginia and many regional populations are decreasing. Comparative demographic information is provided on the following table:

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Cabell</th>
<th>Lincoln</th>
<th>Logan</th>
<th>Mason</th>
<th>Mingo</th>
<th>Wayne</th>
<th>WV</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2020)</td>
<td>91,589</td>
<td>20,043</td>
<td>31,688</td>
<td>26,335</td>
<td>22,951</td>
<td>39,054</td>
<td>1,795,263</td>
<td>328,329,953</td>
</tr>
<tr>
<td>Population Change (2010 – 2020)</td>
<td>-4.9%</td>
<td>-7.7%</td>
<td>-13.8%</td>
<td>-3.6%</td>
<td>-14.5%</td>
<td>-8.1%</td>
<td>-3.2%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Unemployment (2020)</td>
<td>8.0%</td>
<td>10.0%</td>
<td>12.2%</td>
<td>8.5%</td>
<td>14.3%</td>
<td>8.4%</td>
<td>8.3%</td>
<td>8.3%</td>
</tr>
<tr>
<td>Poverty (2019)</td>
<td>18.5%</td>
<td>19.7%</td>
<td>21.9%</td>
<td>15.5%</td>
<td>27.3%</td>
<td>24.7%</td>
<td>16.0%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Child Poverty (&lt;18 years old-2019)</td>
<td>22.1%</td>
<td>25.9%</td>
<td>26.6%</td>
<td>22.1%</td>
<td>33.5%</td>
<td>24.7%</td>
<td>19.6%</td>
<td>14.4%</td>
</tr>
<tr>
<td>Median Household Income (2019)</td>
<td>$42,125</td>
<td>$43,198</td>
<td>$38,533</td>
<td>$47,753</td>
<td>$34,698</td>
<td>$42,095</td>
<td>$46,711</td>
<td>$68,703</td>
</tr>
<tr>
<td>Population ≥ 65 (2019)</td>
<td>18.2%</td>
<td>18.7%</td>
<td>19.4%</td>
<td>20.4%</td>
<td>18.1%</td>
<td>20.4%</td>
<td>20.9%</td>
<td>15.6%</td>
</tr>
</tbody>
</table>

References: 1 Stats America  2 America’s Community Survey 2020 1-Year Experimental Data Estimates
*: Indicates “Persistent Poverty”

West Virginia has seen a steady decline in multiple industries both in recent years and in past decades, with coal mining being one of the most prominent. The extensive reduction of these industries, and the associated lost direct and support jobs, diminished tax base, and losses in population, have resulted in dilapidated industrial properties, businesses, and homes. State funds for economic development and community enhancement projects are at historically low levels and expected to be further reduced, or in some cases eliminated. Population loss, reduced income levels, and high unemployment and poverty rates are now prevalent in communities across the region. Poverty rates are over 22% in Logan County and 27% in Mingo County, double the national average. Brownfields in Logan and Mingo Counties are rarely considered for new development due to an associated stigma and potential environmental liabilities. These unoccupied sites are conspicuous and detract from overall community appeal, thereby impeding investments in the area.

ii. Threats to Sensitive Populations
   (1) Health or Welfare of Sensitive Populations

Logan and Mingo Counties have been profoundly impacted by the loss of mining industry jobs, associated supply-chain businesses, population loss, and lack of new investment. As a result, there are multiple communities in critical need of revitalization and economic diversification efforts. Many of the existing brownfields are located within central areas of the local population and, in addition to negatively impacting economic redevelopment, often expose community
residents to multiple safety and/or health hazards. Additionally, the subsequent hopelessness produced by the loss of opportunities has resulted in the highly publicized opioid drug epidemic that has deeply impacted the region.

According to the EPA’s Envirofacts website, Logan and Mingo Counties are home to approximately 1,938 EPA-regulated facilities that have included, but are not limited to, documented wastewater discharges to surface streams and rivers, fugitive hazardous air and point source emissions, and hazardous waste transportation, storage, and/or disposal locations. Pollution related to coal mines, industrial businesses, and wastewater treatment facilities are included in the target area. This initiative will lead to increased health and general welfare benefits for the following populations:

<table>
<thead>
<tr>
<th>Demographic Risk Indicator</th>
<th>Logan County</th>
<th>Mingo County</th>
<th>WV</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly</td>
<td>19.4%</td>
<td>18.1%</td>
<td>20.9%</td>
<td>15.6%</td>
</tr>
<tr>
<td>Children</td>
<td>20.5%</td>
<td>20.5%</td>
<td>20%</td>
<td>22.6%</td>
</tr>
<tr>
<td>Poverty</td>
<td>21.9%</td>
<td>27.3%</td>
<td>16.0%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Minority</td>
<td>3.3%</td>
<td>10.9%</td>
<td>6.7%</td>
<td>27.5%</td>
</tr>
</tbody>
</table>

