

Narrative Information Sheet

1. Applicant Information: Cornerstone Community Development Corporation
605 9th Street, Huntington, WV 25701
304/939-5726
2. Funding Requested:
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested:
 - i. \$ 462,590
 - ii. We are requesting a cost share waiver
 - c. Contamination: Hazardous Substances
3. Location:
 - a. Huntington
 - b. Cabell
 - c. West Virginia
4. Property Information: Prichard Building
6th Avenue and 9th Street, Huntington, WV 25701
5. Contacts:
 - a. Project Director: Nikki Thomas, Executive Director
304/453-1401, ext. 111 (cell 304/939-5726)
nikkiforgirls@yahoo.com
 - b. Chief Executive / Highest Ranking Elected Official:
Nikki Thomas, Executive Director
304/453-1401, ext. 111 (cell 304/939-5726)
nikkiforgirls@yahoo.com
6. Population: 46,049
7. Other Factors Checklist: Checklist Attached
8. Letter from State Environmental Authority: Letter Attached

Former Prichard Building – EPA Brownfields Cleanup Grant
 Cornerstone Community Development Corporation

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a.Target Area and Brownfields

a.i Background and Description of Target Area: Situated along the western slopes of the Appalachian Mountains and along the Ohio River is the City of Huntington, WV, known locally and regionally as “The River City”. Huntington is the largest city (population 46,048) in the rural Appalachia region, developing initially as a primary river and rail transportation hub. In the 1800’s, riverboats transported lumber and coal north and south to ever-growing industrial cities, and the Chesapeake & Ohio Railway established Huntington as their western terminus and central hub, expanding lumber and coal transportation to east coast U.S. destinations. New markets were opened by transportation expansion, as two major rail carriers (now CSX and Norfolk Southern) operated in the region, and lock and dam structures on the Ohio River increased riverboat and barge capacities and service area. Industries began locating in the area to take advantage of these services, along with low-cost coal and natural gas available in the region. In the first half of the 20th Century, steel and chemical production, and subsequent manufacturing businesses thrived in and around Huntington, including glass, pottery, and machinery production. As industries grew, Huntington’s population increased, growing to a peak of over 86,000 in the mid-1950’s.

Employment in the regional coal industry peaked in the 1950s, then began dropping, due to mining automation, western U.S. coal mining developments, and more efficient extraction methods which decreased the amount of labor required while increasing the amount of coal produced. During this time, manufacturing jobs began being consolidated in other areas outside the region. In the 1970’s, multiple businesses moved from the region to other countries for cheaper labor. As coal shipments decreased, the rail lines decreased employment, as fewer trains and associated rail maintenance services were needed. A combination of these factors resulted in overall massive employment reductions in mining, manufacturing, transportation and support industries. With the loss of employment, the Huntington area suffered a significant loss of population. The population of Huntington peaked in the 1950’s at 86,353. In 2018, the U.S. Census estimated the population at 46,048, a reduction of nearly 47%.

Now Huntington is experiencing new development and is bouncing back. In the past two decades, revitalization efforts have resulted in a completely transformed and renewed downtown, updated street corridors, and multiple new business developments. While river and rail transportation are still important to the local and regional economy, major expansions are occurring in healthcare, advanced manufacturing, and education. New medical buildings and healthcare expansions, new local and national businesses, and expansion of Marshall University are just a few of the fantastic developments occurring in Huntington. The City is moving toward economic recovery, and returning brownfield properties to productive use will help fuel this resurgence of economic activity.

a.ii Description of the Brownfield Site: The specific brownfield site to be addressed is the Prichard Building, located at 6th Avenue and 9th Street, Huntington, WV. The 13-story building was constructed in 1926, operating as a first-class 300-room hotel, complete with bathrooms in each room (a rarity for hotels at that time), multiple private dining rooms,

and a grand ballroom. The hotel served high-class railroad travelers using the nearby C&O Railroad (now CSX Transportation), and operated continuously until its closure in the 1970's, due to declines in rail travel and competition from newer hotels coming into the region being more strategically located closer to the interstate and main thoroughfares for automotive travelers. After closure, parts of the building were converted into offices, storefronts (on the ground level), and apartments. Much of the building has been unused since closure of the hotel. In recent years, the building, while confirmed by structural engineers to be structurally sound, has sustained interior damage from vagrancy and illegal drug-related activities.

Contaminants identified within the building, using EPA Brownfields Assessment grant funding provided by the City of Huntington, include multiple types of asbestos containing materials, including roofing materials, floor tile, window sealants and piping wrap materials. Outdated fluorescent lighting containing mercury and lighting ballasts containing polychlorinated biphenyls (PCB's) are present throughout the building. Mold is present on the top two floors, the result of a leaking roof system.

The ornate building, a NeoClassical Revival style structure located within the boundaries of Huntington's Downtown Historic District, is now owned by Cornerstone Community Development Corporation, Inc. (hereafter referred to as "Cornerstone"). This non-profit organization has starting the process of transforming the 120,000 square feet Prichard Building into new use, including commercial businesses, healthcare and community center space on the ground-level and lower floors, and assisted senior citizen housing on upper floors. Community Center space will include a grand ball room, an original feature of the building when it first opened. The building is situated in a federally designated Opportunity Zone (low-income community Census Tract 54011010900) and is soon to be listed on the U.S. Department of Interior's "*National Register of Historic Places*". Reuse plans will energize the local economy by creating premium retail space for new businesses, new jobs, community use space, and much-needed quality senior citizen housing and medical facilities into Huntington, all while preserving a historic structure and keeping its elaborate and ornate features intact.

