

# Washington County



223 Putnam Street  
Marietta, Ohio 45750  
740-373-6623

## *Commissioners*

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## Narrative Information Sheet The Washington County Commissioners FY2024 Coalition Assessment Grant

R05-24-A-057

### 1. Applicant Identification

The Washington County Commissioners  
223 Putnam Street  
Marietta, Ohio 45750

### 2. Federal Funds Requested

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

### 3. Location:

- i. Washington County (Lead Member)
- ii. Pike County & Cambridge-Guernsey Community Improvement Corporation  
(Non-Lead Members)

### 4. Property information for site-specific proposal: NA

### 5. Contacts:

- a. Project Director: Rob Grant, Grants Manager  
223 Putnam Street  
Marietta, Ohio 45750  
Phone: (740) 373-6623 ext. 2019  
Email: [rgrant@wcgov.org](mailto:rgrant@wcgov.org)
- b. Chief Executive: Kevin Ritter, President  
Washington County Commissioners  
223 Putnam Street  
Marietta, Ohio 45750  
Phone: (740) 373-6623 ext. 2013  
Email: [kritter@wcgov.org](mailto:kritter@wcgov.org)

### 6. Populations (Communities in which Target Areas/Priority Sites are located):

- a. Washington County: County population of 59,771
  - i. Target Area - Muskingum River Industrial Park
    1. Census Tract 39167021600
    2. Population of 3,603

- b. Pike County: County population of 27,088
  - i. Target Area – Village of Piketon & Beaver
    - 1. Piketon – Population of 2,162
    - 2. Beaver – Population of 442
  
- c. Guernsey County: County population of 38,438
  - i. Target Area – D.O. Hall Business Center
    - 1. Census Tract 39059978000
    - 2. Population of 4,320

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	2
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	2
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).	2
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	n/a
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Yes

8. Letter from State or Tribal Environmental Authority: Attached



November 8, 2023  
U.S. Environmental Protection Agency, Region 5  
ATTN: Ashley Green  
77 West Jackson Boulevard  
Mail Code SB-5J  
Chicago, IL 60604-3507

**RE: Washington County Board of Commissioners Assessment Coalition Grant Proposal**

Dear Mr. Ashley Green:

I am pleased to offer Ohio EPA's support for Washington County Board of Commissioners (WCBC) Assessment Coalition Grant Proposal. The coalition consists of WCBC as the lead applicant, and three other Board of Commissioners: Guernsey County, Meigs County, and the Pike County. Collectively the WCBC Coalition is applying for an Assessment Coalition Grant totaling \$1,500,000. Ohio EPA hopes to provide support to the WCBC Coalition under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the WCBC is requesting under their Assessment Coalition Grant Proposal will be used for environmental assessments and planning activities for sites that have been affected by Coal Mining in the region. The four coalition county applicants are within the Appalachian region in Southeast Ohio, characterized by small populations, significant low-income demographics, and limited infrastructure access. Washington County's target area is the Muskingum River Industrial Park (MRIP), which was formerly a coal-fired power plant that closed in 2015. Guernsey County's target area includes multiple mine-scarred land sites. Meigs County's target area includes multiple former gas station sites and a former hospital.

The small scale of the region and the financial constraints of the residents make it difficult to attract private investment or obtain loans for these critical initiatives. The challenges posed by regional demographics have made it difficult for the coalition members' communities to secure funding for crucial environmental assessment, remediation, and brownfield reuse projects. The coalition members have limited access to federal and state funding options that do not specifically cater to its distinctive needs. This grant will be pivotal in bridging this funding gap and will empower the coalition members to revitalize brownfield areas, promote economic growth, and

preserve the environment. This momentum and progress will directly address the community's inability to draw on other initial sources of funding due to the challenges of a small population, low-income demographics, and limited infrastructure.

Each coalition member plans to apply for additional funds for assessments, clean-up, or other planning activities. A potential source includes the Abandoned Gas Station Clean-up funds through the Ohio Department of Development. Each member has experience with Ohio grant and loan programs that encourage redevelopment and plan to work closely with their county land banks or port authorities. If this grant is awarded It will enable the community to rejuvenate abandoned brownfield sites, enhancing environmental quality, promoting economic development, and creating new job opportunities. Moreover, it will empower the community to revitalize its infrastructure and revamp underutilized properties, fostering a stronger, more sustainable future for all residents.

We look forward to working with the Washington County Board of Commissioners Coalition and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at [Lisa.Shook@epa.ohio.gov](mailto:Lisa.Shook@epa.ohio.gov).

