



REGION XI PLANNING & DEVELOPMENT COUNCIL

**PO Box 82
Weirton, WV 26062-0082**

Phone: 304-797-9666
Fax: 740-282-1821
Web: www.bhjmpc.org

November 13, 2023

R03-24-A-024

Environmental Protection Agency Region 3
Attn: Anthony Geiger
1650 Arch Street
Mail Code 3LD50
Philadelphia, PA 19103

Re: FY24 USEPA Brownfield Coalition Assessment Grant Application
Brooke County & Hancock County, WV and Jefferson County, OH

Dear Mr. Geiger:

The Brooke-Hancock Region XI Regional Planning & Development Council (BH), as the lead entity, is pleased to submit this coalition grant application on behalf of its coalition non-lead members: Jefferson County (OH) Commissioners and Brooke County (WV) Commission. This grant request is \$1,500,000 (federal). This investment will continue the coalition's ongoing assessment and cleanup of industrial properties and backlog of inventoried brownfield sites located in the Weirton-Steubenville, WV-OH MSA. Our coalition grant proposal targets three legacy industrial areas (TA) in the Weirton-Steubenville, WV-OH Metropolitan Statistical Area (MSA): TA1-Mingo Junction (Jefferson County, OH) Commercial Avenue District, TA2-Power (Brooke County, WV) Windsor Power Station, and TA3-Weirton (Hancock County, WV) Main Street Corridor.

1. **Applicant Identification:** BHJMPC dba Brooke-Hancock Planning & Development Council
P.O. Box 82, Weirton, WV 26062-0082
2. **Funding request:**
 - a. **Assessment Grant Type:** Assessment Coalition
 - b. **Federal Funds Requested:** \$1,500,000
3. **Location:** Brooke County (WV), Hancock County (WV), Jefferson County (OH)
4. **Coalition Members Target Areas and Priority Site Information:**
 - a. Jefferson County Commissioners (Non-lead Member); Target Area 1: Mingo Junction, OH Commercial Avenue District (user-defined area); Priority Site: Ohio Nut & Washer Company; Property address: 1030 Commercial Avenue, Mingo Jct., OH 43938; Census Tract: 39081011800 & 39081011900

- b. Brooke County Commission (Non-lead Member); Target Area 2: Power, WV (user-defined area); Priority Site: Former Windsor Power Plant located south of Beech Bottom, WV; Property address: 8379 River Road, Wellsburg, WV 26070; Census Tract: 54009031700;
- c. BHJMPC (Lead Member); Target Area 3: Weirton, WV Main Street Corridor (user-defined area); Priority Site: Browns Island & Mainland Coke Plant; Property Address: 1300 Browns Island, Weirton, WV 26062; Census Tract: 54009031103, 54029021300, and 54029021400

5. Contacts:

- a. Project Director: Michael Paprocki, Executive Director
(304) 797-9666 (Ph.) mikepap@bhjmpc.org (E-mail)
- b. Chief Executive: A. J. Thomas, Chair
(304) 737-3661 (Ph.) [REDACTED] (E-mail)

6. Population:

Weirton-Steubenville, WV-OH MSA 117,446 (Source: DataUSA 2021 Estimate)
Mingo Jct., OH: 3,323; Power, WV: (Vacated); Weirton, WV: 18,813 (Source: US Census 2021)

7. Other Factors Checklist:

	Page #
Community population is 10,000 or less.	6
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site(s) impacted by mine-scarred land.	2, 8
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).	1 through 8
The priority site(s) is in a federally designated flood plain	2, 3, 5, 6
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	4, 5, 12
30% or more of the overall project budgeted for eligible reuse planning activities for priority brownfield site(s) within the target area.	11

- 8. Letter from State Authority: Attached to letter
- 9. Releasing Copies of Applications: Not applicable

Thank you for your consideration of this proposal and request

Sincerely,



Michael J. Paprocki, Executive Director
BHJ Metropolitan Planning Commission
BH Regional Council, Region XI



west virginia department of environmental protection

Office of Environmental Remediation
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0499

Harold D. Ward, Cabinet Secretary
dep.wv.gov

November 2, 2023

Mr. Michael Paprocki, Executive Director
BHJ Metropolitan Planning Commission
P.O. Box 82
Weirton, WV 26062

RE: State Environmental Authority Acknowledgement Letter
FY24 U.S. EPA Brownfields Assessment Coalition Grant Application
EPA-OLEM-OBLR-23-13

Dear Mr. Paprocki,

Thank you for your continued efforts to further enhance the state's environment, economy, and quality of life by applying for an FY24 U.S. EPA Brownfields Assessment Coalition Grant in partnership with the Brooke County Commission (WV) and the Jefferson County Commission (OH).

Given the history of industrial activity in the region, these grant assessment activities are vital to the revitalization of Weirton and Power, WV, and the surrounding area. The identification, characterization, and reuse planning of brownfields sites would open opportunities for redevelopment in these areas that are struggling financially due to the loss of industry. Due to the clear need and obvious benefit of these assessment activities, the WVDEP Office of Environmental Remediation fully supports your grant application.

We are committed to assist you throughout the assessment and eventual remediation of your target areas, and we look forward to future redevelopment. Please do not hesitate to contact me with any questions or needs.

Sincerely,

A handwritten signature in blue ink that reads "Jackson Porter". The signature is fluid and cursive, written in a professional style.

Jackson Porter
Brownfields Specialist

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Coalition Members, Target Areas, and Brownfields

i. **Coalition Members:** The Brooke-Hancock Planning & Development Council (BH) dba Brooke-Hancock-Jefferson Metropolitan Planning Commission (BHJ) is a regional planning organization and will lead this Brownfield Assessment Coalition Grant. The Brooke County Commission and the Jefferson County Board of Commissioners, both organized as County Governments, are the non-lead coalition members. In the 1960s, the governing bodies of Brooke, Hancock, and Jefferson counties (the three counties that comprise the Weirton-Steubenville, WV-OH Metropolitan Statistical Area; MSA) established BHJ as a non-partisan agency to provide fact-based planning activities to meet the region's vision and developmental policies capable of translating those needs into reality. Non-lead members, the Brooke County and Jefferson County commissions, individually lack the technical, human, and conceptual capacity to apply for and administer a brownfield coalition assessment grant that addresses the needs of the metropolitan area. Neither county government has the proper infrastructure, policies, procedures, governance structure, and decision-making processes along with staffing, funding, equipment, data collection tools, and program materials to administer federal grants.

