

Bel-O-Mar

Regional Council

R03-24-A-025

(304) 242-1800 | belomar@belomar.org | www.belomar.com

November 13, 2023

Mr. Anthony Geiger
EPA Region 3
1650 Arch Street
Mail Code 3LD50
Philadelphia, PA 19103

RE: FY 2024 Application for USEPA Brownfields Assessment Coalition Grant

Dear Mr. Anthony Geiger,

Please see requested information below:

IV.D Narrative Information Sheet

1. Application Identification:

Bel-O-Mar Regional Council
P.O. Box 2086
Wheeling, WV 26003

2. Federal Funds Requested:

- (a) Assessment Grant Type: Assessment Coalition
- (b) Federal Funds Requested: \$1,500,000

3. Location:

- Marshall County, WV
- Ohio County, WV
- Wetzel County, WV
- Downtown Wheeling, WV
- Belmont County, OH

4. Coalition Members’ Target Areas and Priority Site Information:

- Belomar Regional Council (Lead): Marshall, Ohio and Wetzel Counties in West Virginia
- Wheeling Heritage (Non-lead): Downtown Wheeling, West Virginia (Census Tracts: 54069002700; 54069000400; 54069002600; 54069000700)
- Belmont County Port Authority (Non-lead): Belmont County, Ohio

Priority Sites and the Associated Target Area:

- Reilly Properties, Wheeling Ave. Glen Dale, WV 26038 (Marshall County)
- East Wheeling Community Park, Grandview St. Wheeling, WV 26003(Downtown Wheeling)
- 4K Industrial Park, 1001 Main St. Martins Ferry, OH 43935 (Belmont County)

5. Contacts:

(a) Project Director:

Name: Natalie Hamilton
 Community Development
 Phone: 304-242-1800
 Email: nhamilton@belomar.org
 Mailing Address:
 Belomar Regional Council
 P.O. Box 2086
 Wheeling, WV 26003

(b) Highest Ranking Elected Official:

Name: Scott Hicks
 Executive Director
 Phone: 304-242-1800
 Email: hicks@belomar.org
 Mailing Address:
 Belomar Regional Council
 P.O. Box 2086
 Wheeling, WV 26003

6. Population:

City, where priority site is located	Population (2020 Estimates)
Glen Dale, WV	1,514
Wheeling, WV	27,062
Martins Ferry, OH	6,260
Total for Priority Sites	34,836
Total for Coalition Region	153,955

7. Other Factors:

Other Factors	Page #
Community Population is 10,000 or less	2, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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	1, 2, 3

partially contiguous with a body of water but for a street, road or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites with the target areas.	
The target area(s) is located withing a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. Letter from State or Tribal Environmental Authority: Please see attached letter from the West Virginia Department of Environmental Protection.

9. Releasing Copies of Applications: Not applicable; this application does not contain sensitive information.

The elected officials and residents of Bel-O-Mar Regional Council's and its coalition partners' jurisdictions are grateful for the opportunity to apply for an additional assessment grant. Previous assessment grants have assisted with revitalization efforts throughout the Northern Panhandle of West Virginia and adjacent, Belmont County, Ohio. Please feel free to contact us, if you have any additional questions.

Sincerely,


 Scott Hicks
 Executive Director


 Natalie Hamilton
 Community Development



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 6, 2023

Mr. Scott Hicks, Executive Director
Belomar Regional Council
P.O. Box 2086
Wheeling, WV 26003

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

Dear Mr. Hicks,

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 Wheeling Heritage and the Belmont County Port Authority.

Given the history of industrial activity in the region, these grant assessment activities are vital to the revitalization of the downtown and central business districts of local municipalities located along the Ohio River. 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, with the first name being the most prominent.

Jackson Porter
Brownfields Specialist

1. Project Area Description and Plans for Revitalization

a. Coalition Members, Target Areas and Brownfields

i. Coalition Members

Bel-O-Mar Regional Council, one of eleven regional planning and development councils in the State of West Virginia is comprised of Marshall, Ohio and Wetzel in northern West Virginia. It is the region's key organization to apply for and administer federal and state grant programs. Bel-O-Mar, along with its coalition members, the Belmont County Port Authority and Wheeling Heritage is proposing this brownfield assessment coalition program, so that it can maintain the momentum begun under previously awarded brownfield assessment grants and continue to revitalize the Northern Panhandle of West Virginia and adjacent, Belmont County, Ohio.

Coalition partner, Wheeling Heritage, a non-profit community-based organization, whose mission is to improve the community through revitalization, historical preservation, community outreach and economic development opportunities for the City of Wheeling's historic downtown, riverfront and adjacent neighborhoods. Coalition partner, Belmont County Port Authority is an economic development organization, who aims to strengthen and diversify the economy by encouraging investment in business, industry, transportation, distribution and community development projects. Although both coalition partners have made significant positive impacts for their respective target areas, both are small organizations, who do not have the additional capacity needed to apply for and administer an EPA Brownfields Assessment Coalition grant, nor the funds to hire additional staff.

a.ii. Overview of Brownfield Challenges and Description of Target Areas

The Northern Panhandle of West Virginia and adjacent Belmont County, OH, which is part of the Upper Ohio River Valley, was one of the nation's first industrial and manufacturing centers due to its abundance of natural resources, diligent workforce and proximity to transportation infrastructure. The first cities established in the region lined the banks of the Ohio River, which provided a source of water, food, transportation, and flat land suitable for development. As these communities grew, the population was forced to go beyond the flat land and develop the narrow valleys and hilltop ridges, which is characteristic of the dissected Allegheny Plateau.