References: 1 Stats America

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Known and anticipated contaminants in potential brownfields sites in Logan and Mingo Counties, such as vacant schools, abandoned residences, and former strip mines, include the primary categories of asbestos, volatile organic compounds, polycyclic aromatic hydrocarbons, and heavy metals. Health effects from exposure to these types of contaminants are wide ranging. Compounds from these anticipated contaminants, including asbestos, benzene, and arsenic, are known carcinogens. Demographic factors that put people at higher risk of disease and adverse health conditions include the elderly, children, pregnant women, minority, and low-income communities. Additionally, populations with overall poor health indicators are also more susceptible.

<table>
<thead>
<tr>
<th>Health Indicator</th>
<th>Logan County</th>
<th>Mingo County</th>
<th>WV</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor Health Days (past 30 days)</td>
<td>6.4</td>
<td>6.9</td>
<td>5.3</td>
<td>3.7</td>
</tr>
<tr>
<td>Poor Mental Health (past 30 days)</td>
<td>6.5</td>
<td>7.1</td>
<td>5.8</td>
<td>3.8</td>
</tr>
<tr>
<td>Poor Overall Health</td>
<td>30%</td>
<td>33%</td>
<td>24%</td>
<td>16%</td>
</tr>
<tr>
<td>Low Birthweight</td>
<td>11%</td>
<td>12%</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>Premature Death (per 100,000)</td>
<td>16,400</td>
<td>15,100</td>
<td>10,800</td>
<td>6,900</td>
</tr>
<tr>
<td>Uninsured</td>
<td>8%</td>
<td>9%</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>Air Pollution (fine particulate matter per cubic meter)</td>
<td>8.5</td>
<td>8.7</td>
<td>7.8</td>
<td>8.6</td>
</tr>
<tr>
<td>Life Expectancy</td>
<td>69.7</td>
<td>70.7</td>
<td>74.8</td>
<td>75</td>
</tr>
</tbody>
</table>

References: 2021 County Health Rankings & Roadmaps, Robert Wood Johnson Foundation

(3) Promoting Environmental Justice

Southwestern West Virginia is experiencing first-hand the negative results from the decline of the coal industry – loss of high paying jobs, lower populations, and increased poverty. While the U.S. population is steadily growing, West Virginia and many regional populations are decreasing. With the downturn in the economy and the closing of many coal mines, power plants, and related businesses, it is common for workers to travel 60 minutes one-way on rural roads for employment. This impact to the job market is especially detrimental to minority and low-income communities. This brownfields assessment request is critical to the region’s ability to meet the needs of businesses
looking to expand or locate in the target areas, thus creating new and higher-paying jobs for sensitive populations. The reduction of abandoned buildings and vacant properties will lead to an increase in local community vibrancy and future sustainability. As new economic development activities occur, new jobs and associated economic benefits will spur additional benefits for low-income and minority communities.

**b. Community Engagement**

i. **Project Involvement**

For this project, four community partners have been identified to help provide the framework and conduit to reach local community groups where sites are identified and prioritized for assessment and redevelopment – the WV Brownfields Assistance Center (WVBAC) at Marshall University, Logan County Development Authority (LCDA), Mingo County Redevelopment Authority (MCRA), and the Town of Gilbert in Mingo County. The community partners’ roles will include interaction with local communities, leaders, and community groups, while collecting input on potential sites. WVBAC has been involved with assisting communities and government agencies since 2005 on the redevelopment of brownfield properties for new use. LCDA and MCRA regularly work with Board Members, local business representatives, and community leaders. Therefore, these organizations are ideally suited to interact with local communities throughout the entire target area. The Town of Gilbert is a vital part of the Hatfield-McCoy Trail System, which brings economic diversification through increased tourism activity, lodging, and trail-related services.

Region 2 is working in close cooperation with Derek Hancock, Brownfields Coordinator in the Office of Environmental Remediation at the WV Department of Environmental Protection (DEP). The DEP and WVBAC also work together daily on sites across the State, identifying and addressing environmental issues and plans to redevelop properties while addressing environmental impacts. The DEP also manages the State Volunteer Remediation Program and will be providing guidance on identified sites with environmental impacts that may qualify for this program.

ii. **Project Roles**

All grant activities will be recorded by Region 2 and made available to community partners and the public via internet and social media postings. Project outputs (updated site inventory, Phase I and Phase II assessments, remedial action and/or site reuse plans, community meetings, informational brochure, contractual support, reports, etc.) and project outcomes (leveraged funds, communities impacted, acreage ready for redevelopment, etc.) will be tracked by Region 2 and summarized at least quarterly throughout the project timeframe. Information will be used in preparing quarterly reports to EPA on grant progress, and for review by community partners to ensure sufficient progress towards effectively completing grant activities within the grant period.