Sincerely,

Lisa Shook, Manager

Ohio Environmental Protection Agency

Voluntary Action Program

cc: Kevin Ritter, County Commissioner, Washington County Board of Commissioners  
Kristy Hunt, Ohio EPA, DERR/SEDO

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Coalition Members, Target Areas, and Brownfields - (i.) Coalition Members** - The Washington County Board of Commissioners is the lead coalition member of the Southeast Ohio Brownfields Assessment Coalition (SOBAC). The coalition is made up of the following non-lead members, The Pike County Board of Commissioners and the Cambridge-Guernsey County Community Improvement Corporation (CIC). All coalition members that are designated as Boards of Commissioners provide essential governmental services and oversight to meet the needs of each respective county's residents. Services include public infrastructure maintenance, law enforcement, social welfare programs, land use planning, and budget allocation, among others, to ensure the well-being and development of the county. The Cambridge-Guernsey County CIC is a 501 (c)3 organization formed in 1965 to perform the economic development functions for the County, City of Cambridge, and Village of Byesville. This coalition understands the importance of the redevelopment of brownfields for the betterment of their communities and the region as a whole, but this coalition does not have the capacity to complete a Brownfield program on its own. These communities are small, rural, and lack the resources to confront the challenges of redeveloping brownfields.

**(ii.) Overview of Brownfield Challenges and Description of Target Area** - The coalition members are composed of counties across southeast Ohio, the geographic boundary includes the counties of Washington, Pike, Cambridge, and Guernsey. This area has a rich history, containing some of the oldest settlements in the northwest territory, and was once at the forefront of America's energy sector. Washington County, first established in 1788, garnered its name-sake from George Washington who in 1770 camped along the Little Muskingum River. As such, the people of Washington County have witnessed almost every century of American history. They, along with the other applicants, supported America's industrial sector through coal, oil and gas, clay, and iron ore. In 1859 oil was first discovered in Washington County. Guernsey County was also a major coal mining area of the region with mines dating back to the 1800s. In the early 1950s, the Portsmouth Gaseous Diffusion Plant opened in Pike County and supplied the country with enriched uranium to support our defense and energy sectors. Throughout the 20th and 21st centuries, this region faced significant hardships as resources began to dwindle, the coal industry declined, coal fired power plants closed, and factories were forced to close. Hundreds of people lost their jobs, which meant a significant loss in population as many residents fled in search of work. The area has been negatively impacted by the overall economic, social, health, and environmental conditions left by coal mining. In many areas, brownfields are located near sensitive populations living in disadvantaged communities. This grant will allow the Coalition members to assess and plan for cleanup of properties that are well suited for redevelopment but for which the resources do not exist. Turning around these underutilized sites will help change the trajectory of this area, bringing back jobs and people to live in the area. Each member of the coalition has selected Target Areas (TA) within their respective counties that have been faced with economic hardship due to the decline of the coal industry in the region. Washington County-**The Muskingum River Industrial Park (MRIP): 1 TA** (Census Tract (CT) 39167021600) lies along the Muskingum

River, just west of the Village of Beverly, and is home to a former coal-fired power plant that closed in 2015 and Globe Metallurgical, a chemical plant that is still in operation. This 165 acre Target area is along the Muskingum River, and lies within the 100-year floodplain. The Coalition plans to conduct assessment and planning activities within this area to understand its market viability. Cambridge-Guernsey County CIC- **D.O. Business Hall Center: TA 2** (CT 39059977900), is located west of Southgate Road (a commercial corridor) in Cambridge, Ohio. The D.O. Business Hall Center is a brand-new commerce park, adjacent to the Cambridge Municipal Airport and offers up to 133 acres for prospective developers. This part of the county has a long coal mining history and is categorized as “highly impacted” by the Appalachian Regional Commission. Pike County-**The Villages of Piketon and Beaver: TA 3**, along the Scioto River, are small, rural communities located just north of the Portsmouth Gaseous Diffusion Plant in Piketon, Ohio. This site enriched uranium from 1954 until 2001. The stigma of this plant has negatively impacted the communities of Piketon and Beaver. The Zahn’s Corner Middle School in Piketon was closed amid concerns of radioactive contaminants. Both Piketon and Beaver have a number of vacant brownfield sites in need of assessment. These target areas have all experienced hardship due to the decline of the coal industry in Southeast Ohio. *(iii.)*

***Description of Priority Brownfield Sites - 1. Former American Electric Power Plant (AEP) -*** The priority site within the **MRIP: TA 1** is 60 acres on the western half of the former American Electric Power Muskingum River Plant, a coal-fired power plant, in Waterford Township. The whole site of the former plant is made up of 163 acres and contains two warehouses, approx. 18,000 square feet and 20,000 square feet, and a 10,000 square feet administrative building on-site. The site also features a 96-car unit-train rail loop with an aggregate unloading facility and additional rail spurs. The plant closed in 2015 leading to the loss of many skilled and high-wage jobs. The plant was the economic powerhouse of western Washington County for more than 60 years. Potential environmental issues include remnant contamination from the coal plant operations. The site is currently owned by the Southeast Ohio Port Authority, a public Port Authority, which is a partner organization for this Coalition grant. Having this facility owned by the Southeast Ohio Port Authority creates an opportunity for creative financing and other public finance incentives. The goal is to redevelop this site with the intention of bringing back the high-skill and high-wage jobs that were lost in 2015 to revitalize the local economy. 2.