Beginning in the mid 1900's the region began to decline due to the loss of manufacturing and industrial businesses. The first areas to witness the decline were the central business districts of the communities along the Ohio River, as these locations were the primary sites for factories and the homes that housed the workforce. Historically, limited funds were available to remediate and reuse these sites; therefore, housing was constructed on the outskirts of the communities. The region's most disadvantaged residents have suffered from these planning decisions, as many affordable housing developments have been located to the periphery, far from public bus routes. This has left the area with many isolated pockets of development and a public transportation system that does not serve those who need it the most.

Local municipal officials have realized this conundrum and have begun to address this challenge through encouraging redevelopment of their central business districts, where many former industrial sites and vacant buildings are located. This planning decision will help mitigate climate change by creating walkable cities and reducing future greenfield development. Additionally, less funds will need to be allocated for costly road maintenance and utility infrastructure.

Belomar Regional Council's Target Area: The lead applicant's target area are the riverfront communities of Benwood (Pop: 1,245), McMechen (Pop: 1,680), Glen Dale (Pop: 1,514), Moundsville (Pop: 8,122) and New Martinsville (Pop: 5,186) in Marshall and Wetzel County. The natural resources and labor force of the many small river towns that dot the Upper Ohio River contributed immensely to the American economy during the Industrial Revolution; however, changing times and economic policies have caused their gradual, steady decline. Many former industrial sites, which produced steel, glass and coal mark their landscape.

Wheeling Heritage's Target Area: This coalition partner's target area focuses on the City of Wheeling's downtown area and adjacent neighborhoods. This area contains many Victorian-era buildings and houses in need of rehabilitation. Over the past ten years, Downtown Wheeling has seen an increase in both private and public investment, including EPA Brownfield Assessment and Clean Up funding; however, much more effort is required to revitalize the downtown into the bustling economic hub it once was.

Belmont County Port Authority's Target Area: This coalition partner's target area focuses on the riverfront communities of Martins Ferry (Pop: 6,260), Bridgeport (Pop. 1,582) and Bellaire (3,870) in Belmont County. The Appalachian region of Ohio contains the State's most disadvantaged counties, including Belmont County, with the county's riverfront municipalities suffering the most. Loss of industrial businesses, economic disinvestment, population loss and an aging housing stock have left these communities dilapidated and distressed.

iii. Description of Priority Brownfield Sites

Reilly Property (Bel-O-Mar Regional Council's Target Area): Located along WV Route 2 in the City of Glen Dale, WV, this site is comprised of approximately 60 acres of land and is developed with 18 buildings, including an abandoned gas station, a laydown yard for equipment, and open space. Previous historical uses include a foundry, carpet storage, a car dealership, and auto servicing and repair. A Phase I ESA for the entire site and a Phase II ESA for the southern portion were funded through Bel-O-Mar's current assessment grant; however, a Phase II ESA is still needed for the northern portion of the site. The site's strategic location, adjacent to both the Ohio River and WV Route 2, make it a highly desirable place for redevelopment. Additionally, it is some of the only remaining flat land in the area suitable for large-scale industrial/commercial development.

4K Industrial Park (Belmont County Port Authority's Target Area): Squeezed between the Ohio River and OH Route 7 in the City of Martins Ferry, OH, this approximately 52-acre site was once home to RG Steel Mill (once part of Wheeling-Pittsburgh Steel Corporation). The site, which was known as the "pickling plant" deals with contamination issues from the steel finishing galvanizing process. Some of the buildings have been demolished and today, a portion of the site is used to recycle fracking sludge from the natural gas industry; however, the site remains underutilized. A Phase II ESA is needed, so current owners can market the remaining open land and building space for industrial/manufacturing opportunities.

Grow Ohio Valley's Edible Mountain Project (Wheeling Heritage's Target Area): This nearly 60-acre site on a hillside in the heart of downtown Wheeling was once the location of a vineyard and later a public housing development. The non-profit organization, Grow Ohio Valley, whose mission is to make healthy food options and recreation available to the underserved East Wheeling Community, plans to develop the site into a park and place to grow food. This site received a Phase I ESA, Limited Phase II

ESA and reuse planning through Bel-O-Mar's current assessment grant; however, due to the expansive size, slope and landslip on the site, a complete Phase II ESA is needed before the site can be converted into a community park/garden. This site is also the recipient of a \$3.2 million Abandoned Mine Lands grant.

iv. Identifying Additional Sites

A former industrial and manufacturing hub, like the Northern Panhandle of West Virginia and Eastern Ohio naturally has an abundant list of potential brownfield sites. Additional sites listed below are sites that have been prioritized based on their proximity to the central business districts of the region's riverfront communities, as this land is often flat and well connected to existing infrastructure and redevelopment of these sites is believed to have the greatest economic and health impacts for the community.

