
JACKSON L. SCOTT
MAYOR



CRIS C. MEADOWS
CITY MANAGER

R03-24-M-006

Narrative Information Sheet

Applicant Identification:

City of Hinton
322 Summers Street
Hinton, WV 25951

Funding Requested:

Grant Type – Multipurpose
Federal Funds Requested - \$1,000,000

Location:

City of Hinton
Summers County
West Virginia

Target Area & Priority Site Information:

Hinton Landing
Census Tract – 54089000700
Priority Site Address – Grace Street, Hinton, WV 25951

Project Contacts:

Project Director
Cris Meadows, City Manager
322 Summers Street
Hinton, WV 25951
hintoncitymanager@hotmail.com
304-466-3255

Highest Ranking Elected Official
Jack Scott, Mayor
322 Summers Street
Hinton, WV 25951
[REDACTED]
304-466-3255

Population

2,255

304-466-3255
322 SUMMERS ST
HINTON, WV 25951



Other Factors

Factor	Page #
Community Population is 10,000 or less.	6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	7
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	7
At least 20% of the overall project budget will be spent on eligible reuse/ area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	11
The target area is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing	N/A

Letter from WV Department of Environmental Protection (WVDEP)

Attached

Application Copy Release

Not Applicable



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 3, 2023

Mayor Jack Scott
City of Hinton
322 Summers Street
Hinton, WV 25961

RE: State Environmental Authority Acknowledgement Letter
FY24 U.S. EPA Brownfields Multipurpose Grant Application
EPA-OLEM-OBLR-23-11

Dear Mayor Scott,

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 Multipurpose Grant. The WVDEP acknowledges that the City of Hinton plans to conduct assessment and cleanup activities at the Hinton Landing brownfield site located on Grace Street in Hinton, WV.

Given the history of industrial activity in the region, these grant assessment activities are vital to the revitalization of Hinton, WV, and the surrounding area. The identification, characterization, and remediation of the Hinton Landing site would open opportunities for redevelopment in this area that has struggled for decades since the downturn of the coal, timber, and rail industries. Due to the clear need and obvious benefit of these assessment and cleanup activities, the WVDEP Office of Environmental Remediation fully supports your U.S. EPA Brownfields Multipurpose Grant application.

We are committed to assist you throughout the assessment and cleanup of the Hinton Landing site, and we look forward to future redevelopment. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Jackson Porter
Brownfields Specialist

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

Nestled in the picturesque Appalachian Mountains, the town of Hinton, West Virginia, carries a rich history that spans centuries, woven into its rugged landscapes and close-knit community. Founded in the late 1800s, Hinton began as a small settlement along the Chesapeake and Ohio Railway, strategically positioned at the confluence of the New and Greenbrier Rivers. Its early days were marked by the bustling activity of the railway, with trains lumbering through the town, connecting the region to distant markets, and igniting a boom in coal mining.

Coal quickly became the lifeblood of Hinton's economy, attracting waves of individuals seeking work in the mines. A major rail center connecting the coalfields of West Virginia to the East Coast, Hinton was a preeminent destination for many Black people seeking work in the North during the Great Migration of the early 20th century. The town flourished, evolving into a vibrant hub of commerce and culture. Historic buildings still line the streets, showcasing the architectural elegance of bygone eras. The Summers County Courthouse, an iconic symbol of Hinton, stands as a testament to the town's enduring legacy.

As the years went by, Hinton faced its share of challenges. The coal industry experienced fluctuations, causing economic instability. Modernization led to a decline in demand for traditional industries, and Hinton was left to deal with the aftermath.

In recent decades, the region around Hinton has been on a journey of transformation. Recognizing the need to diversify its economy, the area has embraced its natural beauty and unique heritage to attract tourism. The New River Gorge National Park and the New River Gorge Bridge draw outdoor enthusiasts from across the nation for whitewater rafting, rock climbing, and hiking. Bridge Day, a one-day festival held every October, welcomes nearly 100,000 visitors to the New River Gorge region. Hinton is a gateway to this mountain playground.

In addition to its natural beauty, Hinton has a wealth of cultural assets. The Railroad Days Festival, a celebration of the town's history and connection to the railway, draws crowds each year. Art galleries, music performances, and local artisan markets contribute to a burgeoning arts scene, infusing the town with creativity and vibrancy. With its accommodations, eateries, and a warm welcome to visitors, Hinton is well positioned to tap into the booming tourism industry in the area, but it has not yet found the success of neighboring gateway towns such as Fayetteville. While the legacy of coal mining still echoes in the community's memory, Hinton's resilience and adaptability have paved the way for a more sustainable and dynamic future, and the Hinton Landing project will help the town unlock a stronger economic path forward.

ii. Description of the Priority Brownfield Sites

The 10-acre project area lies along the banks of the New River in a section of Hinton that for many decades served as a hub for a variety of industrial activities. It was the site of a water plant, several foundries, a lumber yard and logging dock, a grain mill, and other industries, all using either the rail yard or the river to transport their freight. Currently the area is a mix of what remains of light-industrial and mixed commercial-use properties with intermittent residential and vacant residential properties dispersed throughout. In total, the project area contains 33 parcels ranging in size from .12 acre up to 1.4 acres. Environmental concerns range from asbestos containing construction materials to hydrocarbons, heavy metals, and chlorinated solvents. Groundwater contamination is highly likely. The area is in a federally designated flood zone with a 0.2% annual chance of flood hazard according to [FEMAs National Flood Hazard Layer Viewer](#).