***Community Industrial Association Owned Site*** - This priority site, within **TA 2** is owned by the Community Industrial Association in Guernsey County, Ohio. The location of this site is roughly 140 acres within the D.O. Hall Business Center TA and as stated previously this area was the epicenter of mining activity which has led to contamination from mine scarred land. This has caused significant challenges for development in the area. Despite this, the area is home to 7 structures and more than 500 jobs. Nearly all of this development requires some form of mine mitigation. 3. ***Former Beaver High School*** - The former Beaver High School is located within the Village of Beaver, in **TA 3**, and was built in 1924 for the Beaver School District. In October 1959, the Beaver, Stockdale, and Union Local School Districts consolidated to form the current school district, Eastern Local School District. Following the economic downturn and loss of jobs

at the Portsmouth Gaseous Diffusion Plant and other energy sectors, enrollments declined and were felt across all school buildings in the county. Beaver High School was utilized up until voters approved a bond issue in 1997 that funded a new K-12 facility. By 2002, the new facility was completed and the former high school was emptied. The former school is currently owned by the Beaver Heritage Society and has been operated in some capacity as a community facility. The site has asbestos and stigma associated with the nearby Portsmouth nuclear facility. *(iv.)*

***Identifying Additional Sites*** - As part of this coalition's plan to identify additional sites for eligible activities within the specified geographic boundary, our coalition members will collaborate closely with their respective county land banks and port authorities, leveraging their expertise and resources to identify additional brownfield sites. Additionally, the Brownfield inventories and Area-wide plans will be used to identify potential sites for further evaluation and prioritization. Given that the entire area was once used for coal mining operations and is considerably dominated by mine scarred lands, the potential for additional sites is nearly limitless. This collaboration will ensure that each coalition member taps into local knowledge and available resources to streamline and promote efficient site selection. The coalition will consider factors such as environmental impact, economic potential, community need, and potential for economic justice concerns when working with land banks and port authorities to select additional sites. This partnership will ensure the coalition's ability to make informed and well-rounded decisions for the allocation of grant funds and reinforce a commitment to addressing brownfield challenges within the target areas. **b. Revitalization of the Target Area -**

***(i.) Reuse Strategy and Alignment with Revitalization Plans*** - The reuse strategy for the priority sites in the target areas holds an important role in advancing this coalition's land use and revitalization plans aligning with each member's overarching priorities. The core component of the coalition's mission is to foster economic development and bolster regional economies in areas that have been vacated, contaminated, or dilapidated due to coal mining or other industrial activities within the target areas. In recognition of the potential of brownfield sites as untapped resources for revitalization, the coalition is committed to transforming these areas and sites into hubs of economic activity and community enhancement. By repurposing these sites, the coalition reduces the environmental burden and creates new opportunities for businesses, job creation, and infrastructure improvement, all in line with the shared vision of creating a more sustainable and prosperous future for the region. This effort shows the coalition's dedication to addressing local governments' objectives and fulfilling the community's need for growth and revitalization.

***(ii.) Outcomes and Benefits of Reuse Strategy*** - The SOBAC will assess and plan activities around brownfields that spur economic development and assist the coalition members' communities in fighting back against the loss of the coal economy in the region. Two of the TAs are Industrial Parks on the site of a former coal plant and mining lands, respectively, and will be used to foster job creation and economic growth. By focusing on brownfield redevelopment as a means to counter the economic challenges resulting from the decline of the coal industry in the region, these projects will aid in empowering these areas into drivers of economic growth. Washington County sits just outside the region where a new, multibillion dollar chip