Village of Bridgeport's former Gulf Gas Station: This corner lot gas station, which has remained vacant for many years, is located on a commercial street adjacent to a residential neighborhood in the Village of Bridgeport, OH. Although this site is small (approximately 0.25 acres), it has great economic potential due to its proximity to the first exit in Ohio for Interstate-70. Phase I and Phase II ESAs are needed to determine all former uses and the extent of contamination. **Downtown Section of Wheeling Creek:** Big Wheeling Creek, which bisects the City of Wheeling, WV has become a popular place for kayaking; however, during the summer months the shallow water in certain sections force kayakers to get out and carry their kayaks, especially in the stretch from the Peninsula Industrial Park to the mouth of the Ohio River. In 2002, the Army Corp of Engineers completed a Phase I ESA on the section to determine if it was suitable for dredging. Due to the historical and current industrial uses along this section, it was determined that there are numerous potential sources of contamination along the creek banks and creek bed and a Phase II ESA is required to ensure that dredging can be performed safely.

b. **Revitalization of the Target Areas**

i. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy of the Target Area aligns with current revitalization plans set forth by Belomar Regional Council's 2022 Comprehensive Economic Development Strategy (CEDS) Update. The document lists "Goal I: To create stable jobs providing employees with a decent standard of living" and Objective 1: "To expand and improve the pool of industrial and commercial site locations." The CEDS identifies "Develop new industrial and business park sites", "Encourage the reuse of abandoned industrial and commercial sites", and "Pursue federal funding to assess the extent of Brownfield sites in the region and their potential for cleanup and economic reuse or revitalization" as strategies to achieve this goal.

The City of Wheeling's Comprehensive Plan states under their Community Initiatives "[target] reinvestment and revitalization efforts in downtown... to support the establishment and growth of walkable, mixed-use neighborhoods." The City of Moundsville's Comprehensive Plan states under their action plan goals "encourage and create new opportunities for commercial and economic development initiatives" through the objective of "recruit new industry and identify sites for future development". The goals of both the City of Wheeling and City of Moundsville's Comprehensive Plans and Belomar Regional Council's CEDS are to reuse abandoned land and buildings for economic development purposes that are already connected to the current infrastructure instead of developing

greenfield sites. This directly aligns with the EPA's Objective 6.1, "Clean Up and Restore Land for Productive Uses and Healthy Communities" in their FY 2022-2026 Strategic Plan, which states "Clean up and restore contaminated sites to protect human health and the environment and build vibrant communities, especially in underserved and overburdened areas."

ii. Outcomes and Benefits of Reuse Strategy

Brownfield redevelopment brings unutilized/underutilized sites back to active use, returning parcels to the tax rolls, leveraging private investment and creating economic development opportunities. As brownfields are redeveloped, previously vacant properties will contribute to the State of West Virginia's Business and Occupation tax base, which in turn supports city services. Reusing existing sites and buildings that are already connected to existing infrastructure results in a more sustainable development model than developing greenfield sites or constructing new buildings. All priority sites listed are in the heart of their communities and once put back into productive use, will contribute to the local economy by providing more space for industrial development and recreational/tourism opportunities.

c. **Strategy for Leveraging Resources**

i. Resources Need for Site Reuse

To move sites to redevelopment beyond the assessment grant, the Brownfield Task Force will work with communities and property owners to take advantage of available resources for clean-up funding, including the West Virginia Department of Environmental Protection Brownfields Revolving Loan fund. The West Virginia Development Office has also expanded the scope of its Community Development Block Grant funding to include redevelopment of brownfield sites. Sites in Ohio will qualify for funding from the Ohio Brownfield Fund, which provides financial assistance to brownfield sites that have committed end use plans. One site under Bel-O-Mar's current grant, the Great Stone Viaduct Project, created walkways and a plaza on the remediated portion via funding from a \$1.9 million federal Transportation Alternatives Program (TAP) Grant.

The Northern Panhandle of West Virginia and adjacent Belmont County, OH fall completely within the authority of the Appalachian Regional Commission (ARC), with one county being labeled as "distressed" and the three other counties being labeled as "transitional". Municipalities and non-profit organizations engaged in reuse activities will be eligible to apply for annual ARC project funds, including infrastructure and transportation dollars and ARC POWER Grants. Additionally, the coal industry played a major role in fueling the former steel mills of the region; therefore, the region is eligible for the Abandoned Mine Land (AML) grants for economic development efforts. A project that received funding for Phase I and Phase II ESAs under Bel-O-Mar's current grant, Grow Ohio Valley's Edible Mountain Project was the recipient of a \$3.2 million AML grant. These funds will be used to convert a hillside, that once contained a large affordable housing development and a vineyard into a community park. Bel-O-Mar will continue to work with its economic development partner and Task Force member, REDP (Regional Economic Development Partnership) to envision creative solutions for brownfield redevelopment funding.