The following priority sites for this Multipurpose Grant are clustered together in this former industrial section of Hinton. They are deemed priority sites because of their strategic locations and immediate plans for reuse.

The **Bigony Allegheny Power Property** is located at 79 Grace Street in Hinton. No structures are currently present on the parcel. A Phase I Environmental Site Assessment (ESA) was conducted in 2005, followed by a limited Phase II ESA. Contaminants on the property included various petroleum-based hydrocarbons, primarily associated with gasoline and diesel fuel, in the subsurface soils. Petroleum contaminants were recorded at levels up to 15 times the allowable limits. Groundwater was not sampled as part of this limited assessment. Additional site assessment activities that include groundwater sampling are wrapping up during the time this application is being drafted. Due to its location within the planned redevelopment area, this 0.435-acre site, owned by the City of Hinton's Building Commission, is a priority site for cleanup.

The **WV American Water Plant Property** located at 95 GRACE ST in Hinton is an old industrial facility formerly owned by the West Virginia American Water Company. It was a water intake plant and at one time generated power and made ice. It was called the "old mud and juice plant." The .73-acre property will be donated to the City of Hinton to be repurposed as part of the Hinton Landing Project. Currently the building and other structures on the parcel are idled and vacant. Environmental concerns include asbestos-containing construction materials, lead based paint, and mold. Additional concerns include PCB contamination. It is a priority site as it is an integral part of a planned redevelopment with the space to be repurposed as a micro-brewery and multiple eateries.

The **Bridge Street Ashland site - Auto Value Certified Service Center** – Is located on Bridge Street in Hinton. Records indicate that the .12-acre parcel was used as a gas station and service station from the early 1970s to the 90s. The site included three 4,000-gallon steel tanks for gasoline and one 1,000-gallon steel tank for used oil. Currently the property is being used as a service station with maintenance bays. Potential subsurface contaminants include petroleum hydrocarbons, lead and other heavy metals. This parcel is a priority site because it is a potential source of contamination and sits within the footprint of the planned redevelopment area.

The **Former Standard Oil Station** is located at 206 Summers Street. The .18-acre parcel was used as a site for a gas station from 1936 to 1992, when the two 500-gallon steel tanks were removed. Currently the building is idled and vacant. The landowner has expressed interest in selling the property to the city to make way for the new development. Potential subsurface contaminants include petroleum hydrocarbons, lead and other heavy metals. Like the previous parcel, this parcel is a priority site because of its potential as a source of contamination and its proximity within the footprint of the planned redevelopment area.

The **Fox Properties** include two large commercial tracts and a small vacant river-front parcel. The 3 parcels together constitute more than 2.5 acres and include the *Advance Auto building* on 1st Street (.892 acre), the *Save-A-Lot Shopping Center* also located on 1st Street (1.39 acre), and a riverfront parcel (.30 acre). Assessments will be conducted on all parcels. Contaminants of concern include asbestos-containing materials used during the construction of the structures. While no records indicate structures and/or activity on the riverfront parcel, given the past heavy industrial use of the surrounding parcels, a thorough assessment will be conducted.

iii. Identifying Additional Sites

In the event funds remain after conducting project activities at the priority sites, the Hinton Landing Planning Team will review additional sites within or adjacent to the project area. Additionally, nearby sites with exceptional redevelopment plans, including sites identified for relocation of businesses, or expansion of businesses, in the immediate Hinton Landing area will be considered. Funds will be used to the degree to

which remaining funds are sufficient to fully complete necessary tasks with priority given to those sites located in areas with disproportionate economic, health, and or environmental burdens.

b. Revitalization of the Target Area

i. Overall Plan for Revitalization

The Hinton Landing Project is just one of several efforts currently underway in Hinton, WV as the town seeks to capitalize on its picturesque location along the New River. The City of Hinton is currently undergoing revitalization in its downtown historic district including partnership with New River Gorge Regional Development Authority (NRGRDA) on evaluation and repurposing of a vacant ice plant (evaluation funded by EPA Brownfields Technical Assistance), repurposing of a vacant warehouse into retail space and upper floor apartment homes (2024 CDS funding request submitted) as well as the development of a land use bank and demolition of dilapidated houses and structures (funded by WV DEP) and ultimately encouraging new builds. Community leaders are working to expand the revitalization footprint to encourage economic growth outside of the historic district and into the broader community.

