

**REGION XI PLANNING & DEVELOPMENT COUNCIL**

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

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

Environmental Protection Agency Region 3
Attn: Tom Stolle
1650 Arch Street
Mail Code 3HS51
Philadelphia, PA 19103

Re: **FY17 USEPA Brownfield Coalition Assessment Grant Application**
Brooke County & Hancock County, WV and Jefferson County, OH

Dear Mr. Stolle:

The Brooke-Hancock Region IX Regional Planning & Development Council (BH), as the lead entity, is pleased to submit this coalition grant application on behalf of its coalition members: The Jefferson County Port Authority (JCPA), Business Development Corporation of the Northern Panhandle (BDC), and the Brooke-Hancock Region IX Regional Planning & Development Council (BH). The grant request is \$600,000. This investment will allow the coalition to assess industrial legacy properties and a backlog of regional sites within three counties, located in two states, and situated in two federal EPA regions, with one goal to repurpose brownfields to create economic development opportunities for our region. This sets the stage for our "3-2-1 Brownfields Coalition Corridor of Opportunity" (3-2-1).

Our grant proposal clearly aligns with the mission of the USEPA Brownfields Program. Assessing contaminated sites with hazardous substances and petroleum products reduces the risk of harmful environmental exposure with the potential to retain and create jobs. Our proposal also advances Region 3's Regional Priorities, Climate Change Resiliency, and Coordinated Public Funding for Brownfields. As the lead entity, and on behalf of the BH, I will be the local administrative contact for this grant proposal.

Situated in the upper reaches of the Ohio River Valley, Weirton-Steubenville features river and highway transportation systems that have supported a diverse industrial history. Dating back to the 1880s, manufacturing flourished along both banks of the Ohio River. In the late 1960s, giant steel-making facilities like Weirton Steel (now ArcelorMittal) in WV and Wheeling-Pittsburgh Steel in OH employed more than 12,000 workers each. Today, ArcelorMittal employs less than 1,000. Severstal, the owner of Wheeling-Pittsburgh, ceased operations in 2009, slamming the door on a legacy of OH iron and metal production dating back to 1872. On February 24, 2016, Ball Corporation announced that it would cease production at the company's Weirton, Brooke County, West Virginia, flat sheet production and end-making plant by the first quarter of 2017. The plant employed approximately 300 people.

Today, these shuttered and abandoned industrial sites dot the low-lying river valley, some sitting empty for more than six decades. Business districts have declined, shuttering gas stations and commercial buildings. Outdated school facilities stand beyond their useful life. Many deteriorated buildings remain in a state of disrepair, attracting trespassers, illegal activity, and vandalism. The downturn has resulted in job losses in most sectors, and the population continues to decline with no end in sight. The 1980 census reported the

tri-county population at 163,089. In 2014, the U.S. Census estimates the same area population as 121,336, ranked 319th out of 381 metropolitan areas across the United States. Future estimates predict further population losses

The coalition will use these grant monies to support our continued success in brownfields redevelopment. Since changing our paradigm, as far back as 2006, to focus on redeveloping brownfields to create economic development opportunities, our coalition members have created 1.325 new jobs, attracted \$76 million of investment, and assessed remediated, and developed over 1,000 acres of brownfields. All of these gains have been on brownfield sites in our three counties.

Our collective development expertise, combined with the capacity added by our partners, positions our coalition to use effectively these assessment dollars. I provide the following applicant information as specified in the grant guidelines:

- A. **Applicant identification:** Brooke-Hancock Regional Planning & Development Council
P.O. Box 82, Weirton, WV 26062-0082
- B. **Applicant DUNS number:** 1661283890000
- C. **Funding request:**
 - i. Grant Type: Assessment
 - ii. Amount: \$600,000
 - iii. Contamination: Hazardous substances in the amount of \$300,000 and petroleum in the amount of \$300,000
 - iv. Assessment Type: Coalition
- D. **Location:** Brooke County (WV), Hancock County (WV), Jefferson County (OH)
- E. **Site Information:** Not a site specific proposal
- F. **Contacts:**
 - i. Project Director: Michael Paprocki, Executive Director
(304) 797-9666 (Ph.) mikepap@bhjmpc.org (E-mail)
 - ii. Chief Executive: Mark Henne, Chair
(304) 809-4050 (Ph.) markhenne.wtc@gmail.com (E-mail)
- G. **Date Submitted:** December 22, 2016
- H. **Project Period:** Three years - Projected October 1, 2017 through November 30, 2020
- I. **Population:**
 - i. 120,512 (2015 US Census Estimates)
 - ii. 23,530 (Brooke County, WV), 29,815 (Hancock County, WV), 67,347 (Jefferson County, OH)
- J. **Regional Priorities/Other Factors Checklist:** Checklist attached

Thank you for your consideration of this proposal and request

Sincerely,



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

NARRATIVE PROPOSAL

1. Community Need

a. Target Area and Brownfields

i. **Community and Target Area Descriptions:** “3-2-1! Three counties, two states and one goal!” The stage is set for West Virginia (WV) and Ohio (OH) to join forces along the Ohio River. The **1** goal? Repurpose brownfields to create economic development opportunities. The U.S. Census Bureau defines the Weirton-Steubenville Metropolitan Statistical Area (MSA) as **2** states, WV and OH, in **2** federal regions (Region 3 in Philadelphia, PA, and Region 5 in Chicago, IL, respectively) and **3** counties, Brooke and Hancock, WV and Jefferson County, OH. The Jefferson County Port Authority (JCPA), Business Development Corporation of the Northern Panhandle (BDC), and the Brooke-Hancock Regional Planning & Development Council (BH) see in these numbers the “3-2-1 *Brownfields Coalition Corridor Of Opportunity*” (3-2-1). After two successful USEPA Brownfield Assessment Grants, a 2008 Community-Wide Assessment in Brooke and Hancock counties, and a 2009 Brownfield Coalition Assessment grant in Jefferson County, 3-2-1 recognizes that this historically linked metropolitan market has two states and three counties whose strength lies in one shared social and economic vision.

Situated in the upper reaches of the Ohio River Valley, Weirton-Steubenville features river and highway transportation systems that have supported a diverse industrial history. Dating back to the 1880s, manufacturing flourished along both banks of the Ohio River. In the late 1960s, giant steel-making facilities like Weirton Steel (now ArcelorMittal) in WV and Wheeling-Pittsburgh Steel in OH, employed more than 12,000 workers each. Today, ArcelorMittal employs less than 1,000. Severstal, the owner of Wheeling-Pittsburgh, ceased operations in 2009 and sold the facility to RG Steel. RG Steel never operated the facility and divested all properties in a 2012 bankruptcy auction, slamming the door on a legacy of OH iron and metal production dating back to 1872. Further compounding the problem, on February 24, 2016, Ball Corporation (NYSE: BLL) announced that it will cease production at the company's Weirton, West Virginia, flat sheet production and end-making plant by the first quarter of 2017. Ball started operations at the Weirton plant in 1993 and expanded the facility in 2006. The plant employed approximately 300 people. Ball Corporation was the third largest employer in Brooke County, WV (Workforce West Virginia, March 2016). However, there is an industrial resurgence starting up in Jefferson County, OH. Frontier Industrial, who had acquired the RG Steel Mingo Junction Facility at auction in 2012, has sold a portion of the complex to Acero Junction November 30, 2016. Rolling operations at the facility could begin in the first quarter of 2017 employing roughly 100 workers.

Today, these and other abandoned industrial sites dot the low-lying river valley, some sitting empty for more than six decades. Business districts have declined, shuttering gas stations and commercial buildings. Outdated school facilities stand beyond their useful life. Many deteriorated buildings remain in a state of disrepair, attracting trespassers, illegal activity, and vandalism. The downturn has resulted in job losses in most sectors, and the population continues to decline with no end in sight. The 1980 census reported the tri-county population at 163,089. In 2014, the U.S. Census estimates the same area population as 121,336, ranked 319th out of 381 metropolitan areas across the United States. Future estimates predict further population losses. The American Community Survey estimated the Weirton-Steubenville MSA Personal Per Capita Income at \$35,150, ranked 314th. Below is a short summary of the targeted communities.

If it were not for this coalition grant, our coalition partners and communities could not access any USEPA brownfields resources due to our limited individual local capacity, extremely limited and often encumbered dwindling financial resources, and aging, small populations. Collectively, we have the capacity to apply for brownfields assessment funding, leverage other state and local resources to cleanup, and redevelop brownfields for economic development purposes.

Newell CDP (WV), population 964, (2014 U.S. Census): Newell is an unincorporated area in Hancock County established in 1905. The U.S. Census defines Newell as the northern-most settlement of WV and

Southern United States. The Homer Laughlin China Company, known worldwide as the Official Fiesta® Factory, still operates in this community.

City of Toronto (OH), population 5,091 (2010 U.S. Census): Settled in the late 19th century, the town became a center of heavy industry with a number of large factories in and around the town. Today TIMET, the world's largest supplier of titanium metals, is the city's major employer.

City of New Cumberland (WV), population 1,147 (2014 U.S. Census): New Cumberland is the county seat of Hancock. WV State Route 2, a principle arterial highway, bisects the town, carrying major industrial/commercial traffic in the north to US Route 22 in Weirton. Past industrial activities include clay, mining, and brick manufacturing.

City of Steubenville (OH), population 18,659 (2010 U.S. Census): The largest of the five target areas and the oldest incorporated area (organized in 1797, predating the statehood of OH in 1803). This former steel town located on the west bank of the Ohio River, known as the "City of Murals" after its more than 25 downtown murals, and is home to Franciscan University and Eastern Gateway Community College.

Village of Mingo Junction (OH), population 3,125 (2014 U.S. Census): An original settlement of the Mingo Indians, Mingo Junction was a major industrial and railroad center. Today, Mingo Junction's rail yard serves several transloading facilities that supply material to shale play sites within a 75-mile radius.