Lastly, many of the municipalities in Bel-O-Mar's region were established in the late 1700s to early 1800s; therefore, the region contains a plethora of Victorian-era buildings and several nationally recognized historic districts. Recently, local community members and outside investors have begun to

rehabilitate these beautiful but dilapidated structures, helping to preserve the cultural heritage of Northern West Virginia and Belmont County, Ohio. Bel-O-Mar's previous and current assessment grants have provided the funds for asbestos and lead assessments before renovation can begin. Many of these structures are eligible for both state and federal historic tax credits, which greatly reduces the cost of rehabilitation. The combination of EPA grant funded asbestos/lead assessments and historic tax credits has made these expensive projects more affordable and encourages the preservation of the unique architecture and heritage tourism throughout the region. Historic tax credits will be a source of funding for eligible brownfield sites.

ii. Use of Existing Infrastructure

Since the Bel-O-Mar region has been historically an industrial and manufacturing center, many of the infrastructure needs, such as bridges, river ports and highways are already in place. The region is bisected by Interstate 70, while WV Route 2 and OH Route 7 facilitates a north-south connection through the four-county region. Furthermore, Interstate 79 and Interstate 77 are within 20 miles of the region's eastern and western borders, respectively, and offer connections to Pittsburgh, Cleveland and major cities on the East Coast. Many of the priority sites are in or near the central business districts of their respective communities, allowing access to the current infrastructure system.

Additionally, the City of Wheeling is making massive upgrades to their central business district infrastructure via a \$31.9 million streetscape project (funded through a USDOT Rebuilding American Infrastructure with Sustainability and Equity grant and state and local funds). This project, which is expected to be completed within the next three years, consists of utility upgrades, separation of the combined sewer system, new ADA-complaint sidewalks and intersections, landscaping, and street pavements. Several brownfield sites from our previous grant, current grant, and priority sites listed in this application are located directly on the streets to be improved or are within 0.5 miles of this project. The streetscape project has sparked millions of dollars of private investment in the downtown area of the region's largest city.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

The loss of industry, population decline and the unique topography of the region have contributed to the small municipal populations. The largest city, Wheeling has a population of roughly 27,000, while the other communities range in size from a few hundred to six thousand residents. Over the past 50 years, all municipalities have seen their population reduced by more than 50%, which has led to a significant reduction in tax revenue. Additionally, household median incomes are significantly lower than the national average. These economically disadvantaged communities lack the funding and human capital necessary to apply for and administer EPA Brownfield Assessment grants.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

According to EPA's EJScreen Tool, several of the census tracts in the Target Areas are in the 80th to 90th percentile (with a few in the 95th to 100th percentile) for the following Socioeconomic Indicator categories: Low Income; Unemployment Rate; Less than High School Education; Under Age 5 and Over Age 64 (when compared to both US and State). The EPA's EJScreen Tool indicates several of the

census tracts in the Target Areas rank in the 80th to 90th percentile (when compared to both the US and State) for the following Environmental Justice Index categories: Particulate Matter 2.5; Diesel Particulate Matter; Air Toxics Cancer Risk; Toxic Releases to Air; Traffic Proximity; Lead Paint; RMP Facility Proximity; Hazardous Waste Proximity; Underground Storage Tanks and Wastewater Discharge. The EJScreen Tool therefore, demonstrates the overlap of poor environmental conditions and disadvantaged populations in the census tracts that border the Ohio River. The reuse strategy of revitalizing the central business districts and creating more housing options in the central core will create walkable cities helping to reduce the number of toxins created by automobile traffic.

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

The Target Areas continue to suffer from higher incidence of disease and adverse health conditions when compared to national averages. According the Community Needs Health Assessment (2019) conducted by Wheeling Hospital diabetes, chronic lower respiratory diseases, malignant neoplasms and heart disease continue to rank well above national averages. The EJScreen tool indicates the several of the nearly all of the census tracts in the Target Areas rank in the 80th to 90th percentile or above for the following Health Disparities categories: Low Life Expectancy, Heart Disease, Asthma, Cancer and Persons with Disabilities. A way to reverse poor health outcomes is to increase residents access to recreation and healthy foods. Grow Ohio Valley is combating both challenges through their Edible Mountain Project (Priority Site). Their mission for this brownfield site is to provide outdoor recreation and fresh food access to the disadvantaged East Wheeling Community.