The location of this project is pivotal to the development of the community's outdoor recreation economy. Phase 1 of Hinton Landing, Batteau Beach, (currently underway and funded by a 2023 CDS award through HUD) includes a community park and key river access point that will provide water sport enthusiasts with amenities that will attract visitors seeking access to the New River Gorge National Park via the river itself. Phase 2 (related to this proposal) includes the redevelopment of the current and former commercial and industrial tracts located within the project footprint and will enable the city to add much needed middle-income housing therefore encouraging and enabling relocation to the community. Since Covid 19 and then the designation of the New River Gorge National Park, Summers County as a whole has seen an influx of people from outside of West Virginia relocating to the area in search of the outdoor recreation opportunities that it provides. Without the addition of available housing, the City will not be able to accommodate newcomers seeking housing in the city limits. Also included in Phase 2 is the repurposing of the WV American Water Plant building that will provide space for business development for a planned micro-brewery and eateries. These businesses coupled with the development of additional housing will increase tax revenue for the City and provide a positive economic impact.

All of the listed priority sites are located in the planned redevelopment area. The ***WV American Water Plant building*** will be rehabilitated to a public utility themed brewery. Two of the ***Fox properties, the Advance Auto Building, and the Save-A-Lot shopping Center***, will become the site of a riverfront housing development. Essentially, the plan transforms this former industrial landscape into a thriving riverfront community while paying tribute to Hinton's past as an industrial hub of the region. Phase I of the development has already begun with the launch of Batteau Beach. It is focused on establishing recreational access to the New River and greenspace for the community along with a sandy beach. Phase 2 includes the development of additional greenspace mixed with residential, commercial and recreational use space that gives a true sense of place to residents and visitors alike.

ii. Outcomes and Benefits of Overall Plan for Revitalization

The Hinton Landing Plan elevates the revitalization efforts of the city on numerous levels. For many years, county and local governments in West Virginia realized that providing recreational access to the lakes, rivers and streams of the Mountain State was a profitable endeavor. According to a study by the Outdoor Industry Association, outdoor recreation in West Virginia is responsible for 91,000 jobs statewide and generates \$660 million in state and local tax revenue. All the strategic plans developed for Hinton over the past years referred to the need for development along the New River. Until recently, this was not an option. The railroad came through in 1874 and cut off river access to the whole town. Reestablishing that connection is the driving force behind the plan. At its heart, the project focuses on the redevelopment of the town's riverfront into a vibrant hub of commerce, culture, and recreation. An important component of this redevelopment is the need for

greenspace. Hinton is blessed with incredible natural settings along the banks of what is geologically the oldest river in the United States. It is doubtful that greenspace was ever a topic of discussion as Hinton developed around the needs of the natural resource extraction industries. However, the challenges faced by today's urban and urbanizing landscapes center around the fact that humans can and do have a heavy influence on the earth's natural systems and climate.

Historical common practice for managing stormwater runoff prioritized moving water to the nearest receiving waterbody as quickly as possible. Unfortunately, the toll was high with entire reaches of streams becoming prone to frequent flash-flooding events and the detrimental effects of variety of pollutants carried by the runoff. Increased impervious surfaces such as roads, roofs and parking lots constructed throughout the 19th and 20th centuries are now a liability, intensifying flooding risks and urban heat island effects associated with extreme weather events presented by a changing climate. Incorporation of green spaces like those included in the Hinton Landing Plan, thoughtfully weave together places for work, commerce and recreation to make the town more resilient and livable. Thoughtfully planned green space allows stormwater to percolate directly into the ground instead of being collected and routed to a waterbody, allowing for a more natural recharge to the river via groundwater. The Hinton Landing Plan incorporates these principles and in fact, increases the amount of pervious surface over current existing conditions. The **Bridge Street Ashland - Auto Value Certified Service Center** listed in priority sites will become part of the greenspace that welcomes pedestrians from the west abutment of the Historic Avis Overhead Crossing; a repurposed former highway bridge that will link the community with the other side of the railroad tracks. Additionally, all vehicle and pedestrian roadways and parking lots included in the Hinton Landing Plan will be constructed to modern specifications that capture the first inch of rainfall.

c. Strategy for Leveraging Resources

i. Resources needed for Site Reuse

The City of Hinton is currently exploring opportunities through multiple funding sources that will ensure site reuse including USDA Rural Development, West Virginia Economic Development Authority, the Hinton Area Foundation, State of West Virginia Community Development Block Grants, Appalachian Region Commission, Congressionally Directed Spending opportunities and recreational funding from the State of West Virginia. While many of these funding sources support a variety of different projects, they have similar goals and engage in similar strategies to achieve them. Managing this overlap of resources to leverage funds from different sources will allow the City of Hinton to undertake considerable work in upgrading existing infrastructure and provide improvements throughout the town. Consequently, public perception of consistent, successful, progress will help to motivate private investment for the reuse strategy. Senators Manchin and Capito recently announced \$500,000 in 2023 congressionally directed spending to support Phase 1 of the Hinton Landing project. Additionally, the WV Department of Transportation will donate the closed vehicular traffic bridge within the project area to the City of Hinton for redevelopment as a pedestrian bridge which will allow alternatives to vehicular traffic paths to pedestrians and cyclists.