City of Wellsburg (WV), population 2,778 (2014 U.S. Census): Historic Wellsburg, founded in 1790, is home to many notable sites that mark the early history of WV's Northern Panhandle. Wellsburg is also the site of the first glass factory in WV, built in 1813.

ii. **Demographic Information and Indicators of Need**

Selected Demographics Of Targeted Communities¹					
Targeted Areas – Ohio					
Demographic Factors	Mingo Jct., Village	Toronto, City	Steubenville, City	Ohio	National
Population	3,125	4,961	18,437	11,560,380	314,107,084
% Unemployed	10.10%	12.00%	10.30%	9.20%	9.20%
% Poverty Rate	13.40%	23.10%	30.30%	15.90%	15.60%
% Poverty < 18 yrs.	15.80%	39.80%	42.70%	23.10%	21.90%
% Minority	8.40%	3.20%	20.90%	15.20%	23.70%
Median HH Income	\$40,890	\$38,300	\$31,219	\$48,849	\$53,482
Median Age	45.5	40.7	41.3	39.1	37.4
% Population ≥ 65	21.4%	17.9%	18.9%	14.7%	15.3%
Targeted Areas - West Virginia					
Demographic Factors	N. Cumberland, City	Newell, CDP	Wellsburg, City	West Virginia	National
Population	1,154	1,156	2,763	1,852,994	314,107,084
% Unemployed	22.80%	6.50%	5.10%	8.20%	9.20%
% Poverty Rate	42.00%	11.50%	13.40%	18.10%	15.60%
% Poverty < 18 yrs.	68.60%	22.30%	11.40%	25.40%	21.90%
% Minority	2.40%	9.10%	1.60%	4.50%	23.70%
Median HH Income	\$21,471	\$38,152	\$35,655	\$41,576	\$53,482
Median Age	46.4	54.0	48.3	41.6	37.4
% Population ≥ 65	14.8%	28.2%	22.7%	16.8%	15.3%

Source: U.S. Census Bureau; American Factfinder, 2010-2014 American Community Survey 5-Year Estimates

¹ Employment Rate for Newell, CDP listed Full Employment (0.00%) with a Percent Margin of Error +/- 6.50%

The MSA faces several challenging social and economic factors. An eroded manufacturing economic base and stagnant opportunity for brownfield redevelopment over the last 40 years has led to widespread unemployment and under-employment. Unemployment in four of the targeted areas is well above their

respective state and national averages, with New Cumberland rated 2.5 times the national rate. However, the *American Community Survey, 2014*, (ACS) reported that overall unemployment in Brooke County (8.1%) and Hancock County (7.7%) is below the state and national average, and in both counties, that is an improvement from 2010 when the ACS reported 8.7% and 9.5% in each county, respectively. Shale play activity has led to new job opportunities and has contributed to this improvement. However, a diverse economic base and sustainable employment is 3-2-1 major focus. The Jefferson County rate of 9.1% in 2014 equaled the OH and national average. This is higher than 2010, when the ACS reported 8.3% for Jefferson County. The poverty rate and median household income do not fare much better. Poverty in New Cumberland is almost three times the national average, while Steubenville rates twice the average. Poverty among children less than 18 years of age in New Cumberland is more than three times the national average and in Steubenville is twice that percentage. Although the statistics show that the target communities have an overall less-than-average minority population compared statewide and nationally, the Census also estimates that nearly 1 out of 5 citizens are aged 65 years and older. WV's percent of population aged 65 years or older ranks second in the nation; exceeded only by Florida, a traditionally warm weather retirement state.

iii. **Brownfields and Their Impacts:** The Weirton-Steubenville MSA was the manufacturing center of the American Industrial Revolution. Manufacturing output peaked in the mid-1960s. Subsequent years have seen the steady closure of industrial plants, resulting in empty commercial buildings, factories, gasoline stations, and schools. In short, there is nowhere to hide from brownfields in the 3-2-1 corridor. Many of the residential communities are wedged into a half-mile to one-mile strip between OH State Route 7 and WV State Route 2, often-just hundreds of yards from large steel mills, rail yards, and power plants. Because factories are often directly across the street from homes, the impact from air pollution, as well as the potential for soil, groundwater, and surface water (Ohio River) impacts, is direct. These brownfields also affect residents through job loss and blight. Following are six brownfield target areas. The brownfield properties, in the six target areas, are all within the corporate limits of their communities and near local neighborhoods and public amenities.

Newell, WV: Newell Porcelain Co, Inc., (1955-2005), manufactured porcelain electrical insulators. This eight-acre site dominates the landscape and holds hostage one of the two remaining river sites in Hancock County with access to a Norfolk Southern rail spur. Phase 1 Assessment detected lead, mercury, and petroleum contaminants. These contaminants present a potential source of pollution to the river watershed. A local businessperson recently purchased the property with the hope for cleanup and availability for business. **This is Priority Site #1 in Hancock County, WV; requires Phase 2 assessment.**

City of Toronto, OH: State Route 7, a principle south/north OH arterial, bisected the city until the 1970s, when the State Highway Department built a four-lane bypass. Remnants of four to six gas stations with suspect Underground Storage Tanks (UST) remain along old Route 7. Suspected contaminants are petroleum and metals, a potential source of pollution to the river watershed.

New Cumberland, WV: The target site is the American Industrial Recycling (AIR) Facility, which has collapsed and is in disrepair. On a one-acre site, the AIR Facility once housed a recycling and incineration operation for disposal of contaminated soils. The building is partially demolished. The suspected contaminants also present a potential source of pollution to the river watershed.

Steubenville, OH: The target property is a Terminal/Warehouse on the Ohio River shore once used for metal fabricating and bulk chemical storage. A local business owner converted the building into a boat sales outlet with indoor storage, docking on the Ohio River, and fueling. Suspected contaminants are volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), PCB, and metals. Situated along the river, the suspected contaminants present a potential source of pollution to the watershed. **This is Priority Site #1 in Jefferson County, OH; requires Phase 2 assessment.**

Mingo Junction, OH: The targeted site is a 32-acre former Railroad Roundhouse razed in the 1980s,

where the Pennsylvania Railroad performed locomotive maintenance. The site is on the perimeter of a massive Norfolk Southern (NS) Rail Yard and several active "Frac Sand" and transloading facilities that supply material to shale play sites in a 75-mile radius. NS is also reviewing plans that may expand rail yard and the Pittsburgh Division River Line that operates in Jefferson and Belmont counties, OH. NS anticipates using the rail line to serve a possible PTT Global Chemical Cracker Plant site in Belmont County, OH.

Wellsburg, WV: The Gen-Pak Site is a 160,000-square-foot, two-story industrial building that last produced, in the early 1990s, molded plastic products. The Wellsburg Urban Revitalization Authority (URA) declared the building blighted and there is interest in the property. Property has access to active rail service. Phase 1 assessment identified petroleum and hazardous substances on-site as well as potential UST. The assessment also noted potential impacts from PCB-containing oils and petroleum releases that may have affected groundwater on site. **This is Priority Site #1 in Brooke County, WV; requires Phase 2 assessment.**

b. Welfare, Environmental, and Public Health Impacts

i. **Welfare Impacts:** Urban neighborhoods and work sites along the Ohio River Valley are situated near existing or former industrial sites that contain or discharge suspected and/or recognized toxicants such as heavy metals, solvents, polycyclic aromatic hydrocarbons, plasticizers, and insecticides. Many older educational, government, and commercial buildings contain asbestos, lead, potential high levels of PCB. Transportation service facilities pose a risk from petroleum products. Active industrial and energy production sites release airborne pollutants such as fine particulate matter (PM_{2.5}), volatile organic compounds (VOC), hydrocarbons (HC), nitrogen oxides (NO_x), and ozone (O₃), which are discharged along the Ohio River by prevailing westerly winds. The USEPA lists Brooke, Hancock and Jefferson counties in its final designations (October 2009) as non-attainment for the 2006 24-hour PM_{2.5} Standards. Additionally, USEPA lists Brooke and Jefferson counties as an Initial Non-attainment Designation for the 2010 Sulfur Dioxide Standards. Sources include coke and steel-making facilities, metal fabrication and finishing as well as coal-fired power generating plants located within the target area on the Ohio River. These facilities, the MSA's long-time economic staple, contribute to an air quality problem that can lead to lung and cardio-vascular disease and cancer. Contaminants from brownfield sites, along with related activity such as automobile and heavy-truck traffic, migrate through the fine particulate matter into the air, eventually mixing with storm water, and penetrating groundwater.

ii. **Cumulative Environmental Issues:** Exposure to toxic substances historically used in the region's mining, production and manufacturing operations have been directly linked to increased occurrences of asthma, respiratory irritations, lung disorders, and cancers. These occurrences are cited as: 1) Jefferson County had the 3rd highest (out of 88 OH counties) average annual number of new invasive cancer and age adjusted incidence for the period 2003 to 2007 (*OH Cancer Incidence Surveillance System, of the OH Department of Health 2010*). 2) Jefferson County has higher than the statewide averages in eight of the 10 leading causes of mortality, updated July 2007 (*OH Department of Health*). 3) Children in Jefferson County with elevated lead blood levels were the third highest in the state at 4.38% (*OH Department of Health 2013*). 4) The statewide air toxics study showed that Jefferson County has both the highest cancer and noncancerous risk estimates for volatile organic compounds (*2010 OH EPA All OH Air Toxics Report*). Even more troubling is that about 80% of all of our industry and brownfield sites, according to GIS analysis, are located in HUD-defined low- to moderate-income block groups, which contain the greatest sensitive populations. Low- and moderate-income populations comprise these sensitive populations groups including children in poverty as well as women of childbearing age, which are two sensitive impacted populations groups throughout the target region. The wealthier population that remains in the area has migrated away from the river, leaving behind areas with high poverty rates and low median incomes living in substandard housing surrounded by vacated commercial properties.

The *WV County Health Profiles – 2004*, the most current data available at the county level, indicates that Brooke and Hancock have statistically significant “worse” rankings compared to national rates for diseases of the heart, lung and colon cancers, diabetes, chronic obstructive pulmonary disease, and low-birth weight births. According to the 2004 report, Hancock County ranks 7th in WV for deaths attributed to diseases of the heart, 34.6% higher than the national average. In both Brooke and Hancock, deaths caused by colon cancer are higher than the national rate, by 14.8% and 33.7%, respectively. The report listed a cancer incidence rate of 561.1 per 100,000 people in Hancock County, far exceeding a 2011 WebMD report stating that 300 of every 100,000 Americans develops cancer each year. Brooke County was also higher, at 442.4 per 100,000. Over the same time, the National Cancer Institute SEER Cancer Statistics Review listed the national incidence rate as 480.4 per 100,000. The health report also stated that low-birth weight births in Hancock County from 1997-2001 was 9.8% out of 163 births, ranking 29.0% higher than the U.S. average and seventh overall in WV. Brooke fared somewhat better, ranking 30th in WV, 7.9% low-birth weight births out of 99 births.

ii. **Cumulative Public Health Impacts:** Specifically, there are immediate health impacts in the six-targeted communities directly attributable to the brownfields within their respective communities: NEWELL- The contaminants present a potential source of pollution to the river watershed and can cause severe damage to the brain and kidneys, and lead to pregnancy loss through miscarriage. TORONTO- The pollutants may cause damage to the liver and kidneys, and respiratory and central nervous systems. NEW CUMBERLAND- The contaminants present a health and environmental hazard that potentially exposes animal and human life to high concentrations of lead, mercury, petroleum, and polychlorinated biphenyls (PCB). STEUBENVILLE- The suspected contaminants present a potential source of pollution to the watershed and possibly cause damage to human and animal respiratory systems, and types of cancer. MINGO JUNCTION- Suspected contaminants are VOC, PAH, PCB, and metals that can cause cancers and damage human and animal respiratory systems. WELLSBURG- The known contaminants can cause severe damage, including cancer, to the brain, kidneys and liver, as well as melanoma.

c. **Financial Need**

i. **Economic Conditions:** Substantial cuts to the OH Local Government Fund have affected all of the 3-2-1 communities. According to the OH Department of Taxation, between 2008 and 2012, Steubenville, Mingo Junction, and Toronto have seen local government fund distributions decline by some 40%. Steubenville’s audits indicate that the taxable assessed value of the city’s former RG Steel Mill (largest brownfield) declined by 45% between 2008 and 2012. The Village of Mingo Junction’s audits show that municipal income tax revenues declined by 60% between 2006 and 2012, directly related to the shutdown of RG Steel. As a result, the OH Development Services Agency has designated Jefferson County a distressed county.