b. Revitalization of the Target Area

b.1 Reuse Strategy and Alignment With Revitalization Plans: Initial architectural and new floor plans have been completed on the Prichard Building for a combination of mixed business, residential, and community use. This multi-use plan fully aligns with the City of Huntington's "*Plan 2025: The Future of Huntington*". This extensive comprehensive plan was created by a task force that included city leadership, all eleven neighborhood community groups, and a diverse range of local community organizations. Encompassing each of the neighborhood-specific revitalization plans, "*Plan 2025*" identifies key initiatives being addressed across a variety of themes including land use, housing, community design, economic development, infrastructure, green space and recreation. Quality housing and new business development are two crucial segments being addressed as part of this plan, and both are primary components in the redevelopment strategy for the Prichard Building. The public was involved throughout the development phases of "Plan

2025” and supports its initiatives, which dovetail seamlessly with redevelopment plans for the Prichard Building.

Current City zoning statutes allow for mixed residential and commercial business use. No zoning adjustments or variances are required for this project. This redevelopment strategy will also utilize historic, new market and low-income housing tax credits.

b.ii Outcomes and Benefits of Reuse Strategy: Redevelopment of the Prichard Building for commercial business, healthcare and senior citizen housing will result in multiple positive outcomes and benefits in the immediate area. New economic development in the form of new businesses locating in the area will stimulate the local economy, generating new tax revenue and increasing surrounding property values. Up to 80 new permanent jobs, plus short-term construction jobs, are associated with this project, based on commercial and medical space being made available.

A significant outcome will be construction of up to 60 quality-built residences specifically for senior citizen use. With the aging population of the area (discussed in later sections of this application), quality-constructed housing for seniors is in great need. Energy efficient lighting and HVAC equipment will also be used throughout the building.

c. Strategy for Leveraging Resources

c.i. Resources Needed for Site Reuse: Cornerstone is using a myriad of resources to bring the project to completion, including new market and low-income tax credits, State and Federal historic tax credits, Opportunity Zone investments, and private Foundation funds. State and federal historical tax credits have been applied for and are expected to be awarded in 2020. New market tax credits and low-income tax credits are currently being applied for and expected to be awarded. Grants from the West Virginia State Historical Preservation Office have been used to date on the project, and additional grant requests have been submitted, which will be available in 2020. Other Federal resources include HUD 202 Capitol Advance Program funding to assist with construction of senior citizen housing on upper floors of the building. HUD 202 funds were applied for in August of 2019 and expected to be awarded in 2020. On the private side, the law firm of Nelson Mullens is providing free legal services to assist with tax credit applications and Opportunity Zone funding assistance. Christ Temple Church, a community partner with Cornerstone, is also providing funds for building renovations.

c.ii Use of Existing Infrastructure: Currently there are water, sewer, electric, and natural gas services at the Prichard Building that are of appropriate size and / or commercial capacity to be utilized for the planned new development. High-speed fiber internet connections are available at the site, along with adequately maintained streets (street lighting, sidewalks, traffic lights, bike lanes, etc.). There are no additional infrastructure components required for site redevelopment to occur.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

a.i The Community’s Need for Funding: As previously documented, Huntington has experienced a 47% decrease in population since the 1950’s due to major job losses in

mining, rail transportation, and manufacturing. Population decreased have led to abandoned and poorly maintained businesses and housing stock throughout Huntington. Property values in parts of Huntington, including the general area where the Prichard Building is located, are significantly lower than other parts of the U.S. As an example, property values in the Fairfield Community of Huntington average \$102,071, which is 53% below the national average of \$217,600 (data from Neighborhood Scout, available at www.neighborhoodscout.com).

The population decline has halted and select areas in Huntington are experiencing limited population increases as new businesses are opening and people returning into the local area to gain employment. An increasing senior citizen population is due to retirees coming to live in Huntington for its small-town atmosphere with easily accessible local shopping and amenities (healthcare facilities, restaurants, parks, etc.).

While some new employment opportunities are coming into the region, unemployment rates are still higher than U.S. averages in the Huntington area, indicative of a weak regional economy. The county unemployment rate is 5.0%, over 35% higher than the national unemployment rate of 3.7% (U.S. Bureau of Labor Statistics, August 2019). With challenging economic conditions and decades of major population decreases, Huntington has experienced significantly reduced tax revenues and is unable to draw on other sources of funding to address these brownfield sites. Extra funding at the local, county and State level is non-existent for environmental cleanup project, like the Prichard Building. Cornerstone, as a newer non-profit entity, doesn't have extra resources for abatement of asbestos and other contaminants present in the Prichard Building. Cornerstone's plan to provide quality senior citizen housing, new business attraction, and healthcare resources in Huntington will strengthen the local economy and bring new vibrant vitality into the local area.

a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: The Prichard Building is within a census tract with 22% of the population over age 65, compared to the U.S. average of just under 15% (*data from American Communities Survey*). The County Health Rankings & Roadmaps program generated by the Robert Wood Johnson Foundation measures vital welfare factors to rank counties across the United States. Their 2018 rankings report revealed that WV is ranked as the unhealthiest state in the U.S., and Cabell County, where the Prichard Building is located, is one of the unhealthiest counties in WV. Out of the 55 counties in West Virginia, Cabell County ranked at 47th worst. The aging population in the immediate area is especially susceptible to impacts to their health and welfare from environmental contaminants such as asbestos, PCB's, and mold, known to be present in the Prichard Building. By encouraging the redevelopment of this brownfield property, this project will help mitigate potential environmental exposure while providing much needed quality housing for senior citizens, along with new businesses and medical facilities, new jobs, and increased tax revenues.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents and workers in the Huntington area have lived and worked in an industrialized area,