ii. Use of Existing Infrastructure

The local road network to Hinton Landing is in well-maintained condition, however, local sidewalks are extensively degraded. This project includes a complete renovation of the area for new recreational, residential and business use. Upgrading of local sidewalks with appropriate lighting for visitors and local residents is included in this project. Water, three-phase electrical service, and natural gas are accessible throughout the area. Efforts by the State are currently underway for this area and region to have access to broadband internet service. A closed vehicular traffic bridge within the target area, currently owned by the WV Department of

Transportation, will be reconditioned to provide pedestrians safe access to Hinton Landing from the adjacent downtown section of the city.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding:

Summers County, of which Hinton is the seat, is widely recognized by U.S. government agencies for its high level of need. The U.S. Census Bureau identifies Summers as a persistent poverty county, the Appalachian Regional Commission consistently names it a distressed county, and the Interagency Working Group on Coal and Power Plant Communities includes it in the #1 community most impacted by the coal industry decline. Summers County has a history of disinvestment which has turned it into one of the most under-resourced areas nationwide. In Fiscal Year 2022, countywide revenues were projected at less than \$3.8 million. Due to the lack of opportunities and resources in the area, Hinton saw a 14% population decline between 2010 and 2020. Current population for the City of Hinton is 2,255 according to United States Census. Among remaining residents, there is an 8% unemployment rate, and nearly one in three live in poverty – 2.5 times higher than the national poverty rate.

Hinton lacks the local resources to afford the assessment, cleanup, and redevelopment efforts its brownfield properties need. The New River Gorge region is experiencing significant growth in its tourism sector due to the recent designation of the new National Park. However, little of that growth has been captured in Hinton, just upriver from the park. In recent years, increasing numbers of residents have found work outside Summers County, suggesting that job creation and the associated economic benefits are not reaching the town. Redeveloping brownfields sites to expand tourist amenities and access to the New River will better position Hinton to take advantage of new economic opportunities in the region.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations:

Hinton's population has several vulnerabilities. A former transportation hub, the town was once a magnet for Black workers moving north for jobs on the railroad. With 20% people of color, the area remains one of the largest per capita minority populations in West Virginia. Furthermore, in keeping with the negative health outcomes noted below, one in four residents has a disability, placing Hinton in the 95th percentile nationwide for persons with disabilities. Local challenges are felt keenly at the Hinton Area Elementary School, just about a block away from the Hinton Landing site. The student body is 9% students of color and 74% economically disadvantaged, and these vulnerabilities are reflected in low levels of math and reading proficiency. The proposed redevelopment plan will mitigate health hazards for students and their families and provide easy access to improved recreational opportunities for a healthier lifestyle. Furthermore, the plan includes an outdoor classroom, accessible via the pedestrian bridge, to expand hands-on outdoor learning for the elementary school. Studies have shown that such resources have broad positive impacts on students' educational, health, and developmental outcomes.

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

The Hinton area has several extremely concerning health indicators, as identified from EPA's EJ Screen tool. The two census block groups of interest (5002 and 7001) are in the 91st percentile for both diabetes and asthma, 92nd percentile for cancer, 98th percentile for heart disease, and **99th percentile for low life expectancy**. Poor health outcomes are likely attributable to the deep poverty in the area, as well as

long-term exposure to environmental hazards. Hinton scores especially poorly in wastewater discharge (97th percentile). The Bigony property, a priority site for assessment and cleanup, is one of the major wastewater discharge points in town, and cleaning up the site will mitigate its public health risks. Furthermore, the Summers County ARH Hospital's 2022 community health needs assessment identified mental health and healthy lifestyles as the top two prioritized needs in the Hinton area. Implementing a brownfield redevelopment strategy that creates outdoor recreation and river access opportunities for locals can have positive impacts in both areas of critical need.

(3) Promoting Environmental Justice:

(a.) Identification of Environmental Justice Issues

The decline of the coal and rail industries in the late-20th century left the people of Hinton to contend with legacy pollution on their own while historical disinvestment left the area without the resources to mitigate the harm these industries inflicted. With the dual vulnerabilities of a coal-impacted community with a significant population of Black residents, Hinton has become an environmental sacrifice zone facing contamination, aging housing, dwindling job prospects, and a declining population. According to the Climate and Economic Justice Screening Tool (CEJST), Hinton ranks highly as a Justice 40 **disadvantaged** community. Between census tracts 5 and 7, the area qualifies in a total of seven categories, including *health, water and wastewater, and workforce development*. The community also scores in the 80th percentile of the EJ Screen supplemental demographic index – a composite score of residents who are low-income, unemployed, limited English speaking, have less than a high school education, and have low life expectancy. This level of disadvantage is the result of decades of environmental and economic neglect which created circumstances in which residents are unable to create healthy lives for their families.