manufacturing facility is to be built to support businesses in the electric vehicle economy. The Washington County Target Area will be home to new industrial uses to support green and renewable technology. Beyond economic benefits, the projects that take place in the target areas and priority sites will play an important role in improving local climate adaptation and mitigation. Revitalization efforts will reduce environmental contamination and promote sustainable land use practices, contributing to climate resilience and providing safe areas for residents and community investments from the impacts of climate change. **c. Strategy for Leveraging Resources - (i.) Resources Needed for Site Reuse** - Leveraging resources like land banks and port authorities is a priority for all coalition members. This represents the strategic approach this coalition has for community revitalization and economic growth. Land banks play a pivotal role in repurposing vacant, abandoned, or blighted properties within each county. By acquiring and utilizing these assets, Land banks can transform them into viable, income-generating properties. Port authorities can be drivers of regional economic expansion. By leveraging the expertise of port authorities, the coalition will benefit from a well-rounded approach to community development that focuses on transportation, trade, and economic growth. Port authorities often have experience in repurposing and redeveloping industrial and waterfront areas, which many of the coalition's priority sites are in. Their expertise can aid in transforming brownfield sites into productive and economically viable assets. Beyond these financial resources, other US EPA and Ohio EPA funding resources are available through the recently awarded FY 2023 Community-wide Assessment Grant to Buckeye Hills, the Ohio Targeted Brownfield Assessment program and the reauthorized Ohio Brownfield Cleanup Fund. Each county in the Coalition has been successful accessing one or more of these alternative funding resources. The Washington County Board of Commissioners (WCBOC) has been successfully seeking, receiving, and administering mainly state and federal grants for over 20 years, including those for Rural Transportation, AmeriCorps “Standard” and Seniors/RSVP, H2Ohio, Ohio Criminal Justice Services, Project Lifesaver, and Ohio Job and Family Services. In 2021, the current WCBOC sought and secured several state and federal grants and loans totaling \$14.5 million for the design and construction of a new centralized wastewater collection and treatment system. The WCBOC Grants Department had successfully obtained over \$3 million in new grants, with several more applications submitted but not yet awarded. In addition to implementing and administering these new grants, the department also performed oversight of several existing grants and loans, provided grant compliance guidance to county staff, and ensured timely closeouts of completed projects. **(ii.) Use of Existing Infrastructure** – As a rural area, this coalition understands that leveraging existing infrastructure is a resourceful approach to sustainable development. Without the funding to bring new infrastructure to the area, we will use already established systems, such as transportation networks, utilities, and buildings. By repurposing existing infrastructure, a more efficient use of resources will be made to promote responsible economic growth. Priority brownfield sites are located in areas served by existing infrastructure, thus the reuse of these sites represents sustainable redevelopment. The capacity of existing infrastructure is sufficient to support the redevelopment of the Priority sites. **2.**



**COMMUNITY NEED AND COMMUNITY ENGAGEMENT - a. Community Need - (i.)**

***The Community’s Need for Funding*** - The SOBAC encompasses three counties within the Appalachian region of the state. This region is characterized by small populations, significant low-income demographics, and limited infrastructure access. The challenges posed by these conditions have made it difficult for the coalition members' communities to secure funding for crucial environmental assessment, remediation, and brownfield reuse projects. The small scale of the region and the financial constraints of the residents make it difficult to attract private investment or obtain loans for these critical initiatives. The coalition members also have limited access to federal and state funding options that do not specifically cater to its distinctive needs. This grant will be pivotal in bridging this funding gap. This grant will empower the coalition members to revitalize brownfield areas, promote economic growth, and preserve the environment, directly addressing the community’s inability to draw on other initial sources of funding due to the challenges of a small population, low-income demographics, and limited infrastructure. ***(ii.) Threats to Sensitive Population - (1) Health or Welfare of Sensitive Populations*** - The four target areas are home to vulnerable, aging populations facing high levels of poverty with 23%, 35%, 41%, and 52% of the population being classified as low income, for the MRIP, D.O. Business Center, Piketon, and Beaver target areas respectively. This coupled with the fact that the majority of these areas have a large population of people over 64, and low rates of education means that these communities are particularly vulnerable to harmful contaminants. The impoverished conditions of these areas can be seen as a result of the closure of coal-fired power plants, and other industrial facilities, and the remnants of mine-scarred lands. As people lost their jobs, they were forced to look for lower-paying jobs, some even leaving the area entirely in search of work. The assessment and eventual cleanup of brownfield sites across these areas will not only bolster economic opportunities but also encourage the communities’ younger populations to stay.

Area	Variable	Value	State Percentile	US Percentile
<b>MRIP</b>	Low Income	23%	40	43
	Less than HS Education	4%	28	28
	Low Life Expectancy	21%	51	67
<b>D.O. Business Hall Center</b>	Low Income	35%	59	62
	Less than HS Education	13%	74	68
	Low Life Expectancy	18%	24	38
<b>Piketon</b>	Low Income	41%	67	70
	Less than HS	12%	70	64

	Education			
	Low Life Expectancy	27%	90	96
<b>Beaver</b>	Low Income	52%	79	82
	Less than HS Education	17%	81	75
	Low Life Expectancy	25%	84	92

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions** - As a result of legacy contamination from coal, nuclear, and other closed industrial operations, these communities face significant adverse health effects. The majority of the target areas suffer from higher rates of heart disease, asthma, cancer, and disabilities than the state or national average. The low-income populations are especially sensitive to these adverse health conditions due to their proximity to legacy sites. Addressing brownfields will spur economic growth and bring improvement to poverty and education in the community. Cleaning up legacy coal contamination will improve the health of the residents.