resulting in long-term potential exposure to carcinogens and other environmental concerns from brownfields associated with the extensive mining, railroad and river transport operations, and manufacturing from previous decades. According to the American Medical Association, cancer rates are dropping in the U.S., but in much of Appalachia, including the Huntington, WV area, that's not the case. Cancer mortality and incidence rates are significantly higher in the local area, and on the county level, there is a higher rate of overall premature deaths (measures mortality by giving more weight to deaths at earlier ages than deaths at later ages). City data is not available, but Cabell County, where Huntington is located, has a higher incidence rate of lung cancer and biliary (liver, pancreas, gall bladder, etc.) cancer than State and U.S. levels (see table below for details). Known contaminants in the Prichard Building, including asbestos and PCB's, are linked to multiple cancer types, including lung and liver cancer. Over a previous 5-year period, Cabell County ranked as the second highest county in the State for new cases of Liver cancer (WV Dept. of Health & Human Resources, Bureau for Public Health, 2009 Provisional Data)

	Cabell Co., WV	WV	U.S.
Incidence Rate of Lung Cancer	82.8	79.3	59.2
Incidence Rate of Biliary Cancer	6.0	5.5	4.5
Premature Death – Years of Potential Life Lost Rate	14,700	10,500	5,400

(Note: cancer data in table above from National Cancer Institute, 2012-2016; premature death data from County Health Rankings & Roadmap)

(3) Disproportionately Impacted Populations: The latest data from the American Community Survey indicates an economically impoverished area. Huntington has 32.5% of its population living in poverty, more than 62% higher than the national rate of 12.3%. Median household income is only \$30,359, more than 47% lower than the national level of \$57,652. Job losses in the higher paying railroad, mining and manufacturing industries are the main drivers leading to current high poverty rates and lower income levels. The Prichard Building, while located on the edge of the downtown section of Huntington where new economic growth is occurring, is also adjacent to low income and high poverty tracts, including the Fairfield community, where poverty rates exceed 35%, and median household income is more than 50% below the national level (*American Community Survey data*). As previously mentioned, the building is situated in a federally designated Opportunity Zone Census Tract, due to its low-income status. The environmental injustice upon this low-income area will be at least partially addressed by remediation and redevelopment of the Prichard Building to mitigate health risks at the local level from known contaminants. Additional benefits to this disproportionately impacted population sector include increased suitable housing options for senior citizens, and job creation, both in short-term construction and permanent retail and medical-related sectors.

b. Community Engagement

b.i and b.ii Project Partners and Project Partner Roles: In order to involve the community and incorporate public support and input in the project, Cornerstone has formed a

Brownfields Cleanup Steering Committee (members listed on table below) that includes representatives from various applicable agencies and groups that are supporting Cornerstone's Prichard Building renovations. The steering committee will meet quarterly to review project progress, ensure project status is being communicated with the local community, and promote the project throughout the Huntington area. As cleanup activities advance, additional local community members may be sought to provide additional local community outreach, if needed.

Community Project Partner Information

Committee Partner	Contact	Role in Project
WVSU Metro Area Agency on Aging	Brenda Landers 304/720-6858	Senior citizen outreach, senior citizen housing assistance
Christ Temple Church	Chuck Lawrence 304/525-2400	Local area outreach, provide meeting space, financial partner
Mountain Health Network	Mike Mullins 304 344-0015	Medical entity partner for medical facilities planning and implementation
WV Brownfields Assistance Center at Marshall University	George Carico 304/696-5456	Brownfields technical assistance and project support, community outreach
Downtown Appalachia	Ray Moeller 304/293-0390	Property redevelopment planning, feasibility study and market analysis assistance, local community engagement
City of Huntington, Planning and Development Department	Scott Lemley 304/696-5540	Redevelopment planning assistance, City ordinance compliance assistance, public meeting space, public safety assistance

b.iii Incorporating Community Input: Cornerstone and its Brownfields Cleanup Steering Committee will serve as the main conduit for disseminating information and encouraging public participation. Quarterly public meetings will be held, with information provided in easy-to-understand fact sheets and project summaries that can then be distributed among the many local community groups that may be interested in project progress. Social media outlets (Internet, Facebook™, Twitter™, Instagram™) and the "Local News Section" of the local newspaper (Herald-Dispatch) will be utilized to provide a wide assortment of local community coverage. This plan encourages public participation throughout the duration of the project. These easily accessible, low-tech and easy-to-read communication methods will ensure low-income and elderly populations in the area understand project activities and are kept up to date on project advancements. Sign-in sheets for follow-up communication will be kept at each public quarterly meeting, with public comments and input documented, evaluated, and incorporated (if applicable) into the project. Public comments/inquiries will be addressed and responded to keep the local community aware of project activities. All information will be written in English, the primary language spoken by over 99.5% of the local population.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Asbestos containing materials (ACM's), lead-based paint, fluorescent lighting, and

mold are present in the Prichard Building. Three remediation alternatives were considered, including: 1.) “No Action”, 2) “Encapsulation of ACM’s and removal of Associated Environmental Impacts”, and 3) “Complete Removal of All ACM’s and Associated Environmental Impacts”. Each alternative is discussed in detail in the attached Analysis of Brownfields Cleanups Alternatives (ABCA). Since the building needs complete renovation to meet redevelopment plans and current building codes, the most viable cleanup alternative is Option 3, “Complete Removal of All ACM’s and Associated Environmental Impacts”. All ACM’s, mold, lead-based paint and outdated lighting fixtures / components with potential for environmental impact will be removed, replaced with non-ACM building materials, non-lead-based paint, and energy efficient lighting. Leaving these materials in-place would result in future expenses for management of ACM’s and higher electric costs due to use of inefficient lighting. The selected option removes future ACM management costs and lowers electric lighting energy needs.