WV has not fared much better. In August 2011, WV Governor Earl Ray Tomblin instructed state agencies to cut 7.5% of spending by 2015. In October 2015, the Governor cut spending by another 4%, continuing a hiring freeze, and limiting travel in an attempt to balance dwindling revenues from coal and natural gas. These budgetary deficits have reduced the state’s capacity to assist counties and cities with brownfield assessments and cleanup. A 2012 Hancock County Budget Report stated that Brooke and Hancock have lost a combined \$3.5 million in revenues since 2009. County governments incurred major revenue loss when tax-reverted property increased by 185% (*WV Department of Revenue*), directly related to reductions in manufacturing and spin-off employment.

Economic conditions are bleak and further compounded at the local level. Several factors point out that these local municipalities are unable to draw on other sources of funding. These factors are: 1) High poverty in the three of the six target areas; 2) High unemployment in four of the six target areas; 3) median household incomes substantially less than the national and state average in all six of the target areas; and

4) populations less than 5,000 in five of six target areas. Furthermore, all six of the target areas are highly impacted by the decline, if not disappearance, of the steel industry.

ii. **Economic Effects of Brownfields:** Tracts of land and buildings that supported the manufacturing and commercial economic base are now abandoned, collapsed, or run-down sites. These abandoned brownfields throughout the tri-county area occupy what is generally flat land along the Ohio River, close to transportation networks. The Federal Reserve Economic Data, Federal Reserve Bank of St Louis (FRED) reported that in January 1990, manufacturing employment in the Weirton-Steubenville MSA was 17,200. As of December 2014, that number dropped to 5,600. Non-farm employment over that same period dropped from 52,000 to 43,600.

In Jefferson County, home foreclosures increased 330% from 1995 to 2012 (*Policy Matters Ohio 2013*). In 2014 alone, property tax delinquencies surged 8.3% (*2014 Jefferson County Auditor*). Between 1997 and 2010 (*OH Department of Taxation*), the property tax delinquency dollars for Jefferson County rose 164%.

The decline in the MSA population and employment, coupled with decreased tax revenues, has left local governments struggling to maintain current infrastructure, making it all but impossible to find and dedicate local resources to brownfield sites. The USEPA Brownfield Assessment grant allows the coalition to pool our resources to collaborate on the bigger picture of intentional and effective brownfield redevelopment.

2. Project Description and Feasibility of Success

a. Project Description, Timing, and Implementation

i. **Project Description and Alignment with Revitalization Plans:** The 3-2-1 establishes a base for revitalization by assessing brownfield properties along the Ohio River. The region, laden for decades with heavy industry and coal mining, was knocked down and almost out. Along with the diversification of the tax base and the “stick-to-it-ness” of residents, this boundary-busting project will act as a springboard for economic stability, job expansion, and a healthy residential vitality. Equally noteworthy, is our coalition members’ vision aligning with economic adjustment strategies (including land use and revitalization plans) adopted for Brooke and Hancock counties, comprehensive plans adopted by Jefferson and Brooke counties (including land use and revitalization plans), and Comprehensive Economic Development Strategy (including revitalization plans) adopted by all three counties.

The BH is the 3-2-1 applicant. The JCPA and BDC are 3-2-1 members. Since all 3-2-1 parties have limited resources, creating one major brownfield initiative maximizes all available resources. To date, 3-2-1 has leveraged several million dollars in cleanup and redevelopment money through two successful USEPA Assessment Grants: BH’s 2008 USEPA Grant and Jefferson County’s 2009 USEPA Grant. This proposal is guided by 3-2-1’s respective long range plans, founded on the following principles: 1) Continue partnerships with HUD-DOT-EPA to sustain the region; 2) Incorporate sustainable and equitable reuse approaches into assessment projects; and, 3) Leverage USEPA funding for other federal, state, and local gap financing for brownfield redevelopment economic opportunity. The basis for each plan is to free up properties through brownfield assessment, cleanup and redevelopment, train the emerging workforce, and create a healthy vitality for the region’s residents and visitors.

3-2-1 will focus on riverfront properties with the highest redevelopment potential. The largest brownfield sites are the Norfolk Southern former Railroad Roundhouse (Mingo Junction), Newell Porcelain (Newell) and Gen-Pak Paper (Wellsburg). 3-2-1 will use the successful redevelopment models applied to the Steubenville RG Steel site (River Rail Development, LLC) and the Beech Bottom Wheeling-Pittsburgh Corrugating Plant (BDC), both assessed with USEPA grants. These sites are being cleaned up with Clean OH and USEPA grants respectively and, collectively, \$10 million of private investments, converting both defunct properties into industrial parks for energy companies, steel fabricators, and professional offices.

ii. **Timing and Implementation:** Based on successful experience with Jefferson County’s 2009 USEPA Brownfield Coalition Assessment grant and the Brooke-Hancock 2008 USEPA Community Assessment grant, together with knowledgeable member communities, 3-2-1 will hit the ground running. In

Summer 2016, before execution of a cooperative agreement with USEPA, 3-2-1 will convene a public meeting, provide an overview of the new grant, update the brownfield inventory, and discuss prioritization. The BDC, head of 3-2-1, will draft a memorandum of agreement (MOA) with 3-2-1 members to establish a plan for distribution of funds and implementation of the assessment work. In September 2017, Michael Paprocki, BH Executive Director and project manager, will lead the environmental consultant procurement process: issuing a request for qualifications, evaluating the proposals, and selecting the environmental engineer in consultation with 3-2-1 members. This task will be completed by November 1, 2017.

In the project's first quarter, the 3-2-1 coalition and consultant will refine the brownfield inventory and prioritize the sites based on public input, set up a pre-quality assurance project plan (QAPP) conference call, and prepare a draft QAPP. No Phase II work can be started without an approved QAPP. The project manager and the consultant will submit site eligibility forms for USEPA approval and meet with property owners to obtain access agreements for conducting Phase I and/or Phase II ESAs.

The goal is to complete 50% of the Phase I ESAs and 30% of the Phase II ESAs in Year 1. The consultant will complete the balance of the Phase I and Phase II ESAs in Years 2 and 3, with the remedial actions plans (RAPs) started in Year 2 and completed in Year 3. If funds are available, the consultant may complete miscellaneous Phase I and II ESAs. The BH will ensure all the quarterly tracking and measurements of progress are accomplished, along with timely inputs to ACRES.

(a) Contractor Procurement: The Coalition uses a simplified two-step selection process. Interested contractors submit a ten-page Letter of Interest (LOI) detailing three key components, the Team Approach, Experience, and Project Approach. The LOI identifies the contractors and subcontractor qualifications to perform the necessary assessment task per USEPA regulations listed by Project Manager and key staff. Describe staff capacity to perform work in a timely manner relative to workload and experience on similar projects. The each coalition member scores each LOI based upon five categories Project Manager, Strength and Experience, Availability of Personnel, Past Performance, and Project Approach. The Coalition then held a controlled informal interview with the three highest scored applicants. The Coalition then invites the contractor with highest score to negotiate a service contract.

(b) Development of Site Inventory: The executive directors of the BDC, BH, and JCPA will be chair the coalition. Coalition members and stakeholders have set their site priorities based on our respective economic adjustment strategies, revitalization plans, and land use plans– evaluating sites along the Ohio River that are infrastructure-ready, and matching them up with new business/redevelopment ventures, primarily in the our target industry clusters of energy, metals, chemicals, transportation logistics, and health care. A handful of target sites in our target communities have been shortlisted based on attractiveness to these clusters. As with all sites, the coalition will first establish the eligibility for the site. If the site is found eligible, selection and prioritization criteria will include the potential to address and eliminate public health, safety, and environmental issues; eligibility with the WV DEP Voluntary Remediation Program (VRP) and OH EPA's Voluntary Action Program (VAP) for leveraged technical and financial assistance; benefit to low and moderate income areas; condition of existing infrastructure available for reuse; and potential redevelopment and job creation opportunities for the property.

(c) Obtaining and Securing Site Access: When the program first started, access to properties was a challenge. We held community meetings to discuss the brownfield process, and the benefits to property owners to be able to get a Phase I and II ESAs paid for through the grant process. Sometimes property owners can be skeptical of the brownfield objectives, particularly collecting soil and groundwater samples. A relationship of trust must be developed and the coalition has gone to great lengths to establish that with property owners through the public meetings, and private individual meetings with property owners. Because our program has been in place several years, the coalition has been very successful in obtaining property access agreements.

b. Task Description and Budget Table

i. **Task Descriptions**

Task 1: Site Inventory and Prioritization: \$10,000. Coalition members and stakeholders will set their site priorities based on our economic adjustment strategies, revitalization and land use plans– evaluating sites along the Ohio River that are infrastructure-ready, and matching them up with new business/redevelopment ventures, primarily in the our target industry clusters of energy, metals, chemicals, transportation logistics, and health care. As with all sites, the coalition will first establish the eligibility for the site. If the site is found eligible, selection and prioritization criteria will include the potential to address and eliminate public health, safety, and environmental issues; eligibility with the VRP and VAP for leveraged technical and financial assistance; benefit to low and moderate income areas; condition of existing infrastructure available for reuse; and potential redevelopment and job creation opportunities for the property. This task includes the creation and maintenance of an inventory database with scoring system, and inputting and maintaining a GIS web-based site inventory system. The estimated cost is \$10,000.