ii. **Overview of Brownfield Challenges and Description of Target Areas:** History has defined the MSA as an industrial giant that helped fuel America's Industrial Revolution. Dating back to 1856, generations of workers labored and raised their families in the shadows of titanic manufacturing and coal-powered electric generating facilities that line the flood plains of the Upper Ohio River Valley. A generation of workers migrated from all places around the globe to labor and raise a family just hundreds of yards from the shadows of pottery plants, glass-making facilities, steel mills, rail yards, and coal fields. Following WWII, industrial output peaked in the 1960s. Weirton Steel (WSX) in West Virginia and Wheeling-Pittsburgh Steel (WPS) in Steubenville and Mingo Junction, Ohio employed more than 24,000 workers of the Greatest Generation. By 1980, these industrial giants and their bloodline of support services down-sized and closed one-by-one coercing the Baby Boomers to flee the valley. Today, Cleveland Cliffs operates WSX employing less than 800 union steelworkers while WPS ceased operations in 2009. Further, W.H. Sammis (Stratton, OH) and Windsor power plants (Power, WV) no longer burn coal to generate electricity. The coal fields that once fed the railroads, heated the homes, and produced the coke that ignited the blast furnaces for a half century no longer exist labeling the area as a high-risk Coal Impacted Community. The MSA is a 3-county, (Brooke and Hancock, WV, and Jefferson County, OH), 2-state (West Virginia and Ohio), and 1-Economic Market joined by the Ohio River and divided into two federal regions (Region 3-Philadelphia, PA, and Region 5-Chicago, IL). "Three counties, two states and one goal!" The BHJ Brownfield Coalition is creating the ***"Corridor of Economic Opportunity."*** ***The time to re-energize economic opportunity is now.*** With an abundance of brownfields and lack of developable greenfield space, the Coalition looks to forge a new and sustainable economic future through Brownfield Redevelopment for the coming generations. Monetary proceeds from two previous USEPA Coalition Assessment grant awards (FY17 & FY20) have begun to breathe new life into an inventory of over 50 sites including the 2,000-ac of former WSX and WPX assets. This FY24 Coalition Grant will continue the momentum. What follows is a description of three Target Area (TA) in each of the MSA's counties: **TA1: Jefferson County Commission-Mingo Junction (OH) Commercial Avenue District;** a 1.07-sq. mi. area buffered by OH State Route 7 east to the Ohio River in the Village of Mingo Junction, OH. **TA1** is a mix of

residential, industrial, and commercial properties that line up south to north along the lowlands of the Ohio River Valley 100-year floodplain in the eastern perimeter of Mingo Junction, Ohio. Prior to 1960 the Ohio Department of Highways (ODH) designated Commercial Avenue (aka Ohio River Road) as State Route 7 (SR7). Commercial Avenue was Mingo Junction's commercial thoroughway bustling with profitable trade and residential activity adjacent to the WPS steelworks and the sprawling Pennsylvania Railroad and Norfolk & Western rail yards. In the early 1960's, the ODH constructed a modern 4-lane limited access SR7 750-ft west of Commercial Avenue dividing the community. Soon after, in the mid-1970s, WPS reduced its steelmaking operations impacting business community dependent upon the thousands of employed steelworkers that walked past their storefronts. Potential consumers that once travelled Commercial Avenue now bypassed the once prosperous business district driving the new freeway. Over time, business activity died leaving empty storefronts and abandoned gas stations. The few residents that now remain live above the vacant stores or in pre-1960 housing. **TA2: Brooke County Commission-Power (WV) Windsor Power Station**; an approximate one mile long 100-ac site that abuts the Ohio River and a steep bluff of the Allegheny Plateau named Apple Pie Ridge south of the Village of Beech Bottom, WV. In 1915, the Ohio (AEP) and West Penn Power companies broke ground on the 100-ac site to construct and operate the Windsor Power Plant. Ideally located adjacent to an abundant source of coal (the [Windsor Coal Company](#)) and water (Ohio River), Windsor, named the "Granddaddy of Power", was the first "mine-mouth" power plant built in the US and the first to transmit energy on a 138,000-volt transmission line far distances; to Canton, Ohio, 55 miles away. The company set up the Village of Power for the employees and their families, building houses from army barracks on 11-acre of land north and east of the plant. The village consisted of 100 homes, a post office, and company-owned store. In 1953, the plant operator Ohio Power began selling the houses as occupants moved out of the village. In turn, a purchaser agreed to dismantle and haul the house off the premises and backfill the basement. Ohio Power maintained title to the properties. By 1973, Windsor Power ceased generating electricity. Today, all that remains of the "ghost town" is a cemetery, a small memorial park, and the [Simco No. 4 Wetland](#). AEP built the wetland to minimize refuse pile seep from the Windsor Coal Company mining operations. **TA3: BHJ-Weirton (WV) Main Street Corridor**; **TA3** envelops a 3.75 sq. mi. area in the most-western quarter of Weirton, WV. Main Street follows a 2,500-ft wide shallow valley buffered by the steep cliffs of the Allegheny Plateau locally named McKim Ridge. The corridor follows four miles of West Virginia highway signed as Freedom Way (WV507) from the south intersecting State Route 2 (WV2). The corridor starts at the Half Moon Industrial Park following the Ohio River north through Weirton's commercial district lined with sparsely occupied store fronts and aged housing inhabited with 3,120 residents, enveloped by 3,000-ac of heavy industrial property. The former **Weirton Steel (WSX)** integrated steel-making site, including Browns Island on the Ohio River, dominates the landscape. The **WSX** site once housed enormous quantities of raw materials and fuels that once fed massive coke ovens, Bessemer, and blast furnaces that converted pig iron, a combination of iron ore and coke, into finished steel products. All that remains operational today is the 640-ac Cleveland Cliffs tinplate facility. In 2017, Mingo Junction Steel Works (MJSW), a holding of the Frontier Group of Companies (FGC), purchased the residual 1,300-ac including non-operational facilities, tracts of land known today as [Weirton Frontier Crossings \(WFC\)](#).

iii. **Description of the Priority Brownfield Sites: TA1-Ohio Nut & Washer Company.** The

company began operations in the mid-1910s on an 8-acre site in the heart of the Commercial Avenue District. Operations ceased in 1984. The company mass-produced flat washers stamped from steel sheeting manufactured nearby at WPS (the former Wheeling-Pittsburgh Steel works). The owners razed the buildings and today the site is vacant. A series of empty 0.10ac parcels that once housed a gasoline station, automotive repair shop, and various commercial and residential buildings line Commercial Avenue 120-feet northwest of the Nut & Washer site. To the south, FeX Ferrous Scrap Processing Yard operates on a 12-acre parcel that once housed Mingo High School Stadium where legendary Ohio State coach Woody Hayes first coached football. JSW Steel occupies over 200-acres of former WPS industrial property to the east abutted by the Norfolk Southern and Wheeling Lake Erie rail yards. The site has unique redevelopment opportunities complementing existing business activities at the FeX Ferrous Scrap Processing Yard, JSW Steel, and nearby services that support the Utica Shale extraction industry. A two-minute drive to the south on Commercial Avenue is an interchange with SR7. *Environmental concerns on site range from asbestos materials, waste generated from hydraulic fluids, and lubricants, machine oils, solutions, and absorbents used to clean parts, and benzene, lead, and VOCs associated with automotive repairs and gasoline contaminants.*