b. Description of Tasks / Activities and Outputs

Task and activity descriptions are provided on the following table:

Task / Activity 1: Project Management
i. Project Implementation: Project management and oversight, cooperative agreement completion, and all required quarterly and final reporting will be conducted by Cornerstone. A qualified and fully licensed firm, experienced in asbestos abatement, mold removal, lead-based paint abatement, and fluorescent lighting removal will be hired through a competitive bid process. Multiple firms may be hired, based on level of expertise based on specific remediation fields of services required for this project. A Cornerstone representative will travel to 2 brownfields conferences during the 3-year project timeframe.
ii. Anticipated Project Schedule: Month 1 through Month 36
iii. Task / Activity Lead: Nikki Thomas, Cornerstone and Cornerstone personnel
iv. Outputs: 12 quarterly project reports, 12 quarterly financial status reports, participation in 2 brownfield conference events
Task / Activity 2: Community Involvement
i. Project Implementation: The Brownfields Cleanup Steering Committee and Cornerstone will lead public involvement efforts, assisted by remediation contractors as needed. Quarterly public meetings and updates to social media and websites, project brochure, and articles for media updates are included in this task.
ii. Anticipated Project Schedule: Month 1 through Month 36
iii. Task / Activity Leads: Nikki Thomas, Cornerstone and Steering Committee
iv. Outputs: 12 steering committee meetings, 1 project brochure, 2 articles for media updates
Task / Activity 3: Remediation Activities
i. Project Implementation: Asbestos abatement, mold removal, lead-based paint abatement, and fluorescent lighting removal activities will occur as part of this task. A Health and Safety Plan will be prepared and approved by appropriate regulatory agencies before beginning any remediation activities. All asbestos containing materials will be transported to a fully licensed landfill for disposal. Fluorescent lighting and lighting

ballasts will be disposed per applicable State and Federal requirements. Lead-based paint and mold will be removed using experienced and fully licensed contractors. A final report documenting removed materials will be compiled.
ii. Anticipated Project Schedule: Month 3 through Month 30
iii. Task / Activity Lead: Qualified Environmental Professional
iv. Outputs: 1 Health and Safety Plan, 1 Final Report on remediation activities.
Task / Activity 4: Reuse Planning
i. Project Implementation: Initially completed architectural and floor plans will be finalized during the 3 rd year of this project, using input from the Brownfields Cleanup Steering Committee and the local community, compiled as part of Task / Activity 2. A qualified firm, experienced in building rehabilitation design, will be hired for this task. Finalized building plans will then be used to start the full rehabilitation of the building, after conclusion of remediation activities.
ii. Anticipated Project Schedule: Month 25 through Month 36
iii. Task / Activity Leads: Cornerstone and Steering Committee
iv. Outputs: 1 finalized architectural and floor plan document

c. Cost Estimates:

Cost estimates for each proposed task/ activity is provided in the following table:

Budget Categories		Project Tasks / Activities				Total
		Project Management	Community Involvement	Remediation Activities	Reuse Planning	
Direct Costs	Personnel	\$3,210	\$2,140		\$1,070	\$6,420
	Fringe Benefits					
	Travel ¹	\$2,400				\$2,400
	Equipment					
	Supplies		\$680			\$680
	Contractual			\$414,090	\$39,000	\$453,090
Total Direct Costs		\$5,610	\$2,820	\$414,090	\$40,070	\$462,590
Indirect Costs						
Total Federal Funding		\$5,610	\$2,820	\$414,090	\$40,070	\$462,590
Cost share² (20% of requested federal funds) ²		\$1,122	\$564	\$82,818	\$8,014	\$92,518
Total Budget		\$6,732	\$3,384	\$496,908	\$48,084	\$555,108
		¹ Travel to state and/or national brownfields conferences (2 events, \$1,200 per event)				
		² Cost share waiver is being requested; cost share will be provided if not approved				

Budget Details are provided on following page:

Task 1 - Project Management

Personnel Costs: \$3,210 (Project Manager, 4 hours per month for 36 months, at \$22.29/hr. *(rate based on non-profit labor value in WV, 2018, by Independent Sector)*)
Travel: \$2,400 (1 person attending two brownfield conferences, \$1,200 per event)

Task 2 - Community Involvement

Personnel Costs: \$2,140 (Project Manager, 8 hours per quarterly meetings, 12 quarterly meetings total, at \$22.29/hr.)
Supplies: \$680 (copy paper/folders/printing costs for public handouts, media notices)

Task 3 - Remediation Activities

Contractual: \$414,090 {Total projected costs for ACM removal (\$230,528), mold removal (\$27,972), lead paint removal (\$132,871), and fluorescent lighting / ballast removal (\$3,000); plus 5% contingency fee added for any unforeseen circumstances}. Cost estimate details are provided in attached ABCA.