Task 2: Phase I & Phase II Environmental Site Assessments: \$490,000. The bulk of the grant funds will be spent on this task. A VAP and VRP Certified Professional will oversee assessment work. Selected sites will undergo Phase I ESAs to meet USEPA's All Appropriate Inquiry standards (ASTM E1527-13), and may also be completed to meet the Phase I requirements under VAP and VRP. By meeting the VAP and VRP standards, these sites will be eligible to leverage additional cleanup funding through our respective states and the USEPA. For Phase I ESAs, it is estimated that 10 hazardous substance sites (average size 15 acres), at an average cost of \$6,000 each (\$60,000 total), and seven petroleum sites (corner gas station size) at an average cost of \$3,500 each (\$24,500 total), totaling \$84,500 will be performed.

It is estimated that seven of the Phase I ESA hazardous substance sites will need Phase II ESAs at an average cost of \$40,000 per site (\$280,000), and four of the petroleum sites will need a Phase II ESA at an average cost of \$30,000 per site (\$120,000), totaling \$400,000. Prior to any Phase II assessment work, the consultant will develop quality assurance/quality control project plans (QAPP) for USEPA's approval, at an estimated cost of \$5,500. In addition, the consultant will develop site specific sampling and analysis plans (SAP) for USEPA approval, and site-specific health and safety plans (HASP) prior conducting field work. The estimated costs for the SAPs and HASPs are included in the Phase II cost estimate above. The total cost of this task is Phase I \$84,500 + Phase II \$400,000 + QAPP \$5,500 = \$490,000.

For hazardous substance sites, Phase II work will be completed according to ASTM 1903-11 and also follow VAP and VRP guidance, and petroleum sites will also follow OH's Bureau of Underground Storage Tank Regulations (BUSTR) and WVDEP's Underground Storage Tank (UST) Regulations, as required.

Task 3: Remedial and End Use Planning: \$60,000. After Phase II Assessment completion, it is estimated five hazardous substance sites and three petroleum sites will need remedial action planning and coordination with site redevelopment. The planning for each site is estimated to be \$7,500 and include a remedial action plan (RAP) for evaluating the alternatives and costs for cleaning up each site. In addition, the planning will include working with the potential property owner or developer to integrate remedial alternatives with redevelopment of the property. These RAPs will also be used to pursue cleanup funds from the USEPA, WVDEP, and the Jobs OH Revitalization Funds (up to \$1,000,000) to leverage the USEPA brownfield assessment grant funding.

Task 4: Community Outreach: \$16,000. Since the 2008 and 2009 USEPA grants, we have engaged neighborhood associations, business and property owners, developers, and other parties in our brownfield programs. This has occurred through community meetings and various media. We plan to continue this program through 3-2-1 meetings and special events involving brownfield cleanup and redevelopment. 3-2-1 meetings will be held semi-annually, with other meetings held for certain milestones. It is estimated that the environmental consultant will cost \$12,000 for meetings and presentations over the 3-year period. In-kind

services from the 3-2-1 coalition and Jefferson County Regional Planning Commission (JCRPC) will support meeting outreach. The consulting time was weighted toward hazardous sites. The task also includes preparation and distribution of information (\$4,000 material and public notices).

Task 5: Programmatic Costs: \$24,000. For this task, \$24,000 is requested, \$10,000 for a consultant to lead meetings, manage the site selection and prioritization process, review and evaluate reports and document submittal for USEPA required reporting and \$2,000 for oversight by the environmental consultant for technical issues and QAQC. Funds are also being requested for two to four staff for travel expenses (\$12,000) to two national and two regional brownfield conferences. 3-2-1 will provide approximately another \$10,000 of in-kind staff time for programmatic costs (average 500 hours at \$20/hour). The coalition will track and measure progress to achieve project results by an inventory of sites and develop rating system for prioritization. The coalition will input these sites into its GIS database for visualization and public engagement.

A licensed Remediation and Environmental Specialist will support the project management. The consultant will conduct the Phase I and Phase II environmental studies and work with the WVDEP and OEPA to develop remediation options.

Task	Outputs	Outcomes
Site Inventory & Prioritization	Prioritize up to 30 sites for the 8 target brownfield areas	<ol style="list-style-type: none"> 1. Improve quality of life & health by cleaning up at least 327 acres of brownfields posing health threats to residents & water supply - Ohio River 2. Improve infrastructure, increase affordable transportation & housing, & create a healthy recreational environment for the community 3. Stimulate the oil & gas, metallurgical, & chemical workforce through brownfield redevelopment, worker training & education
Phase I and II ESAs	Phase Is - 17; Phase IIs - 7	
Remedial Planning	RAPs - 8	
Community Outreach	At a minimum 2 public meetings/year	
Programmatic	Meet US EPA reporting requirements	

ii. **Budget Table: Hazardous Substance & Petroleum Assessment Budget**

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Site Inventory & Prioritization	Site Assessments	Remedial & End Use Planning	Community Involvement	Programmatic Costs	
Personnel - H	--	--	--	--	\$12,000	\$12,000
Personnel - P	--	--	--	--	\$5,000	\$5,000
Travel - H	--	--	--	--	\$3,000	\$3,000
Travel - P	--	--	--	--	\$3,000	\$3,000
Supplies - H	--	--	--	\$2,000	--	\$2,000
Supplies - P	--	--	--	\$2,000	--	\$2,000
Contractual-H	\$5,000	\$340,000	\$30,000	\$2,500	\$500	\$378,000
Contractual-P	\$5,000	\$150,000	\$30,000	\$9,500	\$500	\$195,000
Subtotal H	\$5,000	\$340,000	\$30,000	\$4,500	\$15,500	\$395,000
Subtotal P	\$5,000	\$150,000	\$30,000	\$11,500	\$8,500	\$205,000

TOTAL GRANT	\$10,000	\$490,000	\$60,000	\$16,000	\$24,000	\$600,000
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H = Hazardous Sites P = Petroleum Sites

c. Ability to Leverage

The 3-2-1 coalition is seeking to fund all of the assessments with this USEPA Coalition Grant. The focus of the 3-2-1 coalition is leveraging money for the revitalization (cleanup, construction, industry recruitment) of the properties in the target areas. The coalition has financial commitments for investments in revitalization from the Neighborhood Initiative Program, CleanOhio, Community Development Block Grants, WV Economic Development Authority, United States Economic Development Administration, Hancock County Commission, Brooke County Commission, Appalachian Partnership for Economic Growth, Benedum Foundation, Appalachian Regional Commission, and private investors. The coalition record of accomplishment has proven that our members have been able to attract \$28 of investment for every \$1 in USEPA funding. Based on this multiplier, the coalition anticipates leveraging \$16,800,000 in public and private investments from a \$600,000 assessment grant. The 3-2-1 also anticipates using investment companies located in Pittsburgh, Los Angeles, and Chicago in future projects in our target areas.

In June 2014, in a cooperative effort to redevelop industrial properties along a 60-mile river corridor between Weirton, WV and Pittsburgh, PA, the Benedum Foundation, a private foundation, awarded the BDC and the Pittsburgh-based Riverside Center for Innovation \$370,000 for site development. The BDC is using these funds to estimate building demo costs, remediate contamination, and finalize site preparation.

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan: Over the last 5 years, the “3-2-1” coalition members the BDC and JCPA have relied on their coalition partner, the BHJ to involve the community. It has been a successful approach and we will continue with this strategy. Through its past involvement with the USEPA Assessment Grant Program, BHJ formed a Brownfields Task Force (BTF). Through the BTF, BHJ has created a host of programs, committees, and public involvement activities for community support and communication. The BTF has met on a quarterly basis since November 2008 and maintained an open dialogue with communities and stakeholders. For this application, the Executive Directors of the coalition members will chair the BTF. The 3-2-1 members will meet monthly to develop the BTF agenda, prioritize site selection criteria, and meet with the contracted environmental consultant to review and assess project progress. The BTF will meet no less than bi-monthly and will hold additional public informational meetings quarterly. The 3-2-1 will apply a two-step approach for community involvement.

Step 1 - WV Collaborative Redevelopment (WVRC) Model - The WVRC model, a program of the Northern WV Brownfields Assistance Center (NBAC), provides services and expertise for WV communities to capture the maximum economic, environmental, and social benefits from the remediation and adaptive reuse of brownfields. The first WVRC model project administered by BHJ was the TS&T Site in Chester. The WVRC has worked with several other EPA-funded projects in coordination with the BTF, including Brooke Glass in Wellsburg. The WVRC will provide information and training tools.

Step 2 - Brownfields Task Force (BTF) The BTF, chaired by the executive directors of the coalition members, will meet quarterly. The BTF is the mechanism through which all target communities have provided input since the beginning of this project. The coalition will continue to engage and inform the BTF throughout the project. Members include interested residents of targeted communities and stakeholders such as city managers, elected officials, and/or private business interests. WV members include the BDC, WV Development Office, WV Department of Environmental Protection, WV Department of Transportation, and WV Brownfield Assistance Center. Ohio members include the JCPA, Appalachian Partnership for Economic Growth (APEG), Jefferson Soil & Water Conservation District (JSWCD), OH Environmental

Protection Agency, and OH Department of Transportation. Other members include an advisory environmental engineer, a representative of the real estate community, financial institutions, and workforce investment board. Task Force meetings are open to the public. The BTF received the 2015 WV Brownfield Award in Environmental Impact in recognition of the Task Force's dedication to brownfields redevelopment in WV.

ii. **Communicating Progress:** 1-2-3 will publicly promote brownfields achievements through traditional (newspaper articles and guest columns, television, radio, newsletters) and social media (email blasts, Facebook, Instagram, Twitter, etc.). In every instance, 1-2-3 will accept comment from citizens and stakeholders and provide answers in a timely manner. The BTF meetings as well as public media exposure (traditional and social) is appropriate and effective for the target community because the BTF directly involves citizens from each target community and the majority of citizens in each target community receive their news from either traditional or social media.