TA2-Windsor Power Plant. The coal-fired facility once sat atop an 80-ac space comprised of eight separate parcels. To the west, the site has potential for an Ohio River freight terminal with access to WV State Route 2 to the east providing a less than five-minute drive north to the newly opened Wellsburg-Brilliant Bridge over the Ohio River. This avenue affords a quick river-to-highway transportation route. The Brooke Pioneer Trail, an active transportation shared-use route also with a connection to the new bridge, occupies a former rail corridor that traverses through the site 500-ft east of the Ohio River. Today, West Penn Power and Monongahela Power maintain individual electric power transmission substations on two separate parcels where the power facility once operated. *Although few remnants of the coal-fired power plant are visible today, Recognized Environmental Concerns (REC) such as mercury, lead, PCB, and heavy metals mixed in land, surface water, and ground water remain.*

TA3-Browns Island & Mainland Coke Plant. WSX began processing coal into coke at the **Mainland Coke Plant** in the early 1920s until its eventual shutdown in 1982. Primary operations of the five coke batteries included coal storage and material processing, as well as recovery of byproducts. In August 1970, National Steel, then owner of WSX, announced plans to construct a new coke-making facility on the 230-acre **Browns Island**. National Steel built a 1,100-ft bridge connecting the island to the former **Mainland Coke Plant** site crossing the 640-ft Ohio River mainline channel. Construction of the coke plant required removal of vegetation and placement of 57,000 tons of slag to create a level 330x500 yard area 40-ft above the Ohio River pool out of the flood plain. The **Browns Island** plant featured eighty-seven 20-foot-high ovens with state-of-the-art environmental controls. Operations on the island began in May 1973 but lasted less than ten years. By 2009, ArcelorMittal, who had purchased WSX in 2005, finished razing the facility. In 2017, FGC purchased the site. *Potential environmental concerns are volatile organic compounds (VOCs), semi-volatile compounds (SVOCs), polychlorinated biphenyl (PCB), metals, and cyanide.*

iv. **Identifying Additional Sites:** The MSA enjoyed a century of economic prosperity as the urban river communities built up and expanded adjacent to manufacturing sites and railroad lines prior to WWII and the establishment of the automobile-centric society in the United States. The subsequent economic downturn has disproportionately and adversely impacted other locations

in the MSA outside of the described target areas, such as Steubenville’s once thriving Central Business District that is in a ***Disadvantaged Census Tract***. To identify and prioritize additional sites, BHJ created a Site Selection Tool for Hazardous and Petroleum Site evaluation. The tool’s ranking criterion are Site Eligibility, Site Access, Cost of Assessment Activities, Redevelopment Potential, Public Benefit (emphasis on underserved communities and disadvantaged census tracts), and Active Work in Progress under a previous assessment grant. The tool uses a color ranking green-good, yellow-potential deterrents, and red-definite deterrents. The Tool has a comment column to highlight specific site attributes and ongoing tasks. The coalition will then select a site(s) and assign cost estimates for assessment and planning tasks. This helps keep remaining tasks on budget.

b. Revitalization of the Target Areas

i. **Reuse Strategy and Alignment with Revitalization Plans:** The reuse strategy is to first negotiate access agreements with property owners. Second, initiate Area-Wide Planning and begin environmental investigations. If site assessment activities confirm the presence of RECs, enroll the site into Ohio EPA’s Voluntary Assessment Program (VAP) or WVDEP’s Voluntary Remediation Program (VRP) and conduct remediation and end-use studies. The BH Comprehensive Economic Development Strategy (CEDS), the region’s revitalization plan adopted by the BHJ, focuses on three goals: 1) create a broad and diverse economic base, 2) market the region’s attributes to the world, and 3) target site specific projects based upon the built and natural environment. The immediate objective is to facilitate a successful Brownfields Redevelopment Program to encourage economic resiliency and create “green” communities. Industry clusters selected to meet these goals are energy, value-added metals, chemicals, warehouse-distribution-transportation logistics, and health care. Locally, Mingo Junction’s zoning and planning ordinance identifies **TA1** as Light Industrial and Weirton’s Comprehensive Plan lists **TA3** as Industrial Land Use. Both designations are consistent with this grant’s proposal. A **USEDA-funded Weirton Area Reuse Plan (WARP)**, managed by Weirton officials in cooperation with FGC ownership, is the blueprint for the development of **WFC**.

ii. **Outcomes and Benefits of Reuse Strategy:** The outcome is to remove environmental barriers for redevelopment and increase property value for economic expansion. Since 2010, each target area has suffered extreme financial hardship. The MSA counties and municipalities lack monetary resources and the tax-base to revive the region’s economy without federal and state financial intervention. A Coalition Assessment Grant presents one “pot of dollars” and opportunity to jointly prioritize a “*Regional Re-Birth*” through environmental planning and assessment. Each target area has unique redevelopment opportunities with the potential to reduce transportation emissions by efficiently transporting raw materials and finished products across a ***green supply chain***. **TA1**’s location is a prime location near JSW Steel for ***sustainable green logistics*** with direct access to a Class I railroad and SR7. As for **TA2**, the current owner of the Brooke County Industrial Park, the former Wheeling Corrugated Plant, has interest in acquiring the site to expand opportunity to transport goods and product on the Ohio River lowering the park’s ***transportation carbon footprint***. In addition, more than 1,400 potential workers residing in Wellsburg, WV and Brilliant, OH are within a 30-minute bicycle ride to **TA2** via the Brooke Pioneer Trail, ***a sustainable green transportation*** commuter option. **Browns Island (TA3)** and the **Mainland Coke Plant** together have enormous multimodal “***green-supply chain***” transportation opportunities. The island has a small 7-cell Ohio River terminal, and the mainland property has a much larger 52-cell

5,400-ft river terminal with rail service. Continuing, a section in the **WARP** examined Browns Island's FEMA Flood Plain Mapping. The mapping shows the 230-ac island as undevelopable mostly in the flood plain. However, LiDAR mapping analysis shows that FEMA's mapping previously used the National Geodetic Vertical Datum (NGVD) of 1929. Based on the LiDAR analysis using the newer 1988 datum, the WARP proposed a grading plan that will create 154-ac of developable land outside the 100-year flood plain area. FGC intends to perform the work and file a Flood Plains Map amendment to FEMA. This would set the stage for a planned **40-Megawatt Solar Farm** with generation capacity to power 13,000 homes. FGC has entered into an operating agreement with a developer and manufacturer to enter TA3 into the **VRP**, acquire a Certificate of Completion (COC), and complete the grading plan.