Task 4 - Reuse Planning

Personnel Costs: \$1,070 (Project Manager, 4 hours per month for 12 months, at \$22.29 per hour)
Contractual: \$39,000 (finalization of building plans)

d. **Measuring Environmental Results:** Cornerstone will include an agenda item at each Quarterly Board meeting, which will be open to the public, to review project progress and take corrective actions, when necessary, ensuring EPA brownfield funds are expended in an efficient and timely manner. Cornerstone and its Brownfields Steering Committee will also meet quarterly, again in a public meeting format, to review community priorities, address any community concerns, and guide the project. Cornerstone will utilize resources from the WV Brownfields Assistance Center and WVDEP's Office of Environmental Remediation for input on project management and guidance. Required Quarterly Reports will be submitted in a timely manner to EPA, detailing outputs and outcomes of the project, and updating site information in the ACRES database. Outputs to be tracked include the number of Cornerstone Board public meetings, number of public Brownfields Steering Committee meetings, and finalization of the building's redevelopment plan. Outcomes to be tracked include community participation, amount of contaminant materials removed, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

a.i and a.ii Organizational Structure and Description of Key Staff: Cornerstone is a non-profit 501(c)3 entity managed by an Advisory Committee associated with Christ Temple Church, located in Huntington, WV. Key personnel assigned to this project include:

Nikki Thomas, Cornerstone Director: Ms. Thomas has 23 years of experience working with multiple successful non-profit entities. Ms. Thomas's education includes a Degree in Business and Marketing and has founded and/or managed multiple non-profit organizations including "Youthfest" and "Children's Center of Ohio". Ms. Thomas will serve as Project Manager and point-of-contact for this project.

Brenda Landers, experienced in senior citizen programs, will assist with planned senior citizen housing aspects of the project. Ms. Landers has a degree in Gerontology (study of aging), with 24 years of experience specifically in senior citizen programs.

Rocky Adkins, with over 30 years' experience in contractual and business management, will assist in hiring of the fully licensed and qualified firm(s), and oversee business attraction and accommodation-aspects of the project. Mr. Adkins has a Degree in Business and Economics, plus work experience in both the public and private sectors.

Randall Saunders, Attorney for Cornerstone, will assist and oversee all project legal work, with a primary focus on state and federal Historic Tax Credits, New Market Tax and Low-income Housing Credits. Mr. Saunders has 15 years of experience in the legal profession, working in federal and multiple state courts in the region.

a.iii Acquiring Additional Resources: Cornerstone will adhere to the procedures detailed in 2 CFR Part 200 and EPA Rule 2 CFR Part 1500 on "*Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Award*" to procure a qualified environmental contractor(s) for asbestos, lead paint and mold abatement, and removal of fluorescent lighting and ballasts. Cornerstone will release a competitive, public Request for Qualifications and select the firm(s) deemed most qualified. The selected firm(s) will provide personnel, equipment and management for all contaminant removal activities. Cornerstone will follow the same procurement process in the event additional contaminant removal resources are needed. Cornerstone will also engage the input and guidance of the WV Brownfields Assistance Center and WV Department of Environmental Protection for procurement of contamination removal services.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

- (1) Purpose and Accomplishments: Cornerstone has not received any EPA Brownfields grants. Cornerstone has not been in existence very long, but has received three grants to date directly related to the Prichard Building, including:

West Virginia State University Area Agency on Aging – \$8,000 used for community planning directly related to the Prichard Building.

West Virginia Historic Preservation Office – Two grants totaling \$140,000 for repairing and restoring historical features in the Prichard Building.

- (2) Compliance with Grant Requirements:

West Virginia State University Area Agency on Aging – Funds were used as proposed and results were fully documented. Reporting was completed and there were no reporting or compliance issues.

West Virginia State Historic Preservation Office – Funds were used as proposed and fully documented. Reporting was completed and there were no reporting or compliance issues.

Threshold Criteria for Cleanup Grants

Prichard Building, Huntington, WV (Cornerstone Community Development Corp.)

1. Applicant Eligibility: Cornerstone Community Development Corporation (Cornerstone) is a 501(c)(3) organization. Documentation regarding our non-profit status is provided as an attachment.
2. Previously Awarded Cleanup Grants: Cornerstone has never received any EPA Brownfield Clean-up grant funding for this site.
3. Site Ownership: Cornerstone took ownership of the building on 10/18/2019
4. Basic Site Information:
 - a. Site Name: Prichard Building
 - b. Address: 6th Avenue and 9th Street, Huntington, WV 25701
 - c. Current Owner: Cornerstone Community Development Corporation
5. Status and History of Contamination at the Site:
 - a. Contamination Type: Hazardous Substances
 - b. Operation History and Current Use: The 13-story building was constructed in 1926, operating as a first-class 300-room hotel, complete with bathrooms in each room (a rarity for hotels at that time), multiple private dining rooms, and a grand ballroom. The hotel served high-class railroad travelers using the nearby C&O Railroad (now CSX Transportation), and operated continuously until its closure in the 1970's, due to declines in rail travel and competition from newer hotels coming into the region being more strategically located closer to the interstate and main thoroughfares for automotive travelers. After closure, parts of the building were converted into offices, storefronts (on the ground level), and apartments. Much of the building was unused. In recent years, the building, while confirmed by structural engineers to be structurally sound, has sustained interior damage from vagrancy and illegal drug-related activities. The building is currently vacant.
 - c. Environmental Concerns: The primary environmental impact at the site is asbestos containing materials, including floor tile, plaster walls, roofing materials, and in mastic/adhesives. Secondary environmental impacts include fluorescent lighting and lighting ballasts, lead paint and mold.
 - d. How Contamination Occurred: Contaminants are in building materials used for building construction. Mold is on surfaces that have experienced excessive moisture.
6. Brownfields Site Definition: The Prichard Building is Not listed or proposed for listing on the National Priorities List, Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and Not subject to the jurisdiction, custody, or control of the U.S. Government.
7. Environmental Assessment Required for Cleanup Grant Guidelines: An updated Phase I Environmental Site Assessment was completed on xxx, 2019. An initial Asbestos

Inspection was performed with a report completed on August 28, 2017. An Additional asbestos inspection was completed on September 8, 2017. A lead paint inspection and visible mold inspection was performed on November 4th, 2019.