Indicator	Health Value: MRIP	Health Value: D.O.	Health Value: Piketon	Health Value: Beaver	State Percentile: MRIP	State Percentile: D.O.	State Percentile: Piketon	State Percentile: Beaver	US Percentile: MRIP	US Percentile: D.O.	US Percentile: Piketon	US Percentile: Beaver	State Average	US Average
Heart Disease	7.3	7.7	8.3	8.3	50	61	75	75	74	80	87	87	7.2	6.1
Asthma	9.8	10	11.2	11.7	29	36	71	79	49	55	82	88	10.7	10
Cancer	7	7	7	6.3	58	58	58	35	69	69	69	52	6.6	6.1
Persons with Disabilities	14.3%	12.9%	20.4%	27.5%	51	41	82	96	61	52	87	97	14.80%	13.40%

**(3) Environmental Justice** - Brownfield sites cause significant environmental challenges, worsening adverse health conditions and continuing cycles of poverty. According to the CEJST, both the Villages of Piketon and Beaver are designated as disadvantaged due to high poverty rates and other factors. Furthermore, almost all of these communities face a higher risk of exposure to toxins released in the air, and wastewater discharge than their state and national counterparts. By addressing environmental hazards and revitalizing these sites, the assessment, cleanup, and redevelopment will directly benefit these at-risk communities by providing better health outcomes; high-quality, high-paying jobs; and overall increasing economic opportunities. This strategy directly aligns with the principles of environmental justice. The commitment to minimizing displacement ensures that the benefits of this revitalization effort reach those who

need it most, promoting equity and inclusivity in the pursuit of a healthier and economically vibrant future.

**b. Community Engagement - (i.) Project Involvement/(ii.) Project Roles**

Partner	Point of Contact	Specific Project Role
Southeast Ohio Port Authority	Jesse Roush, jesse@seohioport.com	Public Finance Input
City of Marietta, Ohio	Geoff Schenkel	Community facilitator for Washington County
Community Industrial Association	Bryan Conaway, bconaway@knowltonbennett.com	Connection to Industry
Guernsey County Commissioners	Dave Wilson (dwilson@guernseycounty.org), Jack Marlin (jmarlin@guernseycounty.org), & Skip Gardner (sgardner@guernseycounty.org)	Community facilitator for Guernsey County.
Guernsey County Community Development Corporation	Ron Gombeda, rgombeda@guernseycounty.org	Community facilitator for Guernsey County.
Pike County Office of Community & Economic Development	Daphne Mosley, daphne@pikecountydevelopment.com	Community facilitator.
Village of Piketon	Jennifer Chandler, [REDACTED]	Community facilitator
Community Action Committee of Pike County (Non-Profit)	Keith Pitts, kpitts@pikecac.org	Community facilitator

**(iii.) Incorporating Community Input** - Communities, as the most direct stakeholders, possess insights into the historical, environmental, and social aspects of brownfield sites. Their lived experiences and local knowledge provide a perspective that goes beyond data and reports. By actively engaging with the community in the assessment process we will ensure that the brownfield remediation efforts align with their needs and concerns but also provide a sense of ownership in the outcome. This approach enhances the quality and comprehensiveness of brownfield assessments but also strengthens the bond between agencies, organizations, and the community, making way for successful and sustainable redevelopment. The members of this

coalition plan to conduct the following community engagement activities: press releases, posts on social media, in-person meetings and information sessions. Interested individuals will be able to provide input at these meetings and online. **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**IV.E.3.a. Description of Tasks/Activities and Outputs:**

<b>Task/Activity: Grant Administration</b>
<p><b>i. Project Implementation:</b> This task will include the oversight and supervision of the grant program for the Coalition. Activities include the management of the Cooperative Agreement, procuring the Qualified Environmental Professional (QEP), conducting regular meetings with the QEP and US EPA, reporting to the non-lead members throughout the grant period, output tracking for all Tasks, Assessment Cleanup Redevelopment Exchange System (ACRES) database entries, review and approval of invoices, eligibility determinations, review of completed technical reports, review and tracking of Disadvantaged Business Enterprise (DBE) allocations/reporting, annual financial reporting, quarterly program reports to US EPA, a final comprehensive report, and attending EPA Brownfields conferences and related workshops.</p>
<p><b>ii. Anticipated Project Schedule:</b> This activity will be initiated at project inception. QEP selection will occur within three (3) months of securing the Cooperative Agreement. Other activities will occur concurrently throughout the grant period.</p>
<p><b>iii. Task/Activity Lead:</b> Washington County and QEP. The Grants Manager for Washington County will lead.</p>
<p><b>iv. Output:</b> Outputs for this Task will include documentation of QEP selection, completion of bi-monthly meetings with US EPA representatives throughout the grant period, quarterly meeting notes from presentations to Coalition partners, documentation of Outputs for all Tasks under the Grant, financial tracking summary prepared for each US EPA meeting, eligibility determinations, percent of contract allocated to DBEs, ACRES reporting, and a final report.</p>
<b>Task/Activity: Brownfield Inventory</b>
<p><b>i. Project Implementation:</b> A Brownfield Inventory will be prepared in at least one (1) of the Coalition’s Target Areas, not to exceed a total of four (4), and presented at Stakeholder and Public meetings to gain input on identifying and prioritizing sites for further assessment.</p>
<p><b>ii. Anticipated Project Schedule:</b> The initial Brownfield Inventory for the selected Target Area(s) will be completed within one year of QEP selection. Additional Inventories, if determined needed by the Brownfield Advisory Committee, will be conducted as needed.</p>
<p><b>iii. Task/Activity Lead:</b> Washington County and QEP. The Grants Manager for Washington County will lead.</p>
<p><b>iv. Output:</b> Output for this task will be a comprehensive Brownfield Inventory for the selected Target Area(s) produced using the Brownfield Inventory Tool (BiT) or similar tool.</p>