<table>
<thead>
<tr>
<th>Name of organization/entity/group</th>
<th>Point of contact (name, email &amp; phone)</th>
<th>Specific involvement in the project or assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>WV Brownfields Assistance Center at Marshall</td>
<td>George Carico, <a href="mailto:carico@marshall.edu">carico@marshall.edu</a>, 304-696-5456</td>
<td>Site selection, technical assistance, training</td>
</tr>
<tr>
<td>Logan County Development Authority</td>
<td>Rocky Adkins, <a href="mailto:radkins@lccwv.us">radkins@lccwv.us</a>, 304-792-8626</td>
<td>Site selection, community engagement, data collection</td>
</tr>
<tr>
<td>Mingo County Redevelopment Authority</td>
<td>Leasha Johnson, 304-235-0042, <a href="mailto:ljohnson.mcra@suddenlinkmail.com">ljohnson.mcra@suddenlinkmail.com</a></td>
<td>Site selection, community engagement, data collection</td>
</tr>
</tbody>
</table>
iii. Incorporating Community Input

Engagement within the target community is a critical role for project success and will be assisted by community partners like the LCDA, MCRA, WVBAC, and Town of Gilbert. These entities will continue to engage local communities and collaborate for timely interaction and meaningful community participation. With Region 2 serving as the central point of contact, community partners will conduct outreach to identified brownfield property owners, community-based organizations, regional developers, local and regional financial institutions, and commercial/business organizations. Initial meetings will be held in each community to begin the process of soliciting input and feedback on the planning and implementation of grant activities. Project updates will be compiled and distributed via email to interested meeting attendees and community organizations, providing additional public input and feedback.

Region 2 will use multiple media outlets (including internet, email, public meetings, and social media outlets) to maximize outreach to interested local citizens and organizations, government officials, and other stakeholders. Region 2’s website will be updated with project progress and related applicable information. Presentations at public city council and community organization meetings, anticipated to occur at least once every three months, will be conducted to keep the local community up-to-date on various project activities. These presentations will include project status, site status, planning and design information, and opportunities for discussion to gather input from the local communities during various project phases. This strategy is the most appropriate and effective method to reach stakeholders in the area.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

The table below provides a list of tasks and activities that will be implemented for this project, occurring over a 3-year period:

<table>
<thead>
<tr>
<th>Task / Activity 1: Project Management and Reporting</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. <strong>Project Implementation:</strong> Project management, cooperative agreement oversight, and all required reporting will be conducted by Region 2. A qualified environmental professional (QEP) experienced in EPA Brownfields funded projects will be hired through a competitive bid process. This task also includes monthly QEP update meetings, site inventory updates, site selection, Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, and securing site access right-of-entry agreements on high-priority sites of interest. EPA funds will only be used on high-priority sites.</td>
</tr>
<tr>
<td>ii. <strong>Anticipated Project Schedule:</strong> Month 1 through Month 36</td>
</tr>
<tr>
<td>iii. <strong>Task / Activity Lead:</strong> Chris Chiles / Region 2, with QEP input</td>
</tr>
<tr>
<td>iv. <strong>Outputs:</strong> 12 quarterly reports, 12 financial status reports, 36 monthly QEP update meetings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task / Activity 2: Public Involvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. <strong>Project Implementation:</strong> Region 2 and its Brownfields Community Advisory Team (BCAT) will lead public involvement efforts, assisted by the QEP. Quarterly public meetings and updates to social media and websites, project brochure, and articles for media updates are included.</td>
</tr>
<tr>
<td>ii. <strong>Anticipated Project Schedule:</strong> Month 1 through Month 36</td>
</tr>
<tr>
<td>iii. <strong>Task / Activity Leads:</strong> Chris Chiles/Region 2, BCAT Steering Committee (QEP input)</td>
</tr>
<tr>
<td>iv. <strong>Outputs:</strong> 12 steering committee meetings, 1 project brochure, 3 articles for media updates</td>
</tr>
</tbody>
</table>

| Task / Activity 3: Site Assessments |
i. **Project Implementation**: Phase I Environmental Site Assessments (ESA’s) will be performed in accordance with ASTM Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule on the highest priority sites. Phase II ESA’s will be conducted in accordance with ASTM E1903-19. Asbestos Containing Material (ACM), Lead-Based Paint (LBP) and Mold Inspections will be completed, as needed on a “site by site” basis. A Quality Assurance Project Plan (QAPP), Sampling and Analysis Plan (SAP), and Health and Safety Plan (HSP) will be prepared and approved by EPA prior to initiation of Phase II ESA activities.