(b.) Advancing Environmental Justice

Cleaning up brownfield sites is an important step in creating a healthier environment in Hinton by reducing the health hazards these former industrial and commercial properties pose. The redevelopment plan will not only provide access to improved river access and recreational opportunities for a healthier lifestyle, but open doors to outdoor educational experiences which will give disadvantaged students a leg up in the early years of their education. Furthermore, the residential properties which will be displaced are low-quality, often dilapidated housing located within the federally designated floodplain, causing low-income residents to have heightened vulnerability to environmental and health hazards. By relocating residents to the City of Hinton's concurrent affordable housing project, they will have access to safe and healthy climate-resilient housing. Simultaneously, the creation of new, permeable green spaces will improve stormwater management, making the town more resilient to flooding along the New River. These strategies, recommended by the "Climate Smart Brownfields Manual," will make Hinton a safer and healthier environment in which residents can live, learn, and work.

b. Community Engagement

i. Prior/Ongoing Community Involvement

Improving river access has long been a priority in Hinton. The City's comprehensive plan, adopted in 2021, took into consideration feedback from an in-person open house and more than 150 online survey responses. Access to the river and creating new green spaces were among the top priorities of respondents, leading the city to pursue opportunities to meet these needs. Further community meetings have expanded on these priorities. A

special session was held earlier this year with key business owners and residents to discuss developing long-term projects, including the old water plant property on the Hinton Landing site. This meeting resulted in the idea for turning the building into a micro-brewery. Finally, the groundbreaking ceremony of the first phase of Batteau Beach was open to the public, giving residents the opportunity to learn about the project and interface with local officials. The groundbreaking was attended by more than 100 people. Community feedback has been an important part of the Hinton Landing planning process and will continue to be as the project goes forward.

ii. Project Involvement; & iii. Project Roles

Several local groups and community organizations are partnering with the City of Hinton to bring the Hinton Landing vision to life. Their roles include acting as liaisons between the City and residents and business owners, providing expertise for development of the properties, and engaging with the community. Additionally, the City of Hinton is a USDA Rural Development Rural Partners Network community and meets regularly with regional representatives to engage in community development and discussions and utilize resources provided by RPN to engage community participation in projects. A complete list of partners and their roles is below:

Name of Organization/Entity/Group	Point of Contact (name & email)	Specific involvement in the project or assistance provided
USDA Rural Development Rural Partners Network	Kayleigh Kyle, Supervisory Community Liaison Kayleigh.kyle@usda.gov Kent Walker, Community Liaison Kent.walker@usda.gov	Resource connector, access to 24 funding partners
Hinton Area Elementary School	David Warvel, Summers County Schools Superintendent dwarvel@k12.wv.us	Community engagement, school use of facility
Summers County ARH Hospital	Joey Preast, CCEO jpreast@arh.org	Health programming and input
Hinton Area Foundation	Scott Jarrett, Executive Director Scott.jarrett@hintonareafoundation.org	Property development partner, grant and fundraising partner
Practice Link & Mountainplex Properties	Ken Allman, CEO Ken.allman@practicelink.com	Business liaison, fundraising partner
Fox Properties	Larry Fox foxorder@yahoo.com	Redevelopment input, business/resident liaison
Appalachian Headwaters	Kevin Johnson kjohnson@appheadwaters.org	Watershed preservation partner; meeting space and outdoor programming
Rotary Club	Anna Ziegler [REDACTED]	Community engagement

Summers County Convention and Visitors Bureau	Rebecca Peterson, Executive Director info@exploresummerscounty.com	Tourism marketing & support
WV Community Development Hub	Brianna Hickman, CBRI Project Director b.hickman@wvhub.org	Community engagement support
WV Brownfields Assistance Center	George Carico, Director carico@marshall.edu	Technical assistance

iii. Incorporating Community Input

With technical assistance from the Hub, Hinton leaders will build the City’s capacity for community engagement. Information about the project will be published in the local newspaper, the Hinton News, and on City of Hinton social media pages. Partnerships with community and business liaisons will also be crucial for sharing updates about the project and receiving feedback from the community. Leaders will also hold public meetings, including virtual options, where residents will be invited to ask questions and provide feedback on the project.

3. TASK DESCRIPTIONS, COST ESTIMATE, AND MEASURING PROGRESS

a. Description of Tasks / Activities and Outputs

The table below summarizes tasks and activities that will be implemented for this project, occurring over a 5-year period:

Task / Activity 1: Project Management and Reporting
<p>i. Project Implementation:</p> <ul style="list-style-type: none"> • EPA Funded Tasks / Activities: Project management, cooperative agreement oversight, and all required reporting will be conducted by City of Hinton staff. A Qualified Environmental Professional (QEP) experienced in EPA Brownfields funded projects will be hired through a competitive bid process adhering to State Code procurement requirements. This task also includes updating the existing property inventory; Assessment, Cleanup and Redevelopment Exchange System (ACRES) site data entry; and securing site access right-of-entry agreements on high-priority sites of interest. City of Hinton representatives will also attend at least one national and two state brownfields conference events. • Non-EPA Grant Resources Needed to Carry Out Tasks / Activities: It is anticipated administrative costs may exceed the budgeted amount. Hinton will provide needed resources for City personnel to complete all additional work related to administrative duties and activities.
ii. Anticipated Project Schedule: Year 1-Month 1 through Year 5-Month 12
iii. Task / Activity Lead: Tina Allen / City of Hinton, with QEP input
iv. Outputs: Procure QEP, 20 quarterly reports, 20 financial status reports, ACRES site entries, attend 3 brownfields conference events.
Task / Activity 2: Public Involvement
<p>i. Project Implementation: Hinton city personnel will lead public involvement efforts, assisted by the WV Community Development HUB (a Community Partner) and the QEP, who will provide site-specific updates and a review of upcoming scheduled activities. Quarterly public meetings and updates to social media and websites, updated project brochure, and articles for media updates are included. These efforts will occur throughout the 5-year (60-month) project timeframe, including 20 quarterly meetings.</p>

ii. Anticipated Project Schedule: Year 1-Month 1 through Year 5-Month 12
iii. Task / Activity Leads: Candice Helms / City of Hinton
iv. Outputs: 20 public meetings, 1 project brochure (updated periodically), site-specific fact sheets (as needed basis), 5 articles for media updates (one per year of project).
Task / Activity 3: Site Assessments
i. Project Implementation: Approximately 40% of the requested funds will be utilized for site assessment-related activities. EPA funds will only be used on high-priority sites associated with the target area. Phase I Environmental Site Assessments (ESAs) will be performed in accordance with ASTM Standard E1527-21, complying with the EPA All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will be conducted in accordance with ASTM E1903-19. Asbestos Containing Material (ACM), Lead-Based Paint (LBP), Mold and/or Radon Inspections will be completed as needed on a “site by site” basis. A Quality Assurance Project Plan (QAPP), Sampling and Analysis Plan (SAP), and Health and Safety Plan (HSP) will be prepared and approved by EPA prior to initiation of Phase II ESA activities.
ii. Anticipated Project Schedule: Year 1-Month 3 through Year 5-Month 6
iii. Task / Activity Lead: QEP, with City of Hinton input
iv. Outputs: 15 Phase I ESAs, 1 QAPP, 1 SAP, 1 HSP, 10 Phase II ESAs, 10 ACM, LBP and/or Mold Inspections.
Task / Activity 4: Site Cleanup Planning and Site Re-Use Planning
i. Project Implementation: As Phase II ESAs, ACM Surveys, LBP surveys, Mold and/or Radon Surveys are completed, the selected QEP will lead the development of cleanup plans and redevelopment plans on sites determined to be highest priority with applicable environmental impacts of concern. These activities will include, on an as needed basis, Analysis of Brownfield Cleanup Alternatives (ABCA) documents, ACM / LBP / Mold / Radon abatement or management plans, structural analysis, and/or site redevelopment plans.
ii. Anticipated Project Schedule: Year 2-Month 1 through Year 5-Month 12
iii. Task / Activity Leads: QEP, with support from Hinton Staff
iv. Outputs: ABCA documents, ACM / LBP / Mold / Radon Abatement or Management Plans, and/or Site Redevelopment Plans (total number of reports/plans to be determined based on site needs)
Task / Activity 5: Site Cleanups
i. Project Implementation: Approximately 40% of the requested funds will be utilized for site cleanup activities. EPA funds will only be used on high-priority sites associated with the target area.
ii. Anticipated Project Schedule: Year 2-Month 1 through Year 5-Month 12
iii. Task / Activity Lead: QEP, with Hinton staff input
iv. Outputs: Cleanup of former Bigony Allegheny Power property, cleanup of former WV American Water plant property, cleanup of former Bridge Street Ashland service station property, cleanup of Fox properties, cleanup of Former Standard Oil property (and additional properties if remaining funding is available).

b. Cost Estimates

The table below provides a general cost estimate of each task / activity to be conducted, followed by a detailed breakdown of each task / activity (costs have been rounded):

Budget Categories		Project Tasks / Activities					Total
		1-Project Management/ Reporting	2-Public Involvement	3-Site Assessments	4-Site Planning	5-Site Cleanups	
Direct Costs	Personnel	\$46,080					\$46,080
	Fringe Benefits						
	Travel ¹	\$3,150					\$3,150
	Equipment						
	Supplies	\$770					\$770
	Contractual		\$15,000	\$400,000	\$135,000		\$550,000
	Construction						
	Other					\$400,000	\$400,000
Total Direct Costs		\$50,000	\$15,000	\$400,000	\$135,000	\$400,000	\$1,000,000
Indirect Costs							
Total Budget		\$50,000	\$15,000	\$400,000	\$135,000	\$400,000	\$1,000,000

(¹ travel to state and national Brownfields Conference Events, 3 events total)

TASK 1: PROJECT MANAGEMENT AND REPORTING:

Personnel Costs: 24 hours (3 days) per month, 1440 hours total, average rate of \$32.00/hr. = **\$46,080**

City of Hinton personnel will be responsible for project supervision, ACRES updating, quarterly reporting, and all financial reporting required.