<b>Task/Activity: Community Engagement</b>
<b>i. Project Implementation:</b> This task will include the formation of a Brownfield Advisory Committee (BAC) and convening quarterly meetings of that group to review actions and progress. Additionally, it will include at least seven (7) community meetings - five (5) associated with Area Wide Plans (one in each of the target areas), and two (2) additional meetings – one (1) at the beginning and one (1) at the end of the project. Communication of the program will include website postings and the creation of fact sheets, and will include presentations at Coalition member County Commission and applicable city council meetings.
<b>ii. Anticipated Project Schedule:</b> This Task will be initiated within three (3) months of completion of Consultant selection and continue throughout the grant period. The BAC will have their first meetings within three (3) months of QEP selection.
<b>iii. Task/Activity Lead:</b> Representatives from all coalition members for Washington County, Pike County, and Cambridge-Guernsey County CIC, along with the QEP will participate in the committee with Washington County taking the lead or an assignee from the coalition.
<b>iv. Output:</b> Outputs for this task will include a list of BAC Group members, documentation from quarterly BAC meetings and seven (7) public meetings, information postings and documentation from County Commission and City council meetings.
<b>Task/Activity: Re-Use/Area-Wide Planning</b>
<b>i. Project Implementation:</b> Brownfield re-use/area-wide planning will be conducted in each of the five (5) Target Areas. Community input will be garnered through public meetings specific to each Target Area.
<b>ii. Anticipated Project Schedule:</b> The planning projects will be prioritized and scheduled over the course of the grant period. The first will be initiated within the first year of the grant and completed by the end of the first grant year, with others to follow. At least one (1) public meeting will be conducted as part of each planning process.
<b>iii. Task/Activity Lead:</b> Representatives from all coalition members for Washington County, Pike County, and Cambridge-Guernsey County CIC, along with the QEP will participate in the the coordination of meetings within all target areas and the identified non-profit within each member taking the lead for their community.
<b>iv. Output:</b> Outputs will be the five (5) Re-use/Area Wide Plans and documentation of at least five (5) public meetings specific to the planning process.
<b>Task/Activity: Environmental Assessments</b>
<b>i. Project Implementation:</b> The Coalition will conduct Phase I and II Environmental Site Assessments (ESAs) and Hazardous Materials surveys. All work will be conducted under the QEP’s approved Quality Assurance Project Plan (QAPP) and site-specific Sampling and Analysis Plans (SAPs) where applicable, and consistent with All Appropriate Inquiry (AAI)

and with the Ohio Voluntary Action Program (VAP) or other applicable statutes (e.g., Ohio Department of Health [ODH] asbestos, lead-based paint, etc.).
<b>ii. Anticipated Project Schedule:</b> Assessments will be initiated throughout the grant based on Brownfield Advisory Committee recommendations, site eligibility, and priorities developed by the Coalition during the Inventory and Brownfield Planning tasks.
<b>iii. Task/Activity Lead:</b> Representatives from all coalition members for Washington County, Pike County, and Cambridge-Guernsey County CIC, along with the QEP will participate in the committee with Washington County’s Rob Grant taking the lead or assignee from the coalition.
<b>iv. Output:</b> Outputs will include the approved QAPP, at least 25 Phase I ESAs, at least 12 Phase II ESAs (including the SAPs), eight (8) hazardous material surveys, and eligibility determinations for each site that is considered.
<b>Task/Activity: Cleanup Planning</b>
<b>i. Project Implementation:</b> The Coalition will conduct cleanup planning on at least five (5) sites, one from each Target Area. This task may also include the development of an Analysis of Brownfield Cleanup Alternatives (ABCA). The cleanup plan(s) will be consistent with the VAP or applicable regulatory agency (i.e., Ohio Department of Health, etc.) requirements and submitted for regulatory approval.
<b>ii. Anticipated Project Schedule:</b> A cleanup plan for at least five (5) sites will be prepared throughout the grant period.
<b>iii. Task/Activity Lead:</b> Representatives from all coalition members for Washington County, Pike County, and Cambridge-Guernsey County CIC, along with the QEP will participate in the committee with Washington County’s Rob Grant taking the lead or assignee from the coalition.
<b>iv. Output:</b> Outputs will consist of at least one (1) approved cleanup plan in each Target Area.

**IV.E.3.b. Cost Estimates Task 1 – Grant Administration & Compliance: \$74,000:** Indirect Costs \$68,000, Travel \$6,000: The Coalition will rely on the QEP for eligible project tasks and the Coalition will be providing grant administration. Travel to the National Brownfield Training Conference and local related workshops. **Task 2 – Brownfield Inventory: \$60,000:** Contractual - \$60,000: The QEP is anticipated to prepare one (1) Brownfield Inventory for each of the five (5) Target Areas. It is estimated that \$12,000 will be needed for each Inventory, for a total of \$60,000. **Task 3 – Community Engagement: \$51,000:** Contractual - \$51,000: The Coalition will rely on the QEP to lead this Task, with in-kind support from each Coalition member. It is anticipated that the QEP will lead a total of 20 Stakeholder group meetings at \$1,500/each and a total of seven (7) public meetings at \$ 3,000/each. **Task 4 – Re-Use/Area-Wide Planning: \$400,000:** Contractual - \$400,000: The QEP will lead this Task completing at least one (1) area wide plan for each of the five (5) target areas. It is estimated that \$80,000 will be allocated to each plan, for a total of \$400,000. **Task 5 – Environmental Assessment: \$775,000:** Contractual - \$775,000: The QEP will lead this task. It is anticipated that

\$775,000 will be allocated to this task accounting for up to 25 Phase I ESAs at an average cost of \$5,000/each, one (1) QAPP at a cost of \$10,000, 12 Phase II ESAs (including the SAPs) at an average cost of \$40,000/each and eight (8) hazardous materials surveys at an average cost of \$20,000/each. **Task 6 – Cleanup Planning: \$140,000:** Contractual - \$140,000: The QEP will lead this Task conducting cleanup planning on at least one (1) site per Target Area (5 total) at an average cost of \$28,000, for a total of \$140,000.

Budget Categories		Project Tasks (\$)						Total
		Grant Administration	Brownfield Inventory	Community Engagement	Re-Use / Area Wide Planning	Environmental Assessment	Cleanup Planning	
Direct Costs	Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fringe Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Travel	\$ 6,000	-	\$ -	\$ -	\$ -	\$ -	\$ 6,000
	Equipment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contractual		\$60,000	\$51,000	\$400,000	\$775,000	\$140,000	\$1,426,000
	Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Direct Costs</b>		\$6,000	\$60,000	\$ 51,000	\$400,000	\$775,000	\$140,000	\$1,432,000
Indirect Costs		\$68,000	-	\$ -	\$ -	\$ -	\$ -	\$ 68,000
<b>Total Budget</b>		\$74,000	\$60,000	\$ 51,000	\$400,000	\$775,000	\$140,000	\$1,500,000

**IV.E.3.c. Plan to Measure and Evaluate Environmental Progress and Results:** The designated QEP will create and sustain a detailed project schedule outlining key goals, budget distribution, and deliverables. Regular monthly updates will be compiled to track the project's progress, shared with the EPA via the ACRES database. Should there be any deviation from pre-set benchmarks or timelines, joint meetings involving the EPA, coalition partners, and the QEP will be organized to address challenges, find solutions, and strategize on necessary adjustments to realign the project with its objectives. Early attention will be given to inventory and planning tasks to evaluate potential additional capacities in the Target Areas and other encompassed communities within the geographic boundary of the grant. Additionally, the Coalition will oversee project advancements by gathering documentation from all contractors and consultants, sharing this data with the EPA through regular quarterly meetings, reports, and ongoing correspondence. The collected information and benchmark tracking will be assessed at the BAC meetings and communicated through public media. **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability (i.)**