8. Enforcement or Other Actions: There are no known environmental enforcement or other actions related to the site.
9. Sites Requiring a Property-Specific Determination: The site does Not need a Property-Specific Determination from EPA to be eligible for Brownfields Grant funding.
10. Threshold Criteria Related to CERCLA / Petroleum Liability:
 - a. Property Ownership Eligibility – Hazardous Substance Sites: This site meets the requirements for asserting an affirmative defense to CERCLA liability through one of the landowner liability protections, specifically as a “Bona Fide Prospective Purchaser”. Cornerstone acquired the property on 10/18/2019. A Phase I Environmental Site Assessment was completed on 8/14/19, following All Appropriate Inquiries, prior to and within six months of property acquisition. Cornerstone is Not liable in any way for contamination at the site or affiliated with any other person potentially liable for the contamination. Any disposal of hazardous substances at the site occurred before Cornerstone acquired the site. To limit potential exposure to hazardous substances, Cornerstone always keeps the building locked, and there is no occupancy occurring within the structure. There are no land use restrictions or institutional controls associated with response actions at the site. Cornerstone will provide full cooperation, assistance, and access to authorized persons associated with cleanup of hazardous substances. Cornerstone will comply with any CERCLA information requests and administrative subpoenas and will provide all legally required notices with respect to the discovery or release of any hazardous substances found at the site. Cornerstone will Not impede performance of a response action or natural resource restoration. Cornerstone meets the requirements for the Bona Fide Prospective Purchaser. The property was obtained by negotiated purchase from a private individual on 10/18/2019. Cornerstone is the sole owner of the property, acquiring the property from Hope Tower, Inc. Cornerstone has no familial, contractual, or financial relationships or affiliations with any prior owners or operators of the property.
 - b. Pre-Purchase Inquiry: A Phase I Environmental Site Assessment following All Appropriate Inquiry guidelines was performed within 180 days prior to Cornerstone acquiring the property; report completed on 8/14/19. Asbestos inspections were conducted in August and September of 2017, conducted by Triad Engineering and Nehemiah Construction; both inspections performed by WV-licensed Asbestos Inspectors, conducted for Christ Temple Church. A Lead Paint inspection was conducted in November of 2019 by Triad Environmental Consulting for Cornerstone.
 - c. Timing and/or Contribution Toward Hazardous Substances Disposal: Hazardous substance are present at the site. Cornerstone has Not caused or contributed to any release of hazardous substances at the site, and has Not at any time arranged for the

disposal of hazardous substances at the site or transported hazardous substances to the site.

- d. Post-Acquisition Uses: Since taking ownership, Cornerstone has conducted no business activities at the site, and there is no occupancy. The building always remains closed and locked and is inaccessible to the public.
 - e. Continuing Obligations: Since taking ownership, Cornerstone has taken steps to ensure no release or exposure to hazardous substances has occurred or is occurring. The building always remains closed and locked and is inaccessible to the public. Cornerstone will comply with any land use restrictions and will not impede the effectiveness or integrity of any institutional controls and will assist and cooperate with those performing the cleanup and provide access to the property. Cornerstone will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property and will provide all legally required notices.
11. Cleanup Authority and Oversight Structure: Cornerstone does not plan on enrolling the site into the WV Voluntary Remediation Program, or any other state response program. Cornerstone will hire, through a competitive bid procurement process, a licensed and experienced contractor(s) for asbestos abatement, lead paint abatement, fluorescent lighting and ballast removal, and mold abatement. The contractor(s) will be responsible for performance of all abatement activities, complying with all applicable local, State and Federal laws, and will provide full documentation and reporting on all abatement and removal activities. Cornerstone will comply with the competitive procurement provisions of 2 CFR 200.317 through 300.326 and ensure that this technical expertise is in place prior to beginning cleanup activities.
12. Community Notification:
- a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA): Copies of ABCA distributed to meeting public meeting attendees and made available to the public for review.
 - b. Community Notification Ad: Published in local newspaper (Herald-Dispatch) on 11/7/2019.
 - c. Public Meeting: Held on November 12, 2019 at Christ Temple Church in Huntington, WV. There were no comments received. A meeting sign-in sheet was used to register attendees. Copies of ABCA were distributed to meeting attendees.
 - d. Submission of Community Notification Documents: A copy of the Draft ABCA, public notification ad, and meeting sign-in sheet are attached. (Note: There were no comments or questions received during the public meeting; as a result, no meeting notes related to responses to comments were recorded).
13. Statutory Cost Share: Cornerstone is requesting a hardship waiver of the 20% cost share, provided separately. This request is based on a multitude of factors, including high unemployment rate, low per capita income and median household income, population loss, job losses
- In the event a hardship waiver is not approved, Cornerstone will work with local, State, and private funding sources to comply with the required cost share. Cornerstone will also

Brownfield Revolving Loan Fund Grants

CFDA: 66.818

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Recipient: Cornerstone Community Development, Inc

use in-kind contributions from personnel labor and project partners to meet the required cost share.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 29 2017**

CORNERSTONE COMMUNITY DEVELOPMENT
CORP
C/O RANDY SAUNDERS
2 MARISA LANE
HUNTINGTON, WV 25701

Employer Identification Number:
81-5454306
DLN:
17053138316007
Contact Person:
ROGER W VANCE ID# 31173
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
March 9, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