Travel Costs: Project representative attending 1 National EPA Brownfields Conference and 2 State Brownfields Conference (3 events, \$1,050 average cost per event) = **\$3,150**

Supplies: Includes paper and misc. supplies for meeting handouts and project fact sheets, printing costs, presentation materials, media costs and public meeting expenses = **\$770**

TASK 2: PUBLIC INVOLVEMENT:

Contractual Costs: QEP labor for public meetings, 6 hours per meeting, 20 meetings, 120 hours total at average rate of \$125.00/hr. = **\$15,000**

TASK 3: SITE ASSESSMENTS:

Contractual Costs: Phase I ESAs (15 x \$4,000 average cost, \$60,000); Phase II ESAs (10 x \$30,000 average cost, includes QAPP, SAP HSP costs, \$300,000); ACM/LBP / mold / radon inspections (10 x \$4,000 average cost, \$40,000); = **\$400,000**

TASK 4: SITE REUSE AND CLEANUP PLANNING AND REDEVELOPMENT PLANNING:

Contractual Costs: 5 site-specific documents (including ABCA reports, ACM / LBP / mold / radon abatement or management plans, \$3,000 average cost), \$15,000; Site Redevelopment and/or Site Engineering Plans (3 x \$40,000 average site cost), \$120,000 = **\$135,000**.

TASK 5: SITE CLEANUPS:

Other Costs: Cleanup of Bigony Allegheny Power site (estimated at \$100,000); cleanup of WV American Water

Plant site (estimated at \$100,000); cleanup of Bridge Street Ashland site (estimated at \$70,000); cleanup of Fox properties (estimated at \$60,000); cleanup of former Standard Oil site (estimated at \$70,000). Total estimated cost is **\$400,000**. (Note: Costs have been placed in the “Other” category on the Cost Estimate Table as costs are estimated at this time).

In the event funding remains after conducting project activities at the priority sites, additional sites within or adjacent to Hinton Landing, plus sites nearby with exceptional redevelopment plans that will support the Hinton Landing project, will be evaluated for potential assessment and remediation. This will include sites identified for relocation of businesses, or expansion of businesses, in the immediate Hinton Landing area. Funds will be used to the degree to which remaining resources are sufficient to fully complete necessary tasks.

c. Measuring Environmental Results

Hinton will include an agenda item at each quarterly public meeting to review project progress and take corrective actions when necessary to ensure brownfields funds are expended within the 5-year project timeframe. Quarterly meetings, utilizing both virtual and in-person platforms, will include reviewing community priorities and addressing any community concerns. Quarterly Reports, MBE/DBE and financial reporting will be submitted in a timely manner to EPA throughout the 5-year project timeframe, detailing the outputs and outcomes of the project. Sites will be entered in the ACRES database and updated as site work advances. Outputs to be tracked include the number of public meetings held, environmental assessments and environmental inspections completed, redevelopment and remediation report plans compiled, and site cleanups completed. Outcomes to be tracked include level of community participation, number of properties assessed, inspected and/or remediated, acreage and number of properties ready for reuse, redevelopment and related project funding leveraged, businesses and associated jobs created, and tracking of leveraged funds.

4. Programmatic Capability & Past Performance

a.i – a.iii Organizational Capacity, Structure & Key Staff

The City of Hinton employs a full time City Manager, a full time Finance Director, a full time Executive Assistant, a full time Office Administrator, and a part time Grants Administrator to facilitate management of the project. The City Manager will oversee daily operation of the project, facilitate contractual agreements and provide substantiating documentation for financial transactions associated with the project. The Finance Director will oversee drawdowns, invoice processing, contractual payments and financial reporting for the project. The Grants Administrator will manage interaction with the funding agency, ensure regulatory compliance of all financial and contractual obligations and ensure on time reporting as outlined in the grant agreement. The Finance Director and Grants Administrator will work closely to monitor budgeted spending and report to the City Manager monthly regarding grant spending. The Grants Administrator and City Manager will address any budgetary issues that may arise and work directly with the funding agency on any budget adjustments that may be required throughout the life of the award period. The Executive Assistant and Office Administrator will provide administrative support as needed throughout the life of the award.

a.iv Acquiring Additional Resources

The City of Hinton is partnering closely with USDA Rural Development, Housing Assistance Council, and Housing and Urban Development to identify additional funding sources for further development of the project phases once completion of the brownfields assessment and required mitigation are complete. Additionally, the City is partnering with GAI Consultants to finalize a comprehensive plan, implement architectural design elements that are environmentally conscious, and identify additional funding sources through their extensive

network of partners. The City, wherever possible, will utilize its current, multi-faceted Public Works Department employees to complete work associated with redevelopment to minimize cost and ensure continued employment for those positions. Additionally, for contracted services, the City will follow federal procurement policies to ensure compliant spending for contractual workers.