Meeting schedule will include: (1) an introductory workshop within 90 days of receiving a "Notice to Proceed" to identify and prioritize sites (2) after each quarter, an in-person community session to solicit input. (3) An update after the consultant completes 50% of the Phase Is, (4) a second update session after completing 30% of the Phase IIs, and (5) a meeting to discuss site redevelopment and reuse. These meetings will provide opportunities for public input and discussion regarding site identification, health and environmental concerns, and end-use redevelopment decisions. Meeting locations will rotate within targeted communities.

b. Partnerships with Government Agencies

i. **Local/State/Tribal Environmental Authority:** 3-2-1 coalition members have a strong relationship with OH EPA and WVDEP. OH EPA, through their VAP, and WVDEP, through their VRP, have provided technical assistance and guidance for meeting the cleanup standards using risk based approaches, while integrating the cleanup into redevelopment plans. The coalition used this approach at brownfield sites in Toronto, Steubenville, and Yorkville in OH, and sites in Chester, Newell, Weirton, and Beech Bottom, WV. The coalition will continue to use OHEPA and WVDEP for technical assistance for brownfield site assessment and cleanup. The OH Department of Natural Resources (ODNR), JSWCD, Wellsburg Urban Redevelopment Authority (URA), WV Brownfields Assistance Center, and WVDEP will assist in site identification and evaluation.

ii. **Other Governmental Partnerships:** As in past projects, County/City Health departments will be involved during assessment and cleanup. If the environmental consultant finds hazardous substances that present negative health impacts, they will notify the health departments to help resolve the issue. The consultant will also call upon health departments to validate off-site health threats, identify toxicological issues, and perform risk evaluations. Other government partners are the OH and WV Department of Transportation (ODOT/WVDOT) for assistance with either highway or rail last mile connections, pedestrian walkways, bicycle facilities, or public transit and human service transportation projects. The Jefferson County Regional Planning Commission (JCRPC), Ohio Mid-Eastern Governments Association (OMEGA), APEG, as well as the county commission and municipal governments of the target areas are BTF members and assist in site identification and evaluation. Coalition member BDC is member of the Investing in Manufacturing Communities Partnership (IMCP) Coalition for the Greater Pittsburgh Metals Manufacturing Communities Partnership that includes Brooke and Hancock counties, West Virginia.

c. Partnerships with Community Organizations

i. **Community Organization Description & Role:** As outlined below, these Community Organizations have committed in-kind resources to advance the Coalition's proposal.

Organization	Hours committed	\$ Value	Role
Jefferson Soil & Water	300	\$15,000	TF member offering technical assistance on stormwater, green space,

Conservation District			urban gardening, and mine scarred land reclamation in Jefferson Co, OH
Fort Steuben Historic Center	60	\$3,600	Committed to provide multimedia conference room for public outreach meetings in Jefferson County, OH
Brooke County EDA	100	\$3,500	TF member that fosters business development and commerce in Brooke County, WV
Wellsburg URA	560	\$11,065	TF member supporting community planning and leverage funding for site revitalization in Wellsburg, Brooke County, WV
TOTAL	1,020	\$33,165	

ii. **Letters of Commitment:** Community partners have supplied Letters of Commitment, found in Appendix B – Narrative Proposal Attachments.

d. Partnerships with Workforce Development Programs

The 3-2-1 coalition will collaborate with the WV Northern Community College and Eastern Gateway Community College to promote job skills training and local hiring as well as linking members of the community to all new employment opportunities related to the assessment, cleanup, and redevelopment of the target properties. WV Northern Community College and Eastern Gateway Community College offer programs designed for entry-level positions in the fields of welding, computer engineering, environmental science, and green-collar jobs. These fields of employment are vital to successful brownfield redevelopment. Both have training programs directly related jobs in the natural gas and oil drilling industry. Both offer many of these programs as customizable training options for companies. In addition, the Jefferson County Education Service Center is providing a similar role by sponsoring a program, the Utica Academy, to offer specialized education to high school students wishing to work in the oil and gas field.

4. Project Benefits

a. Welfare, Environment and, Public Health Benefits

There are immediate health impacts in the six-targeted communities directly attributable to the brownfields within their respective communities: NEWELL-The contaminants present a potential source of pollution to the river watershed and can cause severe damage to the brain and kidneys, and lead to pregnancy loss through miscarriage. TORONTO- The pollutants may cause damage to the liver and kidneys, and respiratory and central nervous systems. NEW CUMBERLAND-The contaminants present a health and environmental hazard that potentially exposes animal and human life to high concentrations of lead, mercury, petroleum, and polychlorinated biphenyls (PCB). STEUBENVILLE- The suspected contaminants present a potential source of pollution to the watershed and known to cause damage to human and animal respiratory systems, and types of cancer. MINGO JUNCTION-Suspected contaminants are VOC, PAH, PCB, and metals that can cause cancers and damage human and animal respiratory systems. WELLSBURG- The known contaminants can cause severe damage, including cancer, to the brain, kidneys and liver, as well as melanoma.

The revitalization of these target sites will reduce physical exposure to known and suspected toxicants, such as asbestos, lead, petroleum, and PCB. A selected consultant will prepare a Site Assessment Work Plan (SAWP) for site recovery. The SAWP objective is to complete site characterization per the requirements of the VAP and VRP. The USEPA Assessment Program will greatly assist local stakeholders with mitigating community health risks such as cancers and heart disease. The goal is to create a livable and sustainable environment for residents. Site-specific health and safety plans protect on-site workers and surrounding communities by setting standards for acceptable levels of airborne emissions such as dust, odor, and noise; preventing soil erosion and protecting nearby ecosystems; and ensuring that property owners properly excavate, stockpile, and dispose contaminants. These requirements will lead to productive site redevelopment.

80% of all of our industry and brownfield sites are located in HUD-defined low- to moderate-income block groups, which contain sensitive populations such as low- and moderate-income populations;

including children in poverty as well as women of child-bearing age, which are two sensitive populations that are impacted throughout the target region. The proposed assessment and revitalization of targeted projects will significantly reduce exposure to known and suspected toxicants. Examples include: 1) Controlling documented community risks from substances such as arsenic, barium, and cadmium at the Newell Porcelain Site. Environmental benefits include the design and installation of proper engineering systems that will stem the migration of these substances into the Ohio River; (2) Alleviating documented suspected hazardous substances and toxic risks from PCBs and VOCs at the New Cumberland AIR Facility and Wellsburg Gen-Pak building. Anticipated cleanup will focus on contact vapor intrusion to neighboring residents and reduce migration into the Ohio River; (3) Mitigating the migration of suspected toxics from chemicals once stored at the Steubenville Marina Terminal/Warehouse; (4) Assessing and restoring to use former gasoline stations in Toronto; (5) Stemming documented hazardous substances at the Mingo Junction Railroad Roundhouse Site from entering the watershed through storm water runoff. Anticipated cleanup will restore a non-productive industrial-zoned site into a safe environment for warehouse and transportation-related services.

3-2-1 promotes sustainable development outcomes of brownfield redevelopment projects through energy and water use applications, in addition to reusing and recycling clean hard fill generated during site remediation. In these situations, demolition contractors place demolished structures and building materials (clean hard fill) as backfill in the excavations. Demolition work at the former TS&T Pottery Factory and RG Steel property took advantage of this practice. 3-2-1 will use its core organization's policies and planning tools to ensure sustainable development outcomes of its target brownfield sites. The next two paragraphs below describe examples of this work in practice. .

OH and WV communities are working directly with the USEPA, OH EPA, and WV DEP to update municipal separate storm sewer systems (MS4) and obtain a National Pollution Discharge Elimination System (NPDES) permit. Affected communities have developed storm water management programs designed to prevent harmful pollutants from entering into the Ohio River watershed. Mingo Junction, Steubenville, Stratton, Toronto, Tiltonsville, Follansbee, Weirton, and Wellsburg all have undertaken MS4 sewer/storm water separation projects and management.

Communities have also adopted sustainable infrastructure practices to lower transportation costs, reduce air pollution, decrease infrastructure costs, and preserve historic properties and sensitive lands. Non-profit Magic Tree, Inc., in New Cumberland, has a mission to educate, facilitate, and demonstrate a green and sustainable lifestyle. In 2013, BDC spent \$569,000 to install a steep embankment barrier at the TS&T site in Chester. The purpose of the barrier was to stabilize and cover the slope to prevent runoff of potentially impacted soil without compromising slope stabilization. In 2014, Wellsburg retained 2000 tons of crushed brick on site during excavation at the Brooke Glass. This significantly reduced demolition costs, conserved natural resources and landfill space, reduced the environmental impact of producing new materials, created jobs, and reduced building project expenses.

The approach to revitalize the target brownfield sites incorporate equitable development practices and HUD-DOT-EPA Livability Principles. The cleanup and redevelopment of targeted properties will increase economic competitiveness by encouraging the growth of local and regional tourism and supporting and valuing the existing community by addressing problem properties at the gateway into business districts and adjacent to local neighborhoods. Target sites in target communities support equitable development outcomes through its participation in the BTF, which encourages the involvement of residents in the target communities, including minority and at-risk populations.

b. Economic and Community Benefits

There are approximately 500 acres in the coalition's brownfields inventory suitable for industrial development. If these sites (which are almost all unused) were revitalized for our industry clusters, they could produce close to 5,000 jobs based on the Mid-Ohio Regional Planning Commission Land Use Model

Grid. According to the OH Department of Job and Family Services, the average annual salary for all industries is \$43,687. Thus, the redevelopment of these sites could generate a payroll gain for the three counties of \$218,435,000. Over the past three years, the three counties have experienced a \$2.85 billion investment (Ohio Shale Coalition and Shale Play). These deals are dynamic and in various stages of negotiations moving forward.

5. Programmatic Capability and Past Performance

a. Audit Findings

BH & members of the 3-2-1 coalition have no adverse audit findings on any grants, nor been required to comply with special "high risk" terms under agency regulations implementing OMB Circular A-102.

b. Programmatic Capability

The BH and the 3-2-1 coalition have a strong brownfield and grant management team to successfully implement and accomplish the goals of this grant. The BH will augment its environmental grant team with the management team in place among the other 3-2-1 members. The project manager BH Executive Director Michael Paprocki has over 25 years of experience in local and regional government project management. Mr. Paprocki manages five full-time and one part-time staff members that include two engineers, a full-time Finance Manager, and a full-time Community Development Specialist. Mr. Paprocki has been involved in several transportation management projects and has created several land use and demographic forecast modeling techniques for travel demand modeling projects used for Air Quality Conformity demonstrations and Environmental Justice assessments. He has over 18 years working experience as a GIS specialist. Two full-time staff assists coalition member Mr. Patrick Ford, BDC Executive Director. Mr. Ford has been involved in nearly 900 acres of brownfields redevelopment, the attraction of over \$70 million in investment, and creation of approximately 1,200 jobs. During this same period, the region has seen a drop in unemployment of almost 4%.

The 3-2-1 members have the same management team in place and now have over five years of direct experience in managing a assessment grants. As a demonstration of programmatic capabilities, Jefferson County Coalition received a Brownfields Recognition Award for Leadership and Commitment at the 2013 National Brownfield Conference.