CORNERSTONE COMMUNITY DEVELOPMENT

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements

Cornerstone Community Development Corporation

EIN: 81-5454306

DUNS: 096921500

Date of Formation: 03/09/2017

Non Profit 501 c3

C Corporation



West Virginia Articles of Incorporation

For filing with the West Virginia Secretary of State
a Business for West Virginia Partner
tel: (304) 558-8000

Business Legal Name:
Cornerstone Community Development Corp

Business Legal Name	Cornerstone Community Development Corp
Submitted Date	03/01/2017
Registration Type	New Business 2
Registrant Type	A business formed in West Virginia.
Charter Type	Domestic
Class	Non-Profit
Organization Type	Corporation
County	Cabell
WV Effective Date	03/09/2017
Business Legal Purpose	Community Development, management and operations of social services and housing including the transaction of any lawful activity for which corporations may be incorporated in West Virginia.
Has Members?	No
Include IRS Non-Profit Statement?	Yes
Primary Business Location	605 9th Street Huntington , WV 25701 Phone #: (304)522-7421 County: Cabell 2 Marisa Lane Huntington , WV 25701
Tax Return Mailing Address	Randall Saunders
Agent of Process	605 9th Street Huntington , WV 25701
Principal Office	Nikki Thomas
Other Information	Title: President 723 South 4th Street Ironton , OH 45638
Officer Information	Randall Saunders Title: Vice President 2 Marisa Lane Huntington , WV 25701
Officer Information	Roscoe Adkins II Title: Treasurer 325 Stratton Street Logan , WV 25601
Officer Information	Brenda Landers Title: Secretary 452 Dairy Road Poca , WV 25159
Incorporator Information	Randall Saunders 2 Marisa Lane Huntington , WV 25701
Source of Business	ALL NEW
Primary Business Class	6241 Individual and Family Service 624190 - Other Individual and Family Services
Business Activity Public?	Yes
Offer credit services?	No
Purchase future payments?	No
Are you a scrap metal dealer or recycler?	No
Veteran-Owned organization?	No
Company Website Address	





West Virginia Articles of Incorporation

Business Legal Name:
Cornerstone Community Development Corp

For filing with the West Virginia Secretary of State
a Business for West Virginia Partner
tel: (304) 558-8000

I certify the information provided is true. I further certify that I am duly authorized to file this document on behalf of this organization as required by West Virginia Code. I agree that the electronic entry of my name below represents my signature and authorization for this filing.

Randall Saunders

Authorized By

INCORPORATOR

Capacity

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Cornerstone Community Development Corporation	
	2 Business name/disregarded entity name, if different from above Same	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. 2 Marisa Lane 6 City, state, and ZIP code Huntington, West Virginia 25701	7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-			-		
or								
Employer identification number								
8	1	-	5	4	5	4	3	0 6

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Drenda Sanders</i>	Date ► <i>4-18-14</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

04/11/2019

Randall Saunders,

The following is the Dun & Bradstreet D-U-N-S® number for **Cornerstone Community Development Corp:**

D-U-N-S number: **096921500**

If this is **YOUR COMPANY**, take advantage of **CreditBuilder™**, our next generation credit building solution.

With CreditBuilder you can:

- Get unlimited access to your business credit file
- Ensure you are always aware of the most current D&B information your banks, suppliers, competitors and customers are using to evaluate your business
- Get alerts when there are changes to your business credit file
- Benchmark your company's credit scores against your industry and key competitors
- Enhance your D&B credit scores and ratings by adding good payment history to your credit profile

If you are looking for information on **ANOTHER COMPANY**, consider purchasing a **Business Information Report™**. Reduce the risk of unpaid bills by evaluating the credit risk of another company before doing business with them.

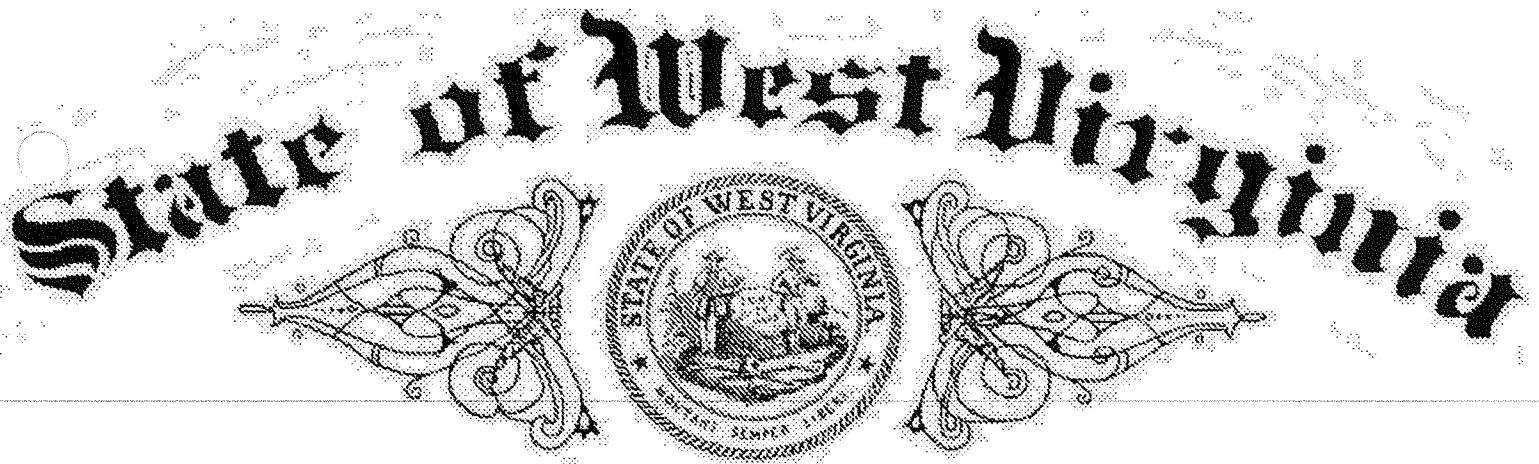
With a Business Information Report you can:

- Get a detailed snapshot of another company's credit report; available online for 6 months from initial access
- See a company's PAYDEX® score and other D&B® ratings
- Access a company's payment history
- View company history and background information on key employees

Call **1-800-700-2733**, Monday through Friday, 8:00 AM to 6:00 PM local time or email us at **CustomerSupport@DandB.com**.