c. Strategy for Leveraging Resources

i. **Resources Needed for Site Reuse:** BHJ and both county commissions are eligible for various state and federal funds to attract public-private investment for economic development. Ohio programs include JobsOhio loans and Vibrant Communities Grants while the Ohio Department of Development (ODOD) offers Brownfield Remediation programs and Abandoned Gas Station Cleanup grants. West Virginia's Department of Economic Development offers a wide variety of incentive programs for business retention and expansion. BHJ manages a \$2M annual allocation of FHWA funding to plan, engineer, and build transportation improvements throughout the MSA. Since 2017, previous USEPA brownfield coalition grants and investments have leveraged millions in public and private funds. FGC, for example, has invested over \$90 million into acquisition, demolition, cleanup, and reuse efforts. Further, the Weirton Water Board has secured over \$40 million in state and federal grants to expand the City's water treatment capacity. BHJ has secured over \$6.2 million to build and improve highway and rail access through WFC.

ii. **Use of Existing Infrastructure:** USEPA estimates that 33% of sites assessed with Brownfield Grants reveal no cleanup is necessary and ready for development. This grant will give new prospects comfort to invest and build in the targeted areas and reuse the existing infrastructure despite the environmental concerns. All target areas are mature urban industrial sites with access to natural gas, hydrogen, oxygen, and nitrogen pipelines as well as fiber optic and electric power distribution networks desirable for large manufacturing operations.

Within **(TA3)**, plans are underway to construct an industrial access road (IAR) through Frontier Crossing to improve access to priority sites **Browns Island** and the **Mainland Coke Plant** from WV2 to the mainland river terminal. The plan is to reconstruct the National Steel Corporation Channel Span (River Mile 62.0) that crosses the Ohio River to Browns Island and replace a small back-channel bridge that links to an existing interchange at Ohio SR7 and Costonia, OH. The site has over 3 miles of interconnected rail siding and 59 barge cells for river docking and fleeting.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. **The Community's Need for Funding:** In 1960, the MSA population peaked at 167,756 persons. Through the 1980's, population growth sharply declined (-15%) to 142,523 persons. In total, since 1960, the region has lost almost one-third of its population (50,850 persons) a -4.2% annual decline over last 60 years. Today, the region's population stands at 116,900 people. Meanwhile, the labor force receded from 61,100 workers in 1990 to 50,210 in 2023. Three major factors have contributed to the MSA's population loss: out-migration, an absence of foreign immigration into the area, and a sharp decline in natural population growth. De-population and employment loss

has shocked the region's tax-base dependent upon wages, land valuation, and consumer sales. At its height in 1972, WSX payroll totaled \$145M (\$1.1B in 2023 according to CPI Inflation Calculator), the largest of any industry in West Virginia. By comparison, a 2007 SEC filing showed WPS payroll shrank to less than \$35M in 2006 (\$53.5M in 2023), two years before WPS shuttered its facilities. In the 1970s WSX accounted for two-thirds of Weirton's tax revenue; WPS accounted for more than eighty percent of Mingo Junction's two-percent wage tax. This theme is common amongst the MSA's 26 incorporated places and populated areas. Since 1995, voters in two incorporated areas, Brilliant and Smithfield in Jefferson County, have decided to unincorporate due to financial hardship. Without significant brownfield redevelopment and associated job creation, there is no positive economic outlook for these communities. Receipt of USEPA funding is crucial for environmental planning and assessment activities to initiate the cleanup and reuse of these brownfield parcels. This grant can be the catalyst for economic growth through land investment and entrepreneurship. The time is "now" to improve this Appalachian area of eastern Ohio and West Virginia's northern panhandle quality of life and create a sustainable, stable, and diverse economic base.

ii. **Threats to Sensitive Populations:** USEPA's EJScreen Tool and other Justice40 tools calculated the statistics below by delineating user-defined targeted areas.

(1) **Health or Welfare of Sensitive Populations:** **TA1's** population (669 persons) ranks at or above the 80th national percentile (%tile) for flood risk (91%tile), low life expectancy (90%tile), lead paint (89%tile), cancer (87%tile), heart disease (87%tile), toxic releases to air (85%tile), proximity to a Risk Management Program (RMP) facility (81%tile), wastewater discharge (80%tile), and low income (80%tile). Twelve percent (12%) of the population is people of color. The population adjacent to **TA2**, Beech Bottom, WV, just north of the Windsor Power site, ranks at or above the 80th national percentile heart disease (93%tile), flood risk (90%tile), cancer (84%tile), person aged over 64 years (82%tile), low income (84%tile), wastewater discharge (83%tile), toxic releases to air (93%tile), and lead paint (85%tile). Thirty-four percent (34%) of the village's population have a disability (99%tile). **TA3's** population ranks at or above the 80th national percentile (%tile) for heart disease (95%tile), flood risk (93%tile), unemployment rate (93%tile), asthma (91%tile), low income (91%tile), lead paint (89%tile), persons with disabilities (85%tile), toxic releases to air (85%tile), proximity to a Risk Management Program (RMP) facility (85%tile), and wastewater discharge (80%tile). Renters occupy 67% of the 1,356 households and 21% of the population are people of color.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The USEPA lists the MSA as a Maintenance Area for the 1997 and 2006 PM2.5 National Ambient Air Quality Standards (NAAQS). USEPA classifies the Village of Mingo Junction, OH and City of Weirton, WV as Moderate-Maintenance Areas for the 1987 PM10 NAAQS. The EJScreen ranks the MSA in the 68%tile for Particulate Matter (PM), 30%tile Diesel PM and 92%tile for Toxic Releases to Air. The target areas are densely populated urban areas, built over a century ago along the Ohio River valley, situated near manufacturing and coal extraction operations. These sites contain suspected recognized environmental concerns such as solvents, insecticides, heavy metals, and polycyclic aromatic hydrocarbons. Pre-1980 vacant education, government, and commercial buildings contain asbestos materials; substances linked to increased occurrences of asthma, respiratory irritations, lung disorders, and cancers. Manufacturing sites that included coke-making facilities and coal-fired power generating plants are point-sources for Particulate Matter (PM) that has

contributed to a population susceptible to lung and cardiovascular disease.

The MSA is situated in the Appalachian Region served by the Appalachian Regional Commission (ARC). A unique federal-state partnership formed in 1965 to strengthen Appalachia's economy and help the 423 county-13 state Region to achieve economic parity with the rest of the Nation. ARC investments have been responsible for improvements in key economic factors including per capita income, poverty, and high school graduation rates. However, parts of Appalachia still lag the nation in socioeconomic indicators that includes negative population growth, median age, minority population, and post-secondary education attainment. For FY24, **the ARC lists Jefferson County with a weak "at risk" economic ranking**. Brooke and Hancock identify as "transitional" moving from a weak to strong economy. The MSA has 9 distressed Census Tracts (Brooke-1, Hancock-2, Jefferson-6), three of these tracts encompass TA1 and TA3.