(3) Environmental Justice

a) Identification of Environmental Justice Issues

As mentioned above previously, the EJScreen Tool demonstrates the most sensitive populations are forced to live in areas with them most harmful environmental conditions. Two priority sites, 4K Industrial Park and Grow Ohio Valley's Edible Mountain Project are located in census tracts with that rank in in the 90th to 95th percentile or above for "low life expectancy" and "heart disease". These same census tracts rank in the 90th to 95th percentile for "low income" and "unemployment rate".

b) Advancing Environmental Justice

This assessment grant and reuse strategy will advance environmental justice and minimize displacement because as brownfield sites are redeveloped, more space will be available for new housing/businesses in the central business districts of the target areas. Additionally, more recreational space will be available for vulnerable populations.

b. Community Engagement

i. Project Involvement and ii. Project Roles

The Bel-O-Mar Brownfield Task Force was formed in 2016 to begin the discussion on how to address the many abandoned industrial sites and buildings throughout the four-county region. The Task Force, comprised of representatives with diverse educational and professional backgrounds crosses city, county, and state boundaries, with each member giving detailed insight of the brownfield issues occurring in their communities. Two Belomar staff members, representatives from the region's four counties and multiple municipalities, economic development organizations, non-profits and local business/community members, and representatives from coalition partners (Belmont County Port Authority and Wheeling Heritage) create the dynamic group, which seeks to solve the region's current land use and environmental issues through brownfield redevelopment.

The Task Force will continue to hold quarterly meetings to discuss sites, set priorities, and implement the Task Force’s mission of returning brownfield sites back to productive use. Representatives from the Northern West Virginia Brownfields Assistance Center, the West Virginia DEP, and the Ohio EPA will attend Task Force Meetings to provide guidance and assistance. The Task Force will use email, social media, website, public meetings, and newspaper notices and flyers to communicate grant related meetings and information with the community.

Task Force members will gather input and projects in their communities and share this information with the rest of the group. Task Force members attending meetings will vote on projects that are to receive funding from the assessment coalition grant. The Task Force will abide by majority rule, as for what projects will receive funding. Members of the Task Force and their roles with the FY24 Assessment Grant are as follows:

Partner Name	Point of Contact	Specific Role in Project
Belmont County Port Authority	Larry Merry, Director; (740) 695-4397; larry.merry@co.belmontcounty.org	Coalition member; redevelopment expertise
Wheeling Heritage	Scott Schenerlein, Director of Heritage Programming; (304) 232-3087; sschenerlein@wheelingheritage.org	Coalition member; redevelopment expertise; community development
Belmont County Commission	J.P. Dutton, County Commissioner; (740) 699-2155; jdutton@belomntcounty.org	Participation in Task Force; Belmont County sites
Marshall County Commission	Betsy Frohnapel, County Administrator; (304) 845-0482; bfrhnapfel@marshallcountywv.org	Participation in Task Force; Marshall County sites
Ohio County Commission	Zach Abraham, Ohio County Administrator; (304) 234-3628; zabraham@ohiocountywv.gov	Participation in Task Force; Ohio County sites
Wetzel County Commission	Carla McBee, Commissioner; (304) 455-8217; commissioners@wetzelcc.com	Participation in Task Force; Wetzl County sites
City of Martins Ferry	Andy Sutek, City Service Director; (740) 633-2862; asutek@martinsferryoh.gov	Community input; site selection
City of Moundsville	Rick Healy, City Manager; (304) 845-6300; rhealy@cityofmoundsville.com	Community input; site selection
City of Wheeling	Nancy Prager, Community Development; (304) 234-3701; nprager@wheelingwv.gov	Guidance on priority sites
Regional Economic Development (RED)	Josh Jefferson, Project Coordinator; (304) 232-7722; joshuaj@redp.org	Community input; site selection
Belmont County Community Improvement Corp.	Crystal Lorimor, Executive Director; (740) 695-9768; lorimor@belmontcic.com	Community input; community development
Great Stone Viaduct Society	Ed Mowrer, Society Member; [REDACTED]	Guidance on priority site
WesBanco Bank	David Klick, VP Corporate Banking; (304) 234-9229; dklick@wesbanco.com	Participation in Task Force; budget guidance

WV Brownfields Assistance Center	Carrie Staton, Director; (304) 293-6984; carrie.staton@mail.wvu.edu	Brownfield redevelopment expertise
WV Department of Environmental Protection	Casey Korbini, Deputy Director of Remediation Programs; (304) 238 -1220; casey.e.korbini.@wv.gov	Guidance on environmental issues of sites in WV
Ohio EPA	Dan Tjoelker, Site Assistance & Brownfield Revitalization; (614) 644-3750	Guidance on environmental issues of site in OH

iii. Incorporating Community Input

Both coalition partners and all Task Force members are active participants in their respective communities, working to gather public input on a range of planning, infrastructure and redevelopment projects. Project progress will be reported at quarterly Brownfield Task Force Meetings and at Bel-O-Mar’s quarterly Planning and Development Council meetings, which are open to the public. The Task Force will reach out to citizens who live and work in the target area to update and solicit input. Belomar has developed a brownfield portal on their website, which provides information on projects that have received funding through our current assessment grant. This portal allows residents to submit sites in their community that they believe should be added to the site inventory.

The work completed under Bel-O-Mar’s previous and current assessment grant has made local municipal leaders, property owners and residents more aware of what brownfields are and more educated on the complicated process of returning these abandoned or underutilized properties in their communities back into productive use. Bel-O-Mar and its Task Force will continue to gather community input and with the help of the procured qualified environmental professional, continue to address the questions and concerns of the public.