**Organizational Capacity** - The Washington County Board of Commissioners has extensive experience administering state and federal grants, including those from the Department of the Army (USACE), Housing and Urban Development (HUD), the Department of Transportation (USDOT), the Federal Highway Administration (FHWA), the Appalachian Regional Commission (ARC), the Department of Agriculture (USDA), Corporation for National and Community Service (CNCS), the Department of Justice (DOJ), and the Ohio Environmental Protection Agency (OEPA). **(ii.) Organizational Structure** - The Washington County Board of Commissioners is a three-member board of elected commissioners. If funds are awarded, the Board of Commissioners will be the grantee and will task its grant department with administering the grant in order to ensure that funds are successfully expended and all technical,

administrative, and financial requirements of the project and grant are completed. All necessary decisions will be voted upon and approved in the Board of Commissioner's weekly public meetings. The Board of Commissioners will make grant related decisions in coordination with the Brownfield Advisory Committee and its representatives from each coalition member at the planned quarterly meetings. **(iii.) Description of Key Staff** - Rob Grant, Grants Manager for the Washington County Board of Commissioners, has twenty years of experience in researching, preparing, and evaluating grant applications for various federal, state, and local programs. He has provided grant administration oversight, ensured fiscal responsibility and compliance, and has designed and conducted training and guidance workshops for applicants and awardees. Prior to his grants career, Rob worked in sales and marketing which included technical and professional writing and editing. Rob will serve as the Applicant and Authorized Representative. **(iv.) Acquiring Additional Resources** - The Washington County Board of Commissioners in conformity with 2 CFR 200.318 has a documented policy for goods and services procured using federal grant funds. In order to promote strong labor practices, Board of Commissioners complies with Davis-Bacon wage requirements or the state-prevailing wage, whichever is highest, supports local unions in their efforts to recruit and maintain their facilities, and, when it is allowable, favors local hiring and procurement. **b. Past Performance and Accomplishments - (ii.) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements** - **(1) Purpose and Accomplishments** – In 2021 the Department of the Army awarded the Washington County Board of Commissioners with \$1,075,000.00 of funding in order to construct sewer infrastructure and remove or abandon private septic systems for approximately 563 homes and businesses in Devola, Ohio. For the same project the Ohio Department of Development awarded the Board \$10,000,000.00 in funding. **(2) Compliance With Grant Requirements** – As of October 2023 this project is approximately 55% complete. Metrics of success include installation of sanitary sewer lines of various sizes and the abandonment or removal of septic tanks. To date 62,648 linear feet of sanitary sewer line (69% of the project outcome) has been installed, no septic tanks have been abandoned or installed. Our grant agreement does not require reports; however, the Board worked closely with the Department of the Army to ensure that invoices for reimbursement were submitted in a timely fashion and only for eligible expenses. In our final accounting report, we were not notified that there were any discrepancies in our reimbursement requests. The Board has been in complete compliance with the grant agreement and its work plan, schedule and terms and conditions, enacted with the Ohio Department of Development. Our grant agreement requires quarterly performance reports all of which the Board has submitted punctually. In preparation for submitting performance reports the Board has communicated with the grantee in order to ensure that reports are satisfactory. The Washington County Board of Commissioners is currently making progress on achieving the expected results of our grant agreement with the Ohio Department of Development, and we regularly report that progress in the quarterly performance reports which are required by the grantee. **SECTION IV.F. - Leveraging:** This Coalition plans to use in-kind services to leverage future grants through the U.S. EPA and other federal and state funding resources. The WCBOC has an experienced grant writing team to achieve this leveraging goal. This coalition will also leverage funding from community land banks and port authorities to secure funding for the advancement and remediation of Brownfields. Other funding that is anticipated to be pursued is through the Ohio Department of Development (ODOD). The ODOD has increased funding for brownfield programs through the last 3 years.



**FY2024 US EPA BROWNFIELDS  
COALITION ASSESSMENT GRANT**

**SOUTHEAST OHIO BROWNFIELDS ASSESSMENT COALITION**

**RESPONSES TO THRESHOLD CRITERIA**

1. **Applicant Eligibility:** **The Washington County Board of Commissioners (WCBOC)**, the lead entity (grantee) for this coalition assessment grant, is a general-purpose unit of government within the State of Ohio.
  
2. **Number and Eligibility of Non-lead Coalition Members:** There are two coalition members **The Pike County Board of Commissioners (PCBOC)**, a general-purpose unit of government within the State of Ohio, and the **Cambridge-Guernsey County Community Improvement Corporation (CIC)** is a non-profit organization. The 501(c)(3) documentation is attached.
  
3. **Target Areas:**  
  
Washington County - The Muskingum River Industrial Park (MRIP)  
Pike County - The Villages of Beaver and Piketon  
The Cambridge-Guernsey County CIC - The D.O. Business Hall
  
4. **Existing Brownfields Grants to Non-lead Members:** The PCBOC and the Cambridge-Guernsey County CIC, each non-lead coalition member, is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.
  
5. **Coalition Agreement** - See Attached
  
6. **Community Involvement:** The coalition plans to release press releases upon receiving funds to inform the community and to provide information on the purpose of the grant to assess the brownfields in their designated target areas through the help of community partners identified within the grant application.
  
7. **Expenditure of Existing Grant Funds:** The WCBOC affirms it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.
  
8. **Contractors and Named Subrecipients:** n/a