Sincerely,

Dun & Bradstreet



Certificate

*I, Mac Warner, Secretary of State,
of the State of West Virginia, hereby certify that*

CORNERSTONE COMMUNITY DEVELOPMENT CORP


has filed the appropriate registration documents in my office according to the provisions of the West Virginia Code and hereby declare the organization listed above as duly registered with the Secretary of State's Office.

*Given under my hand and
the Great Seal of West Virginia
on this day of
March 09, 2017*

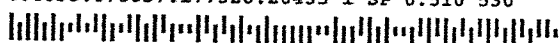


A handwritten signature in cursive script, reading "Mac Warner", is written over a horizontal line.

Secretary of State

 **IRS** DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

004033.878057.177328.26435 1 SP 0.510 530



AUG 16 2018

WINTERWOOD DEVELOPMENT LLC
CAROL WORSHAM MBR
3245 LOCH NESS DR
LEXINGTON KY 40523

Date of this notice: 08-13-2018

Employer Identification Number:
83-1502447

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

004033

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-1502447. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2019

If you have questions about the form(s) or the due dates(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

Brownfield Revolving Loan Fund Grants
CFDA: 66.818
Project: The Prichard Huntington WV
Recipient: Cornerstone Community Development, Inc

Hardship Waiver Request

Cornerstone Community Development Corporation – Prichard Building, Huntington, WV

Cornerstone Community Development Corporation is requesting a hardship waiver for the 20% cost share required as part of the EPA Brownfields cleanup grant application process. This request is based on multiple factors (ref. American Community Survey, U.S. Census, Sept. 2019), provided as follows:

1. **Higher than U.S. Average Poverty Rate** – The poverty rate in Huntington is 32.5%, more than 62% higher than the national rate of 12.3%. Immediately adjacent to the location of the Prichard Building is the Fairfield Community of Huntington, with a poverty rate even higher, at just over 35%.
2. **Lower than U.S. Average Income Per capita** – The Per Capita Income for Huntington is \$21,449, 28% lower than the US level of \$29,829, and 11% lower than the WV level of \$24,002. This statistic indicates underemployment is occurring in the immediate area.
3. **Lower than U.S. Average Median Household Income** – In Huntington, the median household income rate is \$30,359, more than 47% lower than the national level of \$57,652. The median household income in the Fairfield Community exceeds 50% of the national average. This statistic indicates underemployment is occurring in the immediate area.
4. **Population Loss** – Since the 1950's, Huntington has lost over nearly 47% of its population. In the 1950's, the population peaked at 86,353. Today, the population is estimated at 46,048.
5. **Closure of coal mining operations** – Beginning around 2010, WV began experiencing a most significant and irreversible downturn in the coal mining industry. Mine production has declined from a high of 170 million tons in 2008 to approximately 100 million tons in 2018, or a reduction of 41%. Between 2011 and 2015, more than 400 mining operations ceased, along with an estimated 12,000 high-paying jobs statewide. Mine support jobs, estimated at three times the number of coal mining jobs, or roughly 36,000 additional jobs, were also lost. (WV Coal Association statistics). Estimates for yearly coal production anticipate further declines to well below 100 million tons per year. Huntington has been home to multiple coal mining support and transportation

Brownfield Revolving Loan Fund Grants

CFDA: 66.818

Project: The Prichard Huntington WV

Recipient: Cornerstone Community Development, Inc

companies for the past 80 years and has experienced similar reductions in coal mining support jobs, compared to State job loss levels in the past 10 years.

6. **Cornerstone Community Development Corporation, due to its set-up as a non-profit entity**, does not have extra budget funds that can be set aside specifically for projects of this magnitude. Cornerstone is relying on local, state and federal grant funds, plus Private funds (Foundations, companies, organizations, etc.), to transform the Prichard Building. Extra funding to meet the required 20% cost share is not readily available, nor is the organization in a position to borrow funds to meet this requirement.

In the event this cost share request is not granted, Cornerstone will provide appropriate match funding, including in-kind contributions from our staff and our project partners, and from other monetary sources.

Public Notice of EPA Brownfields Cleanup Grant Application by Cornerstone Community Development Corporation

Cornerstone Community Development Corporation is announcing plans to submit a cleanup grant application to the Environmental Protection Agency (EPA) for cleanup of the Prichard Building, located at 6th Avenue and 9th Street, Huntington, WV. This property has had environmental assessment activities performed in the past, including a Phase I Environmental Site Assessment and asbestos inspection. Assessment results indicate the presence of asbestos-containing materials in building materials, plus lead paint and mold on building surfaces. These environmental impacts require remediation prior to building rehabilitation.

This application is requesting EPA funds to help fund cleanup activities on the site. The EPA encourages public participation in these applications to ensure the local community is being informed and allowed to comment and provide input into the project.

As part of Cornerstone's community interaction efforts, the public is invited and encouraged to review and comment