3. Task Descriptions, Costs Estimates, and Measuring Progress

a. Description of Tasks/Activities and Outputs

i. Project Implementation, ii. Anticipated Project Schedule, iii. Task/Activity Lead and iv. Outputs

If grant funds are awarded, Bel-O-Mar will start the qualified environmental professional procurement process immediately. Once an environmental professional is procured, a Brownfield Task Force meeting will be held to discuss the prioritization of priority sites and potential start dates/feasibility of each priority project. Depending on the size of environmental/engineering firm, several projects might begin simultaneously after the approval of the procured environmental firm’s QAPP.

The priority projects will require both Phase I and Phase II Environmental Assessments. Additionally, many asbestos/lead assessments of historical buildings are anticipated during this grant cycle, as the three largest cities (Wheeling, Moundsville and New Martinsville) in Bel-O-Mar’s jurisdiction have seen unprecedented private and public investment in the past five years into the rehabilitation of the many Victorian-era buildings and homes located in each community’s national historic district.

Please see chart below for summarization of project implementation, schedule, lead and outputs.

<i>Task Activity: Task 1, Programmatic Oversight</i>
i. <u>Project Implementation</u> <ul style="list-style-type: none"> EPA-funded tasks/activities: work plan preparation; financial reporting; prepare and maintain changes in scope of work and budget; prepare payment requests; quarterly reports; final report; updating ACRES; attendance at State and National Brownfield Conferences
ii. <u>Anticipated Project Schedule</u> : term of program; procurement of QEP to occur in first quarter (October 1, 2024 to December 31, 2024)
iii. <u>Task/Activity Lead</u> : Bel-O-Mar Staff
iv. <u>Outputs</u> : 1 Expression of Interest; 1 Scope of Services contract; 15 quarterly reports; 1 final report; 2 participants at State and National Brownfield Conferences
<i>Task Activity: Task 2, Community Outreach, Site Inventory and Prioritization</i>
i. <u>Project Implementation</u> <ul style="list-style-type: none"> EPA-funded tasks/activities: maintaining site inventory; maintaining Bel-O-Mar's Brownfield webpage; community outreach
ii. <u>Anticipated Project Schedule</u> : term of program
iii. <u>Task/Activity Lead</u> : Belomar Staff and Qualified Environmental Professional
iv. <u>Outputs</u> : 4 community meetings; 16 Brownfield Task Force meetings; 16 posts to social media; 1 prioritized inventory; 20 – 25 project profiles
<i>Task Activity: Task 3, QAPP, Phase I and Phase II Environmental Assessments, HASPs and SAPs</i>
i. <u>Project Implementation</u> <ul style="list-style-type: none"> EPA-funded tasks/activities: QAPP, Phase I and Phase II ESAs, HASPs and SAPs
ii. <u>Anticipated Project Schedule</u> : QAPP approval – October 2024 to March 2025; all other items – April 2025 to October 2028
iii. <u>Task/Activity Lead</u> : Qualified Environmental Professional
iv. <u>Outputs</u> : 1 QAPP; 20 Phase I ESAs; 18 Phase II ESAs; HASPs and SAPs developed prior to Phase II ESAs, as needed.
<i>Task Activity: Task 4, Remedial Action Planning and Reuse Planning</i>
i. <u>Project Implementation</u> <ul style="list-style-type: none"> EPA-funded tasks/activities: Remedial Action Planning and Reuse planning
ii. <u>Anticipated Project Schedule</u> : October 2026 to October 2028
iii. <u>Task/Activity Lead</u> : Qualified Environmental Professional
iv. <u>Outputs</u> : 5 Remedial Action Plans and 5 Reuse Plans

b. Cost Estimates

Task 1, Programmatic Oversight - \$75,000.00

Personnel Costs: \$24,453

Project Manager: 908 hours at a rate of \$23.08/hour = \$20,956

Project Director: 80 hours at a rate of \$43.71/hour = \$3,497

Fringe Benefits Costs: \$10,439= (\$24,453 Personnel Costs) x 42.69% (Fringe Benefit Rate)

Indirect: \$21,749 = (\$24,453 Personnel Costs) x 139.48% (Indirect Rate)

Travel Costs: \$6,000

National Brownfields Conference (x 2 Staff): Registration (\$350) + Lodging (\$600) +

Transportation + Flight/rental car and Fuel/Parking (\$750) + Per Diem (\$100) = \$1,800 x 2 staff = \$3,600

West Virginia Brownfields Conference (x 2 staff): Registration (\$300) + Lodging (\$500) + Transportation + rental car and Fuel/Parking (\$300) + Per Diem (\$100) = \$1,200 x 2 staff = \$2,400

Task 2, Community Outreach, Site Inventory and Prioritization - \$30,000

Personnel Costs: \$18,430

Project Manager: 717 hours at a rate of \$23.08/hour = \$1,880

Project Director: 43 hours at a rate of \$43.71/hour = \$16,550

Fringe Benefits: \$7,867 (\$18,430 Personnel Costs) x 42.69% (Fringe Benefit Rate)

Indirect: \$25,703 = (\$18,430 Personnel Costs) x 139.48% (Indirect Rate)

Supplies: \$2,500 Cost for supply project materials

Other: \$500 Cost for supply project materials

Contractual Costs: \$35,000 for completing property profile forms and updating inventory, prioritization and community outreach.