ii. **Anticipated Project Schedule**: Month 3 through Month 33

iii. **Task / Activity Lead**: QEP, with Region 2 input

iv. **Outputs**: 25 Phase I ESA’s, 1 QAPP, 1 SAP, 1 HSP, 12 Phase II ESA’s, 20 ACM, LBP and/or mold inspections.

### Task / Activity 4: Site Re-Use Planning

i. **Project Implementation**: After Phase II ESA’s, ACM Surveys, and/or LBP Surveys have been completed, the selected QEP will lead the development of cleanup plans on sites determined to be highest priority with applicable environmental impacts of concern. These activities will include, as needed, Analysis of Brownfield Cleanup Alternatives (ABCA), ACM / LBP / Mold abatement or management plans, structural analysis, and/or site redevelopment plans. The Commission will hire a contractor, through a competitive bid process, experienced in redevelopment of brownfield properties, to oversee redevelopment planning on high-priority sites. 30% of grant funds requested will be designated for planning activities.

ii. **Anticipated Project Schedule**: Month 19 through Month 36

iii. **Task / Activity Leads**: Chris Chiles/Region 2, QEP (BCAT and Site Redevelopment Contractor input)

iv. **Outputs**: ABCA documents, ACM / LBP / Mold Abatement or Management Plans, Structural Analysis Reports, and/or Site Redevelopment Plans (10 Total Sites)

### b. Cost Estimates

The table below provides a general breakdown of each task / activity to be conducted, followed by a full breakdown of each task / activity:

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks / Activities</th>
<th>Total Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personnel</td>
<td>Task 1-Project Management/Reporting</td>
<td>$10,500</td>
</tr>
<tr>
<td>Fringe Benefits¹</td>
<td>Task 2-Public Involvement</td>
<td>$4,300</td>
</tr>
<tr>
<td>Travel²</td>
<td>Task 3-Site Assessments</td>
<td>$2,400</td>
</tr>
<tr>
<td>Equipment</td>
<td>Task 4-Site Re-use Planning</td>
<td>$600</td>
</tr>
<tr>
<td>Supplies</td>
<td></td>
<td>$475,000</td>
</tr>
<tr>
<td>Contractual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td></td>
<td>$493,000</td>
</tr>
<tr>
<td>Indirect Costs¹</td>
<td></td>
<td>$7,200</td>
</tr>
<tr>
<td>Total Budget</td>
<td></td>
<td>$500,000</td>
</tr>
</tbody>
</table>

¹ Fringe and Indirect Rates are based on the FY 2022 budget, and may change slightly each year
² Travel for two State and one EPA Brownfields Conferences
**Task 1, Project Management and Reporting**
- **Personnel Costs**: 8 hours per month, 288 hours total at average rate of $29.17/hr. = $8,400
- **Fringe Benefits Costs**: 41.11% of total Personnel Costs = $3,440
- **Travel Costs**: Project representative attending 1 National EPA Brownfields Conference and 2 State Brownfields Conference (3 events, $800 per event) = $2,400
- **Supplies Costs**: Presentation materials = $300
- **Contractual Costs**: 36 monthly meetings (29x$100); 12 Quarterly Reports (12x$200); quarterly ACRES updates (12x$200) = $7,700 (performed by QEP; Region 2 input)
- **Indirect Costs**: 48.81% of total Personnel Costs and Fringe Benefits = $5,760

**Task 2, Public Involvement**
- **Personnel Costs**: 8 hours per month, 288 hours total at average rate of $35.50/hr. = $10,224
- **Fringe Benefits Costs**: 41.11% of total Personnel Costs = $860
- **Supplies Costs**: Presentation materials and project brochure = $300
- **Contractual Costs**: Quarterly QEP and BCAT meetings (12x$400) = $4,800
- **Indirect Costs**: 48.81% of total Personnel Costs and Fringe Benefits = $1,440

**Task 3, Site Assessments**
- **Contractual Costs**: Phase I ESAs (15x$4,500 average cost); Phase II ESAs (8x$25,000 average cost, incudes QAPP, SAP HSP costs); ACM/LBP surveys (15x$3,000 average cost); = $312,500

**Task 4, Site Re-Use Planning**
- **Contractual Costs**: ABCA documents, ACM / LBP Abatement or Management Plans, Structural Analysis Reports, Site Redevelopment (10x$15,000 average cost) = $150,000

**c. Measuring Environmental Results**
Region 2 will include an agenda item at each quarterly public BCAT meeting to review progress and take corrective actions when necessary to ensure the funds are expended within the 3-year project timeframe. Quarterly meetings, utilizing both virtual and in-person platforms (per COVID-19 restrictions) will include reviewing community priorities and addressing any community concerns. Quarterly Reports will be submitted to EPA, detailing the outputs and outcomes of the project. All sites will be entered and tracked in the ACRES database. Outputs to be tracked include the number of BCAT public meetings, environmental assessments and surveys conducted, and redevelopment report plans compiled. Outcomes to be tracked include community participation, number of properties assessed, acreage and number of properties prepared for reuse, redevelopment funding leveraged, and jobs created.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability**

i. **Organizational Capacity**

ii. **Organizational Structure**

iii. **Description of Key Staff**

Region 2 Planning and Development Council has a strong brownfield and grant management team to successfully implement and accomplish the goals of this grant. The agency is a council of governments in southwestern West Virginia, representing elected officials and stakeholders of 31 units of government in the six counties of Cabell, Lincoln, Logan, Mason, Mingo, and Wayne. The Council is charged with the responsibility of implementing economic, community development, and infrastructure projects. The Council staff has administered projects that involved funding from numerous federal and state agencies. Currently, Region 2 is administering 27 projects worth more than $73,000,000, with funding from several of the above-mentioned grant sources.

Chris Chiles is the Executive Director of Region 2, and oversees eleven full-time staff members, including multiple Project Administrators, a Civil Engineer, GIS specialist, and Finance
Managers. Kathy Elliott is Region 2’s Deputy Director. Kathy has more than 20 years’ experience in project planning, development, and implementation. The projects she has overseen encompass a wide range of subjects, including public utility infrastructure, economic development and job creation, community resiliency, slum and blight elimination, and tourism. Lisa Wells is a Project Administrator for Region 2, and has assisted Chris and Kathy on numerous projects that included state and federal funding agencies. Prior to working for Region 2, Lisa worked 10 years for the WV Development Office as a Community Development Specialist and 5 years for the WV Film Office as a Business Development Specialist.

iv. Acquiring Additional Resources

Region 2 conducts all procurement transactions in a manner that provides full and open competition. Statutory and regulatory requirements for the procurement of professional services are clearly outlined in both Federal and state procurement rules. CFR 200 – 200.521 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as well as WV Code 5-G, both provide a framework and methodology for the appropriate acquisition of expertise, resources, and/or professional services. Region 2 staff routinely assist grantees and subgrantees in the successful procurement of contractors, subcontractors, and other resources in a manner that fully meets the requirements set forth in applicable federal and state guidelines.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

In 2018, Region 2 was awarded a Coalition Assessment Grant that will be complete in early 2022. The grant period is 07/01/2018 – 09/30/2022. There is currently less than $50,000 in remaining funds, and those should be expended by the 2nd quarter of CY 2022 on two additional Phase II ESAs where a Phase I ESA was previously conducted using the grant funds. While grant activities are wrapping up, there have been multiple accomplishments with this funding.

To date, 14 Phase I ESAs and 5 Phase II ESAs have been conducted or are currently underway. 2 out of the 5 sites with a Phase II ESA also had a Phase I conducted with this grant, and the other 3 sites had a Phase I conducted by a previous grant from one of our project partners. 2 sites were entered into the WV Voluntary Remediation Program (VRP), in coordination with the WV Department of Environmental Protection, and one of those sites is expected to have a Certification of Completion in the 1st quarter of CY 2022. 2 sites that had a Phase I ESA have since been sold and/or redeveloped. For our efforts, Region 2 was the recipient of the Economic Development Award at the 2021 WV Brownfields Conference. All assessment and grant-related activities have been accurately reflected in ACRES.

(2) Compliance with Grant Requirements

Region 2 has been in compliance with the workplan and terms and conditions of the grant. We did have to request a 1-year time extension due to the COVID-19 pandemic, which caused unforeseen delays and temporarily hampered our ability for additional outreach to property owners. We have been timely with quarterly performance reports and other grant deliverables including ACRES reporting. We continue to make progress towards expending all funds before the end of the grant period and achieving the expected results. Approximately 90% of the grant funds were spent on direct assessment tasks and activities.