b. Past Performance & Accomplishments

The City of Hinton has never received an EPA Brownfields Grant but has received other federal and non-federal assistance including:

- USDA Rural Development - \$1,450,000 – City of Hinton Fire Department - successfully implemented and executed grant award and completed construction of new fire department building.
- Transportation Enhancement (3 separate awards) - \$970,000 – City of Hinton Rail Passenger Depot renovations – successfully implemented and executed grant award and completed renovations to the Amtrak station that services the community
- Transportation Enhancement (2 separate awards) - \$500,000 – City of Hinton Freight Depot historic structure turned community building renovations – successfully implemented and executed grant award and completed restoration and renovation to a historic structure now used as a community facility
- Tony Hawk Foundation - \$20,000 – City of Hinton Skate Park – successfully implemented and executed grant award and completed construction of a community skate park
- National Coal Heritage Area - \$20,000 – City of Hinton Railroad Museum funding – successfully implemented and executed grant award to provide programmatic funding to the railroad museum
- National Coal Heritage Area - \$12,500 – City of Hinton Freight Depot HVAC System – this grant is currently underway and in the reporting phase. All spending is complete.
- National Coal Heritage Area - \$4,500 – City of Hinton Interpretative Signage – successfully implemented and executed grant award to purchase interpretative signage in 3 locations throughout the community
- Preservation Alliance of West Virginia - \$108,810 – City of Hinton New River Grocery historic building roof repairs – this grant is currently in execution. A contractor has been secured via approved procurement procedures to complete the roof repairs starting November 13, 2023.
- CSX Corporation Pride in Safety - \$2,500 – City of Hinton Police Body Armor – successfully implemented and executed award to purchase 3 new body armor vests for the police department
- Housing & Urban Development - \$500,000 – 2023 Congressionally Directed Spending for Hinton Landing Park Development – this grant is currently in execution
- Housing & Urban Development - \$190,000 – 2023 Congressionally Directed Spending for Sidewalk repair – this grant is currently in execution
- Hinton Area Foundation Making a Difference - \$2,119.73 – Dilapidated structure demolition – successfully implemented and executed this grant to remove two blighted structures in the downtown area of 2nd Avenue and Summers Street
- Hinton Area Foundation Making a Difference - \$2,500 – City of Hinton 10th Ave & Temple Street Park – this grant is currently in execution phase
- West Virginia State Historic Preservation Office - \$40,000 – City of Hinton New River Grocer historic building roof repairs – successfully implemented and executed grant to provide emergency roof repairs after historic structure sustained damage from rainstorm
- West Virginia State Historic Preservation Office - \$8,400 – City of Hinton Avis Overhead Bridge (proposed pedestrian bridge) National Register Nomination – this grant is currently in execution phase

Hinton Landing Threshold Criteria for Multipurpose Grants

1. **a. Applicant Eligibility** - The City of Hinton West Virginia in Summers County was chartered in 1897 and is eligible for federal funding.
b. The city of Hinton is exempt from federal taxation and does not lobby the Federal Government
2. **Community Involvement** – The City of Hinton will hold several public meetings to discuss the brownfield cleanup efforts and redevelopment plans.
3. **Target Area** – The project target area is a former industrial center in the Avis community in Hinton WV and now referred to as Hinton Landing.
4. **Affirmation of Brownfield Site Ownership** - The City of Hinton WV owns the following site that meets the CERCLA 101(39) definition of a brownfield and is: **a)** not listed (or proposed for listing) on the National Priorities List; **b)** not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and **c)** not subject to the jurisdiction, custody, or control of the U.S. government.
 - The Bigomy Allegheny Power Property. The city took ownership of the property on 1/6/22.
Site Address: 79 Grace Street Hinton WV 25951
Tax Parcel: 45-04-0005-0225-0000
5. **Use of Grant Funds** – 15 Phase I ESA's, 1 QAPP, 1 SAP, 1 HSP, 10 Phase II ESA's, 10 ACM, LBP and/or Mold Inspections activities are planned for the Hinton Landing Project. All properties listed are in the Avis Community of Hinton and are part of the Hinton Landing Master Plan for Redevelopment with the expectation that some relocated businesses may require assessment work assistance to potentially relocate in other sections of Hinton. Assessment and Cleanup activities will take place on the following properties: former Bigomy Allegheny Power property, the WV American Water plant property, the former Bridge Street Ashland service station property, Fox commercial properties, the Former Standard Oil property. Additional properties will be considered as the assessment and cleanup projects evolve and if funding remains after addressing the priority sites.
6. **Expenditure of Existing Grant Funds**

The City of Hinton affirms that it does not currently have an open EPA Brownfield Multipurpose Grant or Assessment Grant.
7. **Contractors and Named Subrecipients** –
 - Contractors – Not applicable - The City of Hinton has not yet secured a contractor for assessment, cleanup or consulting services related to this grant. The City of Hinton follows all state of WV Procurement Procedures which are compliant with 2 CFR Part 200 and 2 CFR Part 1500.
 - Named Subrecipients - Not applicable.