Task 3, Phase I and Phase II Environmental Site Assessments - \$835,000

Contractual Costs: \$835,000

Phase I (\$3,700 x 20) = \$74,000

Phase II (\$42,000 x 18 sites) = \$756,000

QAPP (\$5,000 x 1) = \$5,000

Task 4, Remedial Action Planning - \$500,000

Contractual Costs: \$500,000

Remedial Action Plans (\$50,000 x 5) = \$250,000

Reuse Plans (\$50,000 x 5) = \$250,000

Budget Categories	Task 1 Programmatic Oversight	Task 2 Community Outreach	Task 3 Environmental Assessments	Task 4 Reuse Plans	Total
Personnel	\$24,453	\$18,430			\$42,883
Fringe	\$10,439	\$7,867			\$18,306
Travel	\$6,000				\$6,000
Equipment					\$0
Supplies		\$2500			\$2,500
Contractual		\$35,000	\$835,000	\$500,000	\$1,370,000
Other		500			500
Total Direct	40,892	64,297			1,440,189
Indirect	34,108	25,703			59,811
TOTAL	\$75,000	\$90,000	\$835,000	\$500,000	\$1,500,000

c. Plan to Measure and Evaluate Environmental Progress and Results

Bel-O-Mar will track the number of sites on the inventory and the sites assessed, remediated or redeveloped. The Task Force will review and discuss the outputs established in the grant application and work plan and document achievements. This information will be presented at quarterly Planning

and Development Council meetings to members of the Belomar Regional Council. The Coalition will evaluate whether Task Force initiatives have redeveloped priority properties and improved the management of brownfield sites and whether outside dollars have been leveraged. Finally, Belomar will report project outcomes and outputs quarterly via the US EPA ACRES system and share with community stakeholders.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Capacity, ii. Organization Structure, and iii. Description of Key Staff

The lead applicant, Bel-O-Mar Regional Council, is a four-county regional planning and development council of member governments. Scott Hicks, Executive Director, A.C. Wiethe, Director of Management Services and Natalie Hamilton (lead administrator for Bel-O-Mar's for FY 2019 Assessment and FY 2021 Assessment Coalition grants) will be the key staff to oversee the FY 2024 Brownfield Assessment Coalition Grant, if awarded. They have over 65 years of combined experience with the agency and successfully have implemented a variety of federal and state grant programs, including the Appalachian Regional Commission (ARC), U.S. Economic Development Administration (EDA), Community Development Block Grant (CDBG) and many others.

The Brownfield Task Force has played a vital role in the execution of the previous two assessment grants. The Task Force will continue to meet quarterly to discuss community outreach strategies, prioritizing sites and making decisions on how grant funds will be allocated. Both coalition members, Wheeling Heritage and Belmont County Port Authority have been leaders for revitalization in their respective target areas and both executive directors have offered their support and expertise in redevelopment to assist with the implementation of this grant. An initial meeting and additional quarterly meetings will be held with the two executive directors to ensure that all coalition members are fully involved in determining how the funds will be allocated in their respective target areas.

iv. Acquiring Additional Resources

Bel-O-Mar and coalition members will go through a procurement process to contract with a highly qualified environmental consultant to address the technical requirements of the project: Phase I and Phase II ESAs and remedial and reuse planning tasks. Bel-O-Mar works within the federal Procurement Standards in 2 CFR 200.317-326 and the 5G procurement standards mandated by the West Virginia State Code. These procedures will ensure that all contracts meet the standards of grant requirements and state and federal regulations and provide for open and free competition. The coalition does not anticipate the need for subrecipients under this Coalition Assessment Grant.

Bel-O-Mar will encourage and solicit Disadvantage Business Enterprises (DBE) in the procurement of a qualified environmental professional, which is standard procurement policy. Bel-O-Mar will promote strong labor practice and local hiring/procurement. Additionally, as part of community outreach, Belomar and the qualified environmental professional will educate community members about potential employment opportunities in brownfields assessment, clean up or redevelopment in a meaningful and equitable way.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

Bel-O-Mar Regional Council has received an FY 2019 Brownfields Assessment Grant and a FY 2021 Assessment Coalition Grant.

(1) Accomplishments

Bel-O-Mar was extremely successful with its FY 2019 Brownfield Assessment grant, with 90% of grant funds spent within the first year. The FY 2019 grant provided funding for: a) the inventory of potential sites in Bel-O-Mar's region; b) 2 Phase II ESAs; 2 Phase II ESA, including additional DNAPL investigation and a GPR survey; 3 Asbestos Assessments and 1 Reuse Plan.