Upon USEPA announcement of grant award, the coalition will begin implementing a tracking and managing system, including spreadsheets for all budgets, and schedules for tasks. These systems will be similar to previous grants. The coalition will track grant use with BH's QuickBooks, an acceptable accounting software for managing federal monies. BH will proof the grant budget internally using Excel Workbook. As with earlier grants, 3-2-1 will enter all the specific brownfield site assessment information into ACRES in a timely manner for USEPA use and accounting.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The 3-2-1 strategy for tracking and measuring progress has the following elements: 1) Evaluate achievements against milestones established within the grant application and work plan. 2) Evaluate whether the grant and projects have redeveloped priority sites and improved local brownfields management fundamentals such as management, acquisition, and the leveraging of outside dollars And, 3) Document project outcomes and outputs. 3-2-1, in both narrative and spreadsheet form, documents project progress and shares this information through its Task Force (TF).

d. Past Performance and Accomplishments: The Coalition's past brownfield redevelopment activity initiated with USEPA brownfield assessment grants include collective partnerships with Hackman Capital and River Rail Development, and their shared \$10,000,000 investment in the former Wheeling Corrugating Steel Plant in Beech Bottom and Steubenville's RG Steel plant, was, and are models for other former redevelopments. These sites have already created approximately 1,000 jobs since 2012.

i. Currently or Have Ever Received an EPA Brownfields Grant

1. Accomplishments: Jefferson County's 2009 grant funded 23 Phase I environmental site assessments, 11 Phase II environmental site assessments, 1 remedial action plan, 3 asbestos surveys, and 6 public meetings. These numbers meet the environmental study outputs established in the 2009 USEPA assessment grant application. This helped return five brownfield properties to beneficial reuse, including one property put back to use as green space. Furthermore, the grant has exceeded the employment outcome goal of 50 with cumulative job growth totaling 124. Also, Jefferson County leveraged funds to conduct additional assessment of a former clay tile site (\$299,571 Clean Ohio), clean up of commercial property in Steubenville (\$297,318 Clean Ohio), cleanup of the 185-acre former Steubenville RG Steel plant (\$1,000,000 Clean Ohio), and private funding for cleanup and development (\$4,493,000) from River Rail Development. Jefferson County input all details as required per site in ACRES.

The BDC has been involved in the redevelopment of almost 900 acres of brownfields, leveraged \$70 million of investment, and created 1,200 jobs. The USEPA produced a podcast on the work of the BDC that aired at the 2015 National Brownfields Conference, illustrating the BDC approach as a model for other communities. One example highlighted in the podcast was the cleanup and redevelopment of the former TS&T site in Chester. The project achieved the following outcomes: 1) The original \$5,000 investment leveraged over \$1,300,000 from 14 funding streams to remediate the site; 2) Community input and support were garnered from almost two dozen meetings; and 3) The project won a competitive grant from the WV Redevelopment Collaborative from WVU and the Benedum Foundation.

Jefferson County successfully used *JobsOhio's* new revitalization program in 2015 to obtain a \$450,000 cleanup grant for Barium & Chemicals' riverfront industrial property. The grant facilitates Barium & Chemicals' full compliance with USEPA cleanup requirements and retains 27 jobs and creates 5 more.

2. Compliance with Grant Requirements: In 2009, USEPA awarded the Jefferson County Brownfield Coalition a three-year, \$1,000,000 USEPA Brownfield Coalition Assessment grant. The coalition complied with the grant work plan, schedule, terms, and conditions. All quarterly and technical reports were submitted on time during the project period, as well as filling of Assessment, Cleanup, and Re-development Exchange System (ACRES) reports. The ACRES reports were current at the end of the project period. A six-month extension was awarded for the completion of two Phase I ESAs, three Phase II ESAs, and an asbestos survey. Of the \$1,000,000, only \$155 remained in the grant budget at completion. All expected results were achieved during the grant period, and there was no need for corrective measures.

In 2012, the USEPA awarded the BDC a \$200,000 cleanup grant for the TS&T site. The BDC was in full compliance with this grant's work plan, schedule, and terms and conditions. The BDC completed all work within one year by special request of the EPA, fully expended all grant dollars, and closed out the grant. The BDC was the recipient of three Targeted Brownfields Assessment (TBA) grants for three specific properties in 2014. The BDC has since closed out all three grants. The TBAs included \$225,000 for the former Wheeling Corrugating Plant property located in Beech Bottom; \$70,000 for the former Brooke Glass site in Wellsburg; and \$90,000 for the Jimmy Carey Stadium located in Weirton. The USEPA awarded the BDC five cleanup grants, Brooke Glass, Wheeling Corrugating, and TS&T Riverbank awarded in 2015, and Williams Lodge and Jimmy Carey Stadium award in 2016. BDC's selected contractor has completed the TS & T Riverbank work. The BDC has also awarded contract for the Wheeling Corrugated demolition, roughly half on the total cleanup work. The WVDEP is currently working with the BDC to incorporate a soil management plan at the Brooke Glass site prior to demolition. The BDC is preparing RFPs for the Williams Lodge and Jimmy Carey Stadium. The BDC anticipates completing all cleanup work at the Brooke Glass, Wheeling Corrugating, and Williams Lodge in 2017.

APPENDIX A

COVER LETTER ATTACHMENTS

Regional Priorities Form & Other Factors Checklist
(Appendix 3 - FY17 Guidelines)

Letter from the State or Tribal Environmental Authority

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Brooke-Hancock Regional Planning & Development Council, WV Region 11

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 3: Climate Change Resiliency

Region 3: Coordinated Public Funding for Brownfields

Page Number(s): Climate Change Resiliency – pp. 12 & 13

Coordinated Public Funding for Brownfields – pp.6, 8, 9, 10, 11, 14 & 15

Assessment Other Factors Checklist

Please identify (with an x) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Applicable	Page #
<i>None of the Other Factors are applicable.</i>		
Community population is 10,000 or less.		
Applicant territory is, or will assist, a federally recognized Indian tribe or United States territory		
Target brownfield sites are impacted by mine-scarred land	X	11
Project is primarily focusing on Phase II assessments	X	3, 4
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and has included documentation	X	9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base	X	1, 5, 6, 13
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing	X	11

<p>Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties</p>		
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation</p>		
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant</p>		



west virginia department of environmental protection

Division of Land Restoration
601 57th Street SE
Charleston, WV 25304
304-926-0455

Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
www.dep.wv.gov

December 14, 2016

Michael J. Paprocki, Executive Director
BH Regional Planning and Development Council, Region 11
P.O. Box 82
Weirton, WV 26062-4511

RE: EPA Brownfields Coalition Assessment Grant Proposal

Dear Mr. Paprocki,

Thank you for your continued efforts to further enhance your local community and the state's environment and economy by applying for a United States Environmental Protection Agency Coalition Assessment Grant. This distinctive collaboration amongst the Business Development Corporation of the Northern Panhandle, Brooke-Hancock Regional Planning and Development Council, and Jefferson County Port Authority will allow the Weirton-Steubenville Metropolitan area to continue to strive toward their shared social and economic vision to create economic development opportunities that were started with their two previous US EPA grants and allow them to create one major brownfield initiative that maximizes all available resources.

Environmental assessment of industry-laden and mine-scarred lands present on properties along the Ohio River will continue the brownfield cleanup efforts that officials in Brooke, Hancock, and Jefferson Counties have committed to in order to incorporate sustainable and equitable reuse methods into assessment projects and create an atmosphere ripe with opportunity. Their dedication to cleaning up and redeveloping under-utilized properties, training the workforce, maintaining partnerships with federal and state entities to sustain the region, and creating a healthy vitality for the region's residents and visitors is of utmost importance in the revitalization of the area. There is strong momentum in the Northern Panhandle and I look forward to seeing the accomplishments that the area can achieve with this grant.

As you prepare your application for the much-needed EPA brownfields coalition assessment funding, the WV DEP's Division of Land Restoration (DLR) is in full support of your efforts and applauds the work that has been accomplished thus far. We are committed to assisting you assess, remediate, and redevelop vacant, underutilized, and contaminated properties into productive and positive new uses. Please contact me or my staff if we can be of service.

Sincerely,

Patricia A. Hickman, Director
Division of Land Restoration

Promoting a healthy environment.

APPENDIX B

NARRATIVE PROPOSAL ATTACHMENTS

Letters of Commitment from Community Organizations
and
Governmental Partnerships



Jefferson Soil and Water
Conservation District

Jefferson Soil & Water Conservation District
500 Market Street, Mezzanine – Suite 4
Steubenville, OH 43952
Telephone: (740)264-9790
www.jeffersonswcd.org

December 12, 2016

Mike Paprocki, Executive Director
BH Regional Council
P.O. Box 82
Weirton, WV 26062-4511

RE: USEPA Coalition Assessment Grant

Dear Mr. Paprocki:

The Jefferson Soil and Water Conservation District pledges to be an active member of the Brownfields Task Force in regards to your unique partnership with the Jefferson County Port Authority and other local agencies committed to regional brownfields redevelopment. Our district understands how soil and water health does not occur along political corporation lines; our river valley operates as a cohesive unit both economically and in terms of water resources. Thus, we strongly support this regional effort to address contaminated sites and bring them back to productive economic use by applying for a USEPA Coalition Assessment Grant.

The Jefferson Soil and Water Conservation District annually provides \$15,000 in the areas of technical assistance and educational programs in the areas of stormwater runoff, greenspace preservation and mine-scarred land issues. Additionally, the district is committed to continued sponsorship of the Gateway Farmers' Market at a rate of \$4,500 per year. Our staff will specifically be made available as needed as property owners develop assessment requests on industrial sites throughout the three-year grant cycle. I am confident our district staff's expertise in areas like stormwater runoff and soil health will be an excellent resource as the Valley engages in this important redevelopment vision.

I look forward to working with you and the entire task force throughout the grant cycle. Please utilize us as a trusted partner as we rebuild and improve the environment of the Valley.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon Andresen", is written over a horizontal line.

Brandon Andresen
Water Quality Coordinator



The Old Fort Steuben Project, Inc

Historic Fort Steuben *The City of Murals*

Home of the Steubenville Nutcracker Village

STEUBENVILLE/ JEFFERSON COUNTY VISITOR CENTER

120 South Third Street Steubenville OH 43952

740-283-1787

Dec. 15, 2016

Mr. Michael Paprocki
BH Regional Council
PO Box 82
Weirton WV 26062

Dear Mr. Paprocki,

On behalf of the Board and staff of the Old Fort Steuben Project, I express my support for your efforts in pursuing a USEPA Brownfield Assessment Coalition Grant in partnership with the Jefferson County Port Authority and other agencies. Regional economic development makes sense due to our cohesive culture, community patterns and business relationships and is also smart strategically as it will help position our entire river valley for quality redevelopment by the nation's leading industries. Historic Fort Steuben is ready to assist in the community effort as it will certainly enhance our tourism and quality of life goals.

Historic Fort Steuben, formed in 1986 as a private non-profit, provides historical, cultural and educational programs and experiences attracting over 20,000 visitors to the area each year. The formerly blighted block between Market and Adams Streets, overlooking the river, is now a showplace serving the local community as well as travelers along the Ohio River Scenic Byway. We look forward to participating in redevelopment efforts, especially regarding riverfront sites. Ours is a vision of balanced tourism and 21st century industry in the region, and grants like this are crucial as the area continues to recover from decades of employment loss.