(3) **Environmental Justice**

(a) **Identification of Environmental Justice Issues:** Environmental justice is the guarantee that all people, regardless of race or income, deserve clean air, water, and land. ***Four predominant social issues lead to social injustice: antisocial behavior, poverty, drug-abuse, racial discrimination.*** Such issues are the result of limited access to dependable transportation, exposure to air and water pollution, plus living in persistent poverty. ***USEPA's EJScreen Tool confirms Target Areas TA1, TA2, and TA3 meet the criteria for social injustice and are within a "Justice40" user-defined area and an EPA Inflation Reduction Act (IRA) disadvantage community according to the Climate and Economic Justice Screening Tool (CEJST).*** TA3 is also situated within Weirton Census Tract 213 identified by HUD as a Low-Income Housing Tax Credit Qualified Census Tract; confirming that more than 25% of the population are living in persistent poverty. USDOT's RAISE Mapping Tool further confirms that TA3, found in Weirton's Census tracts 213/214, is an "Area of Persistent Poverty". Continuing, USDOT's Equitable Transportation Community (ETC) Explorer ranks the entire MSA as Disadvantaged for Health Vulnerability (70%tile); a populated area with an increased frequency of health issues like Asthma, Cancer, High Blood Pressure, Diabetes, and Low Mental Health resulting from exposure to air, noise, and water pollution. This also includes lifestyle factors related to poor walkability, car dependency, and long commute times. The ETC further ranks the MSA as disadvantaged with Environmental Burdens such as PM2.5 air pollution from burning of fossil fuels at nearby industrial facilities, water pollution resulting from industry, agriculture, and urban runoff, plus potential lead exposure from residing in predominate pre-1980s housing stock. These burdens have far-reaching consequences such as health disparities, negative educational outcomes, and economic hardship. The most alarming health trend facing the MSA is the opioid epidemic. Ohio Department of Health reported Jefferson County's unintentional drug overdose death rate in 2023 as 54.0 deaths per 100,000, higher than the State of Ohio (46.3). West Virginia ranks the highest in the nation for opioid-related deaths. Hancock ranked 20th and Brooke County 23rd out of 55 counties in West Virginia. The WV Health & Human Resources lists each county as vulnerable to overdose mortality and transmission of HIV/HVC.

(b) **Advancing Environmental Justice:** The primary objective of this Brownfield Coalition Grant is to re-invigorate the tax base, improve property valuation, and provide job growth opportunities in the target communities. The secondary intent is to retain and grow the population base in the target area through affordable housing. In the late 1790s, when the first settlers trekked west of the Appalachians into the Ohio Territory, they populated the flat lowlands of the Ohio River Valley. At the early onset of the industrial revolution in the 1850s, business interests began to

exploit the rich coal and clay deposits found deep within the rugged steep-sloped topography east and west of the river valley. Soon after, investors-built manufacturing facilities in the heart of the urban communities first using the river and then rail to transport goods to market. These manufacturing industries grew exponentially fueling two world wars. Between 1950 through 1970, the greatest generation, fueled by the power of the automobile, began to migrate away from the region’s urban center into the hilltops. The economic explosion to feed the baby-boom generation was born. Urban sprawl demanded backfill to smooth over drainage hollows and stream basins for transportation and housing. Soon the migration met the rural areas now disfigured by open pit and deep-mine coal extraction. The mine-scarred areas were void of vegetation, deforestation, and susceptible to landslides, unsuitable for urban development. The urban migration ceased in the early 1980s while the older housing and industry left behind in the river valley began to decay. The MSA’s economy sunk into a great recession. The MSA’s future is the redevelopment of the river communities through brownfield assessment, remediation, and restoration concluded with proper end use planning.

b. Community Engagement

i. **Project Involvement:** The Coalition has organized a wide array of public-private stakeholders to complete the Brownfield Restoration. Primary state partners include the Ohio EPA and Department of Development, the West Virginia DEP, and Department of Economic Development. Local economic development partners include the Jefferson County Port Authority and Land Bank as well as the Business Development Corporation of the Northern Panhandle. Local public supporters include the Hancock County Commission, cities of Follansbee, Steubenville, Toronto, Wellsburg, and Weirton, along with the villages of Beech Bottom, Mingo Junction, and others. The Coalition will draw technical support from the Northern WV Brownfields Assistance Center (NBAC). Social clubs such as Rotary and United Way with strong professional ties to leaders and sensitive/at-risk communities in the region will play a key role.

ii. **Project Roles:**

Partner Name	Contact (name, phone & email)	Specific Role in project.
Jefferson County Land Bank	Tabatha Glover (740) 283-8655 landbank@jeffersoncountyoh.com	funding source for demolition work
Jefferson Co Chamber of Commerce	Kate Sedgmer (740) 282-6226 ksedgmer@jeffersoncountychamber.com	Business community for project updates
Ohio Depart. of Development	Megan Meadows (614) 728-0961 Megan.Meadows@development.ohio.gov	Abandoned Gas Station and Brownfield Grant Programs
Ohio Mid-Eastern Gov. Association	Jeannette Wierzbicki (740) 439-4471 jeannettew@omegadistrict.org	Appalachian Regional Planning & Development Council
Ohio BUSTR	Scott King, Bureau Chief (614) 752-7095 Scott.king@com.state.oh.us	BUSTR Petroleum Site Technical Assistance
Ohio EPA	Roxanne Anderson (614) 644-2938 Roxanne.Anderson@epa.ohio.gov	Ohio VAP Technical Assistance

City of Weirton	Mark Miller (304) 797-8500 mmiller@cityofweirton.com	Revolving Loan Fund, Site Prioritization/Cleanup/Reuse
Brooke County Senior Center	AJ Thomas (304) 670-3876 [REDACTED]	Public Outreach, Public Meeting Space
Rotary Club of Weirton	Mike Gianni (304) 748-8181 mgianni@jameswhiteconstruction.com	Community Input and Public Outreach
NBAC	Carrie Staton (304) 293-7071 Carrie.staton@mail.wvu.edu	Technical Assistance, TAB Provider
WVDEP	Casey E. Korbini (304) 238-1220 Casey.E.Korbini@wv.gov	WV RLF, Technical Assistance, & Certify Petroleum Sites

iii. **Incorporating Community Input:** BHJ’s Public Participation Plan outlines a list of strategies and techniques to engage local constituency. The plan not only provides a format to deliver information, but also to receive comments from the populace. All meetings are open to the public and held at accessible locations. BHJ will present meeting notices and agenda packages to local media resources including newspaper and television. When warranted, BHJ may send public notices and service announcements to social service and community-oriented organizations such as those listed above.

3. **TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS:** As a designated Local Development District and Economic Development District, Region XI can leverage \$75,360 (21,660 hrs. @ \$80/hr.) in US Economic Development Administration (EDA) and Appalachian Regional Commission (ARC) planning grants along with state and local matching dollars to assist completing the tasks and activities listed below.

a. **Description of Tasks, Activities, Schedule, and Outputs:**

i. **Project Implementation, Task 1-Programmatic Costs:** *EPA-funded activities: **Personnel:*** Eligible costs under the *Uniform Administrative Requirements for Cost Principles for Federal Awards*, Personnel, Fringe, and Indirect Costs. ***Training:*** attend four national and four regional brownfield conferences 2024 through 2028. ***Other:*** Community outreach strategies, marketing materials, and print services. *Non-EPA-funded activities:* Negotiate MOA with Coalition members, prepare Request for Proposals (RFP) to obtain Qualified Environmental Professional (QEP), and obtain Legal Services. Leverage 480-hrs equaling \$38,400.

ii. **Anticipated Project Schedule:** Establish MOA and setup fiscal management systems end of 4th Quarter FFY2024; Solicit RFP and contract with QEP end of 1st Quarter FFY2025; Obtain Legal Services as needed; Other tasks accomplished quarterly. Closeout project end of 1st Quarter FFY2029 or request one-year no-cost extension.

iii. **Task/Activity Lead:** Coalition Program Manager (CPM)

iv. **Outputs:** Signed MOA, an open competitive RFP, contract, and scope of services. Administrative Services for communication of project status and track expenditures per brownfield site. Training by attending conferences to improve knowledge and networking.

ii. **Project Implementation, Task 2-Site Inventory:** *EPA-funded activities: **Cost Estimates & Timelines:*** Update site inventory and prepare cost estimates with timeline to complete work and plan activities. *Non-EPA-funded activities: **Eligibility for Environmental Site Assessment (ESA) Activities:*** PM drafts Property Approval Questionnaire (PAQ) for USEPA review and if needed, obtain state determination for petroleum site eligibility before submitting PAQ to USEPA. Track

QEP work progress and review actual cost expenditures. Leverage 168-hrs equal to \$13,440.

iii. **Anticipated Project Schedule:** Begin 2nd Quarter FFY2025 through 4th Quarter FFY2028.

iv. **Task/Activity Lead:** CPM and QEP

v. **Outputs:** An updated Site Inventory prepared quarterly for 16 coalition meetings with site status reports on-going expenditures, future cost estimates, and timeline to complete tasks.

i. **Project Implementation, Task 3-Phase I & Phase II ESA:** *EPA-funded activities: **Phase I ESA*** – Following USEPA’s “All Appropriate Inquiry” (AAI) rule, QEP evaluates a site’s environmental condition and assesses potential contamination liability. The QEP submits the report to coalition and USEPA PM for content review and likelihood for further development. ***Phase II ESA*** – Before any Phase II activities can begin, the QEP must submit or prepare a USEPA approved **Quality Assurance Project Plan (QAPrP)**. The plan outlines management, data acquisition, oversight, and data validation of assessment activities called the **Field Sampling Plan (FSP)** that the QEP submits prior to any **Phase II ESA** activity. Once USEPA or State approves an **FSP**, the QEP can perform field work, sampling, testing, and compilation of data to complete the **Phase II Site Assessment**. *Non-EPA-funded activities:* Complete All Appropriate Inquiry form for **Phase I ESA** reports and submit to USEPA and update ACRES database. Leverage 126-hrs equal to \$10,080.

ii. **Anticipated Project Schedule:** Begin 2nd Quarter FFY2025 through 4th Quarter FFY2028.

iii. **Task/Activity Lead:** CPM and QEP

iv. **Outputs:** Nine (9) **Phase I ESA** reports. One (1) approved **QAPrP**. Twelve **Phase II ESA** reports. Four (4) applications for **State Voluntary Programs**. Update ACRES database.

i. **Project Implementation, Task 4-Enduse Planning:** *EPA-funded activities: **Initiate Brownfield Target Area Revitalization Activities*** - Concurrent with Site Inventory activities, conduct area-wide planning in Target Areas 1 and 3 to assess potential strategies to identify RECs, site reuse, and alignment with community goals. ***Preparing Brownfield Sites for Reuse*** - As site selection evolves, conduct market studies, infrastructure evaluation, and site disposition strategies to better focus on cleanup and redevelopment plans for specific sites in Target Areas. *Non-EPA-funded activities:* Perform public and private investment outreach to market sites for redevelopment. Leverage private, state, and federal resources for cleanup, remediation, infrastructure improvements, and workforce development. Leverage 72-hrs equal to \$5,760.

ii. **Anticipated Project Schedule:** Initiate Area-Wide Planning and enroll sites into Voluntary Programs 3rd Quarter FFY2025; start other eligible planning activities 4th Quarter FFY2025.

iii. **Task/Activity Lead:** CPM and QEP

iv. **Outputs:** Complete three (3) Market Studies, six (6) Infrastructure Assessments, five (5) Site Reuse Assessments, and two (2) Area-Wide Plans.

i. **Project Implementation, Task 5-Community Outreach:** *EPA-funded activities:* 1) Develop a wide variety of promotional materials such as brochures, visual displays, fact sheets, etc. to build awareness of the value of brownfield redevelopment and hold annual public meetings. *Non-EPA-funded activities:* Establish Brownfield Task Force and meet quarterly meetings. Develop agendas and record attendance and meeting notes. Initiate periodic media interviews and community presentations. Leverage 96-hrs equal to \$7,680.

ii. **Anticipated Project Schedule:** Establish Brownfields Task Force and meet quarterly starting the 4th Quarter FFY2024; Annual public meetings starting the 4th Quarter of 2025.

iii. **Task/Activity Lead:** CPM and QEP

iv. **Outputs:** Twelve (12) Task Force and three (3) Open House meetings. Three (3) presentations

to community organizations and periodic interviews through various local media outlets.

b. Cost Estimates:

Task 1, Program Management - \$75,000 (5.00%)

Personnel: \$23,000/Fringe (71.30%): \$16,400/Indirect (87.39%): \$20,100

Training: \$14,000

2 Persons to 4 National BF Conferences, 8 x \$1,125 = \$9,000

2 Persons to 5 Regional BF Conferences, 10 x \$500 = \$5,000

Other Costs: \$1,500

Task 2, Site Inventory and Prioritization - \$39,450 (2.63%)

Contractual Costs: \$39,450

Personnel: 16 meetings @ 12-hr/mtg @ \$200/hr. = \$38,400

Travel Costs: 100 mi/mtg @ \$0.655/mi = \$1,050

Task 3, Phase I & Phase II Environmental Site Assessments - \$856,250 (57.08%)

Contractual Costs: \$856,250

Quality Assurance Project Program (QAPrP): \$8,200

Phase I Site Assessment Report: 9 @ \$6,250 ea. = \$56,250

Phase II Site Assessment Report (including FSP): 12 @ \$30,000 ea. = \$360,000

VRP/VAP Application & Work Plans: 4 @ \$25,000 ea. = \$100,000

VRP/VAP Site & Risk Assessment Reports: 4 @ \$82,950 = \$331,800

Task 4, End Use Planning - \$451,000 (30.07%)

Contractual Costs: \$451,000

Area-Wide Plan 2 @ \$82,250 ea. = \$164,500

Market Study 3 @ \$20,000 ea. = \$60,000

Site Reuse Assessment Report 5 @ \$30,000 ea. = \$150,000

Infrastructure Assessment Report 6 @ \$12,750 ea. = \$76,500

Task 5, Community Outreach - \$78,300 (2.63%)

Contractual Costs: \$78,300

Personnel: 2 Person to 8 meetings @ 24-hr/mtg @ \$200/hr. = \$76,800

Travel Costs: 100 mi/mtg @ \$0.655/mi = \$525

Other Costs: \$975

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Program Management	Site Inventory	Site Assessment	End Use Planning	Community Outreach	
Personnel	\$23,000					\$23,000
Training	\$14,000					\$14,000
Contractual		\$39,450	\$856,250	\$451,000	\$78,300	\$1,425,000
Other	\$1,500					\$1,500
Fringe	\$16,400					\$16,400
Indirect	\$20,100					\$20,100
Total	\$75,000	\$39,450	\$856,250	\$451,000	\$78,300	\$1,500,000

c. **Plan to Measure and Evaluate Environmental Progress and Results:** BHJ's strategy for tracking and measuring progress has the following elements: 1) evaluate achievements against milestones established within the grant application and work plan, 2) evaluate whether the

project sites have redevelopment potential and management fundamentals such as acquisition and capable of leveraging outside dollars, 3) document project outcomes and outputs quarterly through quarterly reports, coalition meetings, 4) data entry into EPA's ACRES system, 5) share the information with the community outreach partners.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. **Organizational Capacity:** BHJ has a strong grant management team with more than twenty years of programmatic experience with USEPA Coalition and Community grants. BHJ Executive Director Michael Paprocki leads the coalition as project manager. Mr. Paprocki will manage contracted services, site eligibility determinations, ACRES database entries, community outreach, and reporting documentation. He has over 32 years' experience in government administration, fiscal supervision, and brownfield project management. He specializes in geographic information systems, engineering application, and environmental justice organization. Ms. Rhonda Howell, BHJ Finance Manager Finance, will oversee financial administration. Ms. Howell has over 25 years' experience managing federal transportation, economic, and brownfield programs. She has managed one communitywide and four coalition assessment grants.

ii. **Acquiring Additional Resources:** Contractor Procurement: BHJ uses a two-step process. Interested contractors submit a 10-page Letter of Interest (LOI) detailing three components: Team Approach, Experience, and Project Approach. The LOI should identify the prime contractor, subcontractor(s), project manager, and key staff with qualifications compliant to perform USEPA work. The LOI must also relate workload and experience on similar projects. Step one, the coalition will individually score each LOI based on five categories: Project Manager, Strength and Experience, Availability of Personnel, Past Performance, and Project Approach. Step two (if needed), the coalition will hold an informal interview with the highest scored applicants and invite the "preferred" contractor to negotiate a service contract.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) **Accomplishments:** **BF-96353701:** Completed 1 Petroleum & 8 Hazardous Phase I Reports. Finalized 4 Petroleum and 16 Hazardous Phase II Reports. Assessed 700A ready for end use. Leveraged \$550,000 in Ohio DOD Abandoned Gas Station Fund to remove 14 USTs equal to 1M gallons. All work recorded in ACRES. **BF-96378801:** Received a Certificate of Completion for VRP#20015, Resource Conservation and Recovery Act (RCRA) site ready for use. In early 2023, an American green-energy startup Form Energy broke ground on a 55-ac of the RCRA site, the Frontier Crossing, Former Iron- and Steel-Making Area for construction of Form Factory 1, the company's first high-volume manufacturing facility. The project leveraged over \$760M in private, state, and federal investments with the promise of 750 new jobs in the Weirton community.

(2) **Compliance with Grant Requirements:** **BF-96378801:** An open grant with more than 70% expended prior to September 30, 2023. **BF-96353701:** Closed out and expended all grant funds in compliance with the terms of the grant agreements, workplan, reporting requirements, and schedule in a timely manner with one no-cost extension granted. All financial and ACRES reporting is up to date.

THRESHOLD CRITERIA

1. Lead Coalition Member and Applicant Eligibility

a. The **Brooke-Hancock Regional Planning & Development Council (BH)** is the lead coalition member and applicant for this FY24 Assessment Coalition Grant. BH qualifies as a **Regional Council** established under governmental authority. The 1971 West Virginia Regional Planning & Development Act and reenacted West Virginia Code, Chapter 8, Article 25 mandated dividing West Virginia into 11 regions to serve as “development districts” to utilize funding resources and maximize small communities’ chances of attracting funds from federal, state, and local organizations to foster community and cooperation throughout the state more effectively. The act created BH as Region XI. The BH is a subset doing business as (dba) the Brooke-Hancock-Jefferson Metropolitan Planning Commission (BHJ), established by agreement between the Jefferson County and the City of Steubenville, Ohio and Brooke County and Hancock County and the cities of Weirton and Wellsburg in West Virginia as an Interstate Planning Commission. Enabling legislation in 1969 by the states of Ohio and West Virginia established the BHJ as an Interstate Planning Commission, a political subdivision set forth in the provisions of the Ohio Revised Code Section 713.30 and West Virginia State Administrative Code Chapter 8, Article 26. The Enabling Legislation, Joint Articles of Agreement, along with applicable sections of the Ohio Revised Code and West Virginia State Administrative Code authorizes BHJ to accept and use funds, grants, and services from the federal government or its agencies. BHJ meets the criteria as set forth in Chapter 8, Article 25 (Intergovernmental Relations-Regional Planning and Development) of the West Virginia Code.

b. The **Brooke-Hancock Regional Planning & Development Council** is **NOT EXEMPT** from Federal taxation under section 501(c)(4) of the Internal Revenue Code

2. Number and Eligibility of Non-lead Coalition Members

This application has two non-lead coalition members, the County Commission of Brooke County (WV) and Jefferson County Board of County Commissioners (OH). The County Commission of Brooke County is a **County Government** constituted under Chapter 7 of the West Virginia State Code. The Jefferson County Board of County Commissioners is the general administrative body for **County Government** as defined by Ohio Revised Code Section 303.37. The non-lead coalition members as **County Government**, are **eligible for federal funding**. Both County Governments are **NOT EXEMPT from Federal taxation under section 501(c)(4) of the Internal Revenue Code**.

The Brooke-Hancock Regional Planning & Development Council is legally independent from the county governments (the non-lead coalition members) it serves. Consider the following: 1) No BHJ/Regional Council staff are county employees. The council’s employees are subject to the BHJ Personnel and Procedures Manual, 2) BHJ’s role is to represent the metropolitan area in matters pertaining to federal and state fund applications. BHJ membership is representative of elected officials and interested citizens from each of the three (3) counties and the twenty-six (26) incorporated municipalities. The BHJ board makes decisions that are for the benefit of the entire metropolitan area. If successful, BHJ staff carries out all federal grants in the best interest of the metropolitan area. BHJ is subject to a stand-alone Procurement Policy and Title VI Policy & Procedure, both compliant to applicable federal laws and standards, 3) BHJ receives no federal funds via ASAP through Brooke, Hancock, or Jefferson counties. BHJ’s annual budget is a variety of federal and state grants matched by non-federal contributions from the three (3) counties and twenty-six (26) incorporated municipalities (based on a per capita formula). Annually, BHJ drafts and adopts its Overall Work Program and Budget with an Indirect Cost Negotiation Agreement

THRESHOLD CRITERIA

through the US Department of the Interior, and 4) No contracts or subawards financed with federal funds exist between Brooke, Hancock, or Jefferson Counties.

3. **Target Areas**

The Narrative Information Sheet describes this threshold criterion.

4. **Existing Brownfields Grants to Non-lead Members**

The non-lead coalition members, County Commission of Brooke County (WV) and Jefferson County Board of County Commissioners (OH), **DO NOT** have an open Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant and **NOT AWARDED** a MARC Grant that closed in 2016 or later.

5. **Coalition Agreement**

Attached are letters signed by the non-lead members addressed to Region XI BH Planning & Development Council in which they agree to be a part of the coalition.

6. **Community Involvement**

The Community Involvement approach is a two-step strategy. **Step 1:** WV Collaborative Redevelopment (WVRC) Model - The WVRC model, a program of the Northern WV Brownfields Assistance Center (NBAC), provides services and expertise for WV communities to capture the maximum economic, environmental, and social benefits from the remediation and adaptive reuse of brownfields. The first WVRC model project BH administered was the TS&T Site in Chester. Since, BH has implemented the WVRC Model several other EPA-funded projects including Brooke Glass in Wellsburg, FY17 Coalition Grant # BF-96353701, and FY20 Coalition Grant #BF-96378801. **Step 2:** Brownfields Task Force (BTF) - BH formed the Brownfields Task Force (BTF) in November 2008, when the USEPA awarded BH its first Brownfield Assessment Grant. The Task Force holds public-open meetings quarterly and maintains an open dialogue with communities and stakeholders. The BTF is the mechanism through which all target communities have provided input for brownfield redevelopment and the coalition will continue to engage and inform the BTF throughout this project. Members include interested residents of targeted communities and stakeholders such as city managers, elected officials, and/or private business interests. WV members include the BDC, WV Development Office, WV Department of Environmental Protection, WV Department of Transportation, and NBAC. Ohio members include the JCPA, OhioSE, OH Environmental Protection Agency, and OH Department of Transportation. Other members include a representative of the real estate community, financial institutions, and workforce investment board. As a result of this effort, BTF received the 2015 WV Brownfield Award in Environmental Impact in recognition of the Task Force's dedication to brownfields redevelopment in WV. Coalition members will meet as needed to develop the BTF agenda, prioritize site selection criteria, and meet with the contracted environmental consultant to review and assess project progress.

Coalition (lead and non-lead) members will publicly promote brownfields achievements through traditional (newspaper articles and guest columns, television, radio, newsletters) and social media outlets (email blasts, web site Facebook, Instagram, Twitter, etc.). In every instance, the Coalition will accept comment from citizens and stakeholders and provide timely response. The BTF meetings as well as public media exposure (traditional and social) is appropriate and effective. The tentative meeting schedule for this Brownfield Assessment Proposal will include: 1) an introductory workshop within 90 days of receiving a "Notice to Proceed" to identify and prioritize sites, 2) after each quarter, an in-person community session to solicit input, 3) a

THRESHOLD CRITERIA

progress update after the consultant completes 30% of contracted work, 4) a second update session after completing 60% of contracted work, and 5) an Open House meeting to discuss site redevelopment and reuse. These meetings will provide opportunities for public input and discussion regarding site identification, health and environmental concerns, and end-use redevelopment decisions. Meeting locations may rotate within targeted communities.

7. **Expenditure of Existing Grant Funds**

BHJ dba BH Planning & Development Council is a current recipient of a FY20 Brownfield Coalition Assessment Grant. Attached is a financial report from the Automated Standard Application for Payments (ASAP) that verifies 70.00% of the grant agreement funding is “drawn down” and disbursed before October1, 2023.

8. **Contractors and Named Subrecipients**

BHJ has not procured a contractor or consultant firm to accomplish any of the proposed work identified in this grant proposal. BHJ has not identified or does not intend to contract with a subrecipient to conduct work proposed in this application.



November 1, 2023
U.S. Environmental Protection Agency, Region 5
ATTN: Ashley Green
77 West Jackson Boulevard
Mail Code SB-5J
Chicago, IL 60604-3507

RE: Brooke-Hancock-Jefferson Metropolitan Planning Commission Assessment Coalition Grant Proposal

Dear Mr. Ashley Green:

I am pleased to offer Ohio EPA's support for the Brooke-Hancock-Jefferson Metropolitan Planning Commission (BHJ) Assessment Coalition Grant Proposal. The coalition consists of BHJ and two of the counties they serve, Jefferson, Oh and Brooke, WV. Collectively the BHJ Coalition is applying for an Assessment Coalition grant totaling \$1,500,000. Ohio EPA hopes to provide support to the BHJ Coalition under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the BHJ is requesting under their Assessment Coalition Grant Proposal will be used to inventory, assess, and conduct end use planning on former and active industrial sites, abandoned corner gasoline stations, railroad facilities, and vacant commercial properties that line this once prosperous corridor in Jefferson County, OH. The assessment Target Area is the Mingo Junction, OH Commercial Avenue District, which is a mix of residential, industrial, and commercial properties that lineup south to north along the lowlands of the Ohio River Valley 100-year floodplain on the eastern perimeter of Mingo Junction, Ohio. Since the closing and bankruptcy sale of the former Wheeling-Pittsburgh Steel Corporation assets in Mingo Junction in 2010, the village has suffered extreme financial hardship. With an abundance of brownfields and a lack of developable greenspace, the Commercial Avenue Corridor cannot be revived without federal and state financial intervention. If awarded, the assessment grant will assist the community to envision a re-birth through site assessments, reuse visioning, revitalization planning, and market studies as well as an evaluation of existing infrastructure and market viability.

We look forward to working with the Brooke-Hancock-Jefferson Metropolitan Planning Commission Coalition and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at Lisa.Shook@epa.ohio.gov.

Sincerely,

Lisa Shook

Lisa Shook, Manager

Ohio Environmental Protection Agency

Voluntary Action Program

cc: Michael Paprocki, Executive Director, BHJ Metropolitan Planning Commission
Kristy Hunt, Ohio EPA, DERR/SEDO