Additionally, at the time of this grant submission, 78% of the FY 2021 Brownfield Assessment Coalition grant has been spent. So far, this grant has provided funding for: a) 3 Phase I ESAs; 1 Phase II ESA; 2 Limited Phase II ESAs; 2 Reuse Plans; 14 Asbestos Assessments and 1 Lead Assessment and 2) extensive community outreach and technical expertise by our qualified environmental professionals with local property owners.

Many of the brownfield sites assessed under Bel-O-Mar's FY 2019 and FY 2021 have begun the clean-up/redevelopment process. Some highlights include: (1) the Columbia Gas Building (asbestos assessment) being converted into office/residential space for a local non-profit organization that assists veterans; (2) YWCA Wheeling Building (asbestos and lead assessment) undergoing a \$16 million renovation, so that it can continue to serve as a women's shelter and offer resources to local women; (3) Grow Ohio Valley's Edible Mountain (Phase I, Limited Phase II and reuse plan), which is being converted into a 60-acre hillside park in the heart of Downtown Wheeling.

Perhaps the region's greatest brownfield success story is the redevelopment of the vacant Ohio Valley Medical Center Campus. The FY 2021 grant provided the funds for a Hazardous Building Materials Survey for the entire seven building hospital. West Virginia University Health announced in 2022 their plans to construct a regional cancer center at the site. Asbestos abatement and demolition of the buildings began recently, and the new cancer center will be open within five years. The projects listed above have been accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

(2) Compliance with Grant Requirements

Bel-O-Mar has complied with the schedule and terms and conditions that were submitted under both the FY 2019 grant and FY 2021 grant workplans. All quarterly reports have been submitted in a timely manner and the ACRES website updated with all grant projects. All funds in the FY 2019 grant were expended well before the September 30, 2022 deadline. The grant period for the current FY 2021 Brownfield Assessment Coalition grant is July 1, 2021 to September 30, 2024. At this time, there are approximately \$131,029.15 funds left (78% of grant funds have been spent). The remaining funds have been allocated for a Phase II ESA for the Reilly Property, continued sampling the Wheeling Island Gateway Park and Great Stone Viaduct and community outreach projects; therefore, Bel-O-Mar does not foresee any issues with expending all remaining funds by the end of the Period of Performance.

III.B. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

- a. Bel-O-Mar Regional Council (also known as Bel-O-Mar Interstate Planning Commission), the lead applicant is a “Regional Council established under governmental authority”. Please see attached resolution that demonstrates “Regional Council” status.
- b. Bel-O-Mar Regional 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

- a. Wheeling Heritage is a “non-profit organization” as described in section 501(c)(3) of the Internal Revenue Code. Please see attached documentation that demonstrates 501(c)(3) status. This organization is not exempt from Federal taxation under section 501(c)(4).
- b. Belmont County Port Authority is a “General Purpose of Unit of Local Government”. Please see attached resolution that demonstrates General Purpose of Unit of Local Government status. This organization is not exempt from Federal taxation under section 501(c)(4).

3. Target Areas

See Narrative Information Sheet for description of Target Areas

4. Existing Brownfields Grants to Non-Lead Members

Neither Coalition members (Wheeling Heritage, Belmont County Port Authority) have an open Brownfields MARC Grant, nor have they been awarded a MARC grant that closed in 2016 or later.

5. Coalition Agreement

Please see attached active Memorandum of Understanding agreement that demonstrates Coalition members agreement to be part of the coalition.

6. Community Involvement

In 2017, Bel-O-Mar Regional Council created a Brownfield Task Force to address the multiple, abandoned industrial sites and buildings throughout its four-county jurisdiction. The Task Force is comprised of two individuals from Bel-O-Mar, representatives from each coalition partner, representatives from the region’s four counties and multiple municipalities, economic development organizations, non-profits and local community/business members. The Task Force will continue to be the vehicle that gathers information from the community regarding brownfield concerns and will also inform the community on the site prioritization, assessments and redevelopment. The Task Force will hold quarterly meetings, which are open to the public to discuss how grant funds should be utilized. Meeting times and dates will be shared on Bel-O-Mar Regional Council’s Brownfield Portal and via an email list comprised of interested citizens. In addition, the Task Force will hold an introductory public workshop within the first three months of receiving the grant to gather input from the community and to identify and prioritize sites (in addition to the priority sites mentioned in the grant narrative) that could utilize grant funds. Another public workshop will be held halfway through the grant cycle to update

interested community members on the progress of the grant and to gather input on how the remaining grant funds should be utilized.

7. Expenditure of Existing Grant Funds

Bel-O-Mar Regional Council is a current EPA Brownfield Assessment Coalition grant recipient (FY 2021); however, approximately 78% of the \$600,000 grant award was spent by October 1, 2023, which meets this criteria threshold. See attached ledger sheet (for October 1, 2023) and ASAP confirmation sheet (for August 30, 2023).

8. Contractors and Named Subrecipients

Contractors – Not applicable, as no contractors have been procured.

Named Subrecipients – Not applicable, as there will be no subrecipients, if grant is awarded.