To assist in these efforts, I would like to offer our multi-media conference room for meetings throughout the three-year grant cycle. The room accommodates 40 people and will be made available up to 8 hours per month for the task force. Many groups utilize this meeting space as it is centrally located and immediately adjacent to State Route 7. This in-kind offering translates to our donation of \$100/month to the project over three years.

Please let me know if our staff can be of assistance throughout the application and implementation process.

Sincerely,

Judith Bratten
Executive Director



BROOKE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

840 Charles Street, Wellsburg, WV 26070

(304) 737-3666

In the confrontation between the river and the rock, the river always wins...not through strength, but by perseverance.

December 16, 2016

BHJ-MPC
124 North Fourth Street
Second Floor
Steubenville, Ohio 43952-4498

Dear Mr. Paprocki,

The Brooke County Economic Development Authority is supportive of your efforts to cleanup and redevelop the potentially contaminated sites in Brooke County (WV), Hancock County (WV) and Jefferson County (OH). We understand you are applying for a USEPA coalition assessment grant for 2017 and we are in strong support of your application. We have been a representative on the Brownfield Coalition for the past 5 years plus. Last year alone, we committed over 100 hours to attending scheduled meetings in the northern panhandle, attending the WV Brownfield Conference for three days and we also served as a co-presenter at a National Community Development Society Conference in Minneapolis, MN and presented our Wellsburg Glass Factory Brownfield Project at the conference. We anticipate spending at least the same number of volunteer hours which is calculated at \$35.00 per hour for 100 hours as an in-kind commitment of \$3,500.00 toward this project from our organization in 2017.

We recognize the importance of cleaning up and redeveloping sites in the three county region because of the economic and psychological impact it will have on the communities. The underutilized facilities create economic voids in our communities and need occupied with a proper end use. We strongly support this application and look forward to continued efforts in cleaning up contaminated sites throughout our region.

Sincerely,

Norman A. Schwertfeger, MPA

Norman A. Schwertfeger, Secretary
Brooke County EDA

Wellsburg Urban Redevelopment Authority

70 Town Square
Wellsburg, WV 26070

Ryan W. Weld
Chairman

Matz Malone
Co-Chairman

December 21, 2016

Mr. Michael Paprocki
Brooke Hancock Region XI
P.O. Box 82
Weirton, WV 26062

Dear Mr. Paprocki,

As the Chairman of the city of Wellsburg's Urban Redevelopment Authority (URA), I would like to voice the Authority's support for the BH application for the 2017 USEPA Brownfield Coalition Assessment Grant. Our Authority is a group of individuals from Wellsburg that includes small business owners, elected officials, and other professionals who have recognized the need for forward thinking in order to revitalize our city's downtown area and former industrial sites. The Authority consists of seven (7) members who will each offer eighty (80) hours of volunteer time over the three (3) year grant cycle to attend meetings, monitor and document activities, and conduct community outreach. This commitment equates to \$11,065 based on 560 hours at a volunteer rate of \$19.76 per hour.

As you are well aware, in the past three years since its inception, the URA has worked diligently with both BH and other entities in order to facilitate a Phase II of the former Gen Pac building located along Charles Street in Wellsburg between 17th and 18th Streets. We now fully support the BH grant proposal to help ensure that our efforts are followed through and that the site becomes clean and ready for future development.

It is our hope that the BH is successful in obtaining this grant and that the assessment process continues at the site.

Sincerely,



Ryan W. Weld,
Chairman, Wellsburg URA



Appalachian Partnership for Economic Growth

Mike Paprocki
Brooke-Hancock-Jefferson MPC
124 N. 4th St.
Steubenville, Ohio 43952

Mr. Paprocki:

I would like to offer my support and commitment to your efforts in obtaining a USEPA brownfields assessment coalition grant.

My organization has supported and been involved in several recent efforts involving brownfield revitalization. Many of these efforts have led to tangible results, including, for example, the comprehensive effort to assess and certify the former Steubenville, Ohio steel mill site.

Obviously, I realize a great deal of work remains to be done and your vision of a continued cross-state partnership to accomplish broad-based cleanup and revitalization of the Ohio River Valley is the type of regionalism that should be applauded and supported.

APEG is the network partner within the JobsOhio economic development organization, serving 25 southeastern Ohio counties. APEG represents and discusses various JobsOhio incentive programs with new and expanding business prospects. One of the most successful programs statewide is the Revitalization program.

In our territory, more than \$5 million of loans and grants have been offered to job creating prospects in the last 24 months. This program is prepared to offer responsible incentive packages as you and your partners continue to prepare sites for reinvestment.

We strongly encourage the USEPA to continue assisting the unique regional partnership created in your service area. At the same time, we stand ready to offer potential financial resources as job-creating prospects show interest in the coalition's inventory of revitalized areas.

Should you have any questions or desire additional information, feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Ed Looman".

Ed Looman
Eastern Ohio Project Manager
Appalachian Partnership for Economic Growth
35 Public Square
Nelsonville, Ohio 45764
(740) 381-4119
elooman@apeg.com

March 20, 2014

The Honorable Penny Pritzker
U.S. Secretary of Commerce
U.S. Department of Commerce
Washington DC,

**Re: The Business Development Corporation of the Northern Panhandle Strongly Supports the
"Tech Belt Makes" IMCP Coalition**

Dear Secretary Pritzker:

I write on behalf of **Business Development Corporation of the Northern Panhandle (BDC)** to convey our support for the "Tech Belt Makes" IMCP coalition. We strongly believe in the promise and potential of the advanced manufacturing cluster of precision manufacturing and robotics that is part of our region, and we are ready to be a partner with allied organizations to build this important sector.

The BDC has much to contribute in the endeavor to build up the manufacturing ecosystem of precision manufacturing and robotics in this Tech Belt Makes region. Creativity in businesses and development requires courage and an appetite for risk. The board of directors of the Business Development Corporation of the Northern Panhandle (BDC) has shown great courage – capitalizing on once-in-a-lifetime opportunities – to creatively and aggressively acquire real estate, reinvigorate dormant steel mills, raze abandoned factories, and attract precision manufacturing and energy related industries into our region. Our creativity in approaching opportunities has made way for emerging industries and opportunities to adapt public and private property into economically viable uses.

The board and staff of the BDC are dedicated to enhancing Hancock and Brooke counties' economic vitality by expanding the tax base and employment opportunities. We stand ready to offer our assistance in site selection, business and financial assistance, planning, workforce development, construction issues, and advocacy services. There are plenty of other reasons to grow advanced precision manufacturing, robotics, and key supply chains, associated with these industries, in West Virginia's Northern Panhandle – our low cost of doing business, skilled workforce, safe communities, excellent schools, competitive housing prices, and low real estate taxes.

At the BDC, we work creatively with partners across business, government, educational, and non-profit sectors, keeping our fingers on the pulse of the issues important to the health and vitality of our region. We are changing the trajectory of regional economy by purposefully redesigning the business climate, increasing the global competitiveness of West Virginia's businesses, and fostering prosperity for all residents in Brooke and Hancock counties.

If the Tech Belt Makes IMCP coalition is designated as a "Manufacturing Community" by President Obama's Administration, the BDC is ready to participate in this regional endeavor by:

- ✓ Providing matching local, state, philanthropic, and private dollars;
- ✓ Assigning key project staff to the effort, including myself and members of our board of directors, mayors, county commissioners, and representatives of major businesses and industries in the region;
- ✓ Folding this endeavor into our business recruitment, retention, and expansion programs in which we collaborate with the State of West Virginia Development Office;
- ✓ Collaborating with our job training partner of West Virginia Northern Community College; and
- ✓ Collaborating with the West Virginia Economic Development Authority; and
- ✓ Collaborating with the West Virginia Public Port Authority.

Thank you for the opportunity to participate as a supportive partner in the Tech Belt Makes IMCP coalition. We look forward to building manufacturing progress with you in our region. Please contact me, Patrick Ford, at pford@bhbdc.com or 304-748-5041 (o) if you wish to discuss our support further.

Very truly yours

BUSINESS DEVELOPMENT CORPORATION

A handwritten signature in black ink, appearing to read "Patrick B. Ford". The signature is written in a cursive, flowing style with some overlapping letters.

Patrick B. Ford, Executive Director



Patrick Ford <pford007@gmail.com>

FW: IMCP Co-Applicant MOU

David Satterfield <David.Satterfield@mail.wvu.edu>

Mon, Dec 7, 2015 at 12:35 PM

To: Patrick Kirby <Patrick.Kirby@mail.wvu.edu>, "pford007@gmail.com" <pford007@gmail.com>

Cc: "Petra Mitchell (pmitchell@catalystconnection.org)" <pmitchell@catalystconnection.org>

Patrick and Pat,

In our initial meeting to move to the next phase of the IMCP effort we discussed adding additional partners and members to the co-applicant team. Your names and your organizations came up as good and appropriate members. Petra better describes the essence of our meeting and what exactly we requesting from you below.

I have attached a copy of what the MOU would look like. I am eager for you to join our team and appreciate your consideration of my request. Please let me know if you have any questions or need additional information.

Thank you

Dave

From: Petra Mitchell [mailto:pmitchell@catalystconnection.org]**Sent:** Friday, November 20, 2015 3:03 PM**To:** David Satterfield <David.Satterfield@mail.wvu.edu>**Subject:** IMCP Co-Applicant MOU

Hi Dave

The IMCP co-applicants agreed that either or both Pat Forde or Pat Kirby should be invited to the co-applicant team. Basically that means that they would be invited to all partner meetings and would receive regular updates on activities. They could also participate in the EDA planning activities, if they were interested. Finally, we hope that co-applicants will be the first ones to lead various IMCP grant applications on behalf of the community.

We have an MOU (looks worse than it is) that all co-applicants signed as part of submission. Since then we have only had one meeting, but plan to have meetings monthly or quarterly. Our top priority is to submit for

an EDA Planning grant, similar to the POWER Planning grant.

Please let me know if you could reach out to them and determine their interest in signing on to the MOU and we will get you a clean copy.

Thank you

Petra Mitchell

President and CEO

Catalyst Connection

2000 Technology Drive, Pittsburgh, PA 15219

phone: 412.918.4265 fax: 412.687.2791

free: 1.888.887.7472

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GPMMC IMCP MOU 3-1-15.pdf
656K



Brooke County Health Department
204 Courthouse Sq. Wellsburg, WV 26070

12/16/2016

Mike Paprocki
Executive Director
Brooke-Hancock Regional Council
P.O. Box 82
Weirton, WV 26062

Dear Mr. Paprocki,

The Brooke County Health Department would like to help support your efforts to cleanup and redevelop the potentially contaminated sites in Brooke (WV), Hancock (WV), and Jefferson (OH). We understand that you are applying for the USEPA coalition assessment grant for 2017 and we will commit staff members as needed during the three-year project time. The members will attend Brownfields taskforce meetings and work with the group after assessments have been completed to mitigate any harm to Brooke County residents from contaminants discovered at the assessed sites. The commitment in-kind value money associated will be provided through the staffing time.

We recognize the importance of cleaning up and redeveloping sites in the three-county region because of the economic, psychological and physical impact it has on our communities. The underutilized facilities create voids in our towns that need redeveloped with new use. I hope that the grant request comes to fruition to aid our area in creating a cleaner environment while preparing sites for economic development.

Sincerely,

Michael S. Bolen, MPS

Administrator



CITY OF WEIRTON

OFFICE OF PLANNING AND DEVELOPEMENT

MARK A. MILLER
DIRECTOR OF PLANNING AND DEVELOPEMENT

200 MUNICIPAL PLAZA
WEIRTON, WEST VIRGINIA, 26062
TELEPHONE: 304-797-8509
FAX: 304-797-8519
MMILLER@CITYOFWEIRTON.COM

BHJ-MPC
Mr. Michael Paprocki
124 North 4th Street, 2nd Floor
Steubenville, OH 43952

December 16, 2016

Re: USEPA Coalition Assessment Grant

Dear Mr. Paprocki,

The City of Weirton would like to pledge their support for the Brooke-Hancock Regional Council's USEPA Coalition Assessment Grant application. It is my understanding that this grant is one of the first of its kind, as it encompasses Brooke and Hancock Counties in West Virginia and Jefferson County in Ohio. We are encouraged by the significance of a regional mission to revitalize Brownfields properties and eager to participate in the efforts as a municipality with our fair share of sites prime for reinvestment.

This collective effort to develop a plan for the adaptive reuse of the numerous vacant industrial properties in this area is an endeavor in community and economic development. A project of this magnitude has the potential to spur additional redevelopment projects and act as the catalyst to revitalize not only our communities, but the entire region. The City of Weirton will work with the BHJ, BDC, EPA, NWVBAC, and all other parties, advocating for the cleanup and redevelopment of potentially contaminated sites in Brooke (WV), Hancock (WV), and Jefferson (OH) counties.

Please favorably consider the Brooke-Hancock Regional Council's application for the assessment and rehabilitation of these sites as they will assist in our shared goal of revitalizing the region.

Sincerely,

Mark A. Miller
Director of Planning and Development



December 16, 2016

Michael J. Paprocki, Executive Director
BHJ-MPC
124 North Fourth Street, Second Floor
Steubenville, OH 43952-4498

The Business Development Corporation of the Northern Panhandle (BDC) supports the Brooke Hancock Jefferson Metropolitan Planning Commission (BHJ) application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. The BDC, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

Since the mid 1980's Brooke and Hancock Counties have been negatively impacted by the loss of steel manufacturing. Many businesses have closed that were either directly related to the steel industry or were supported by the industry workforce. The results of these closures are numerous sites with various degrees of environmental issues which remain vacant. Without any environmental assessments, of the properties, prospects are reluctant to purchase or lease these properties.

Our board of directors is committed to creating a fertile environment for economic growth and prosperity and will continue to collaborate with our partners to develop sites for economic uses. We look forward to receiving a positive response to your request of USEPA, to maintain our momentum and trajectory, since our region's efforts began to repurpose brownfields almost 10 years ago.

Very truly yours,

BUSINESS DEVELOPMENT CORPORATION

A handwritten signature in blue ink, appearing to read "Patrick B. Ford", is written over the printed name below.

Patrick B. Ford, Executive Director



Economic development office serving Jefferson County, Ohio

December 19, 2016

Mr. Michael Paprocki
Brooke-Hancock Regional Planning and Development Council
P.O. Box 82
Weirton, WV 26062

Dear Mr. Paprocki:

Please accept this letter as the Port Authority's expression of strong commitment to your coalition grant application for USEPA brownfield assessment assistance. After receiving your thorough overview of the proposed three-county brownfield partnership approach, our organization looks forward to a long-term partnership, both during the grant implementation period and afterward, to continue to improve the land and economy of our OH-WV river corridor. The Port Authority will serve as an active partner throughout this process. Our involvement will include but not be limited to: 1) co-chairing a Brownfield Task Force with you throughout the implementation period; 2) engaging in various forms of outreach to landowners, explaining the benefits of pursuing Phase I or II environmental assessments at their properties; and 3) strategizing with the Regional Council on broad-based economic development marketing of the Upper Ohio Valley region that covers our respective states.

I applaud you for taking the initiative on our foremost economic development issues. Our unique river valley prospered for generations as a result of heavy industrial investments in sectors like steel production and mineral extraction. That history has now left us with many strategically located and highly visible sites potentially plagued with hazardous substances and petroleum. From an economic development standpoint (i.e. the need to re-position these sites for new investment from diverse industrial sectors) and a quality of life/beautification perspective, this and future brownfields strategies should be a top priority for our respective agencies. I look forward to working with you well into the future as we strive to rebuild the valley into a national success story of redevelopment and environmental stewardship.

Thank you for your leadership in the grant-writing process. Please contact me at any time. I look forward to getting to work on our implementation plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan Scurti", is written over a horizontal line.

Evan Scurti
Executive Director

APPENDIX C

**Documentation of Applicable Threshold Criteria for Assessment Grants
(Section III.B)**

Documentation of Applicant Eligibility

Letters of Commitment from Assessment Coalition Members

1. Applicant & Coalition Member Eligibility

The **Brooke-Hancock Regional Planning & Development Council (BH)** is the project applicant. BH qualifies as a **Regional Council**. In 1970, West Virginia created the BH Regional Planning & Development Council, Region XI, through the enactment of the West Virginia Regional Planning & Development Act. The Act mandated that West Virginia be divided into 11 regions to serve as “development districts” more effectively utilize the State’s resources and to maximize the opportunities for local communities and public service agencies to secure federal assistance for economic development, water, and sewer systems and other public projects. The BH is a subset of the Brooke-Hancock-Jefferson Metropolitan Planning Commission (BHJ), established by agreement between the Jefferson County and the City of Steubenville, Ohio and Brooke County and Hancock County and the cities of Weirton and Wellsburg in West Virginia as an Interstate Planning Commission. BHJ meets the criteria as set forth in Chapter 8, Article 25 (Intergovernmental Relations-Regional Planning and Development) of the West Virginia Code.

Coalition member the **Business Development Corporation of the Northern Panhandle (BDC)** qualifies as a **General Purpose Unit of Local Government** (County Government) for Brooke and Hancock counties, West Virginia. Both counties created the BDC as the lead economic development entity for their respective counties. The BDC fits under the definition in 40 CFR 31.3 in more than one way. Local governments include local public authorities whether or not incorporated as nonprofits. The BDC also qualifies as a land clearance authority or other quasi-governmental entity under supervision of a local government.

Jefferson County and Steubenville, Ohio jointly organized the **Jefferson County Port Authority (JCPA)**, the third coalition member, in 2012 as a body corporate and politic **Local Public Authority** according to provisions in Ohio Revised Code (ORC), section 4582. In the State of Ohio, one or more political subdivisions through actions described in ORC 4582.02 can create Port Authorities. The JCPA focuses on economic development through its powers to own and sell land, form partnerships with local governments, and serve as a financing vehicle during development projects. The Jefferson County Board of Commissioners and Steubenville City Council, in conjunction with the Jefferson County Regional Planning Commission, mutually appoint a nine (9) member Board of Directors.

2. Community Involvement

Over the last 5 years, the “3-2-1” coalition members, the Business Development Corporation of the Northern Panhandle (BDC) and the Jefferson County Port Authority (JCPA), have relied on their coalition partner, BHJ to involve the community. Through its past involvement with the USEPA Assessment Grant Program, BH (a subset of BHJ), formed the Brownfields Task Force (BTF). Through the BTF, BH created a host of programs, committees, and public involvement activities for community support and communication. For this application, the Executive Directors of the coalition members will chair the BTF. The 3-2-1 members will meet monthly to develop the BTF agenda, prioritize site selection criteria, and meet with the contracted environmental consultant to review and assess project progress. The BTF will meet no less than bi-monthly and will hold additional public informational meetings quarterly. The 3-2-1 will apply a two-step approach for community involvement.

Step 1: WV Collaborative Redevelopment (WVRC) Model - The WVRC model, a program of the Northern WV Brownfields Assistance Center (NBAC), provides services and expertise for WV communities to capture the maximum economic, environmental, and social benefits from the remediation and adaptive reuse of brownfields. The first WVRC model project administered by BHJ was the TS&T Site in Chester. The WVRC has worked with several other EPA-funded projects in coordination with the BTF, including Brooke Glass in Wellsburg. The WVRC will provide information and training tools.

Step 2: Brownfields Task Force (BTF) The BTF, chaired by the executive directors of the coalition members, will meet quarterly. The BTF is the mechanism through which all target communities have provided input since the beginning of this project. The coalition will continue to engage and inform the BTF throughout the project. Members include interested residents of targeted communities and stakeholders such as city managers, elected officials, and/or private business interests. WV members include the BDC, WV Development Office, WV Department of Environmental Protection, WV Department of Transportation, Wellsburg URA, and WV Brownfield Assistance Center. OH members include the JCPA, Appalachian Partnership for Economic Growth, Jefferson Soil & Water Conservation District, OH Environmental Protection Agency, and OH Department of Transportation. Other members include an advisory environmental engineer, a representative of the real estate community, financial institutions, and workforce investment board. Task Force meetings are open to the public. The BTF received the 2015 WV Brownfield Award in Environmental Impact in recognition of the Task Force's dedication to brownfields redevelopment in WV.

The BTF publicly promotes brownfields achievements through traditional (newspaper articles and guest columns, television, radio, newsletters) and social media (email blasts, Facebook, Instagram, Twitter, etc.). In every instance, the BTF will accept comment from citizens and stakeholders and provide answers in a timely manner. The regular BTF meetings as well as public media exposure (traditional and social) is appropriate and effective for the target community because the BTF directly involves citizens from each target community and the majority of citizens in each target community receive their news from either traditional or social media.

The tentative meeting schedule for this Brownfield Assessment Proposal will include: (1) an introductory workshop within 90 days of receiving a *"Notice to Proceed"* to identify and prioritize sites (2) after each quarter, an in-person community session to solicit input. (3) An update after the consultant completes 50% of the Phase Is, (4) a second update session after completing 30% of the Phase IIs, and (5) a meeting to discuss site redevelopment and reuse. These meetings will provide opportunities for public input and discussion regarding site identification, health and environmental concerns, and end-use redevelopment decisions. Meeting locations will rotate within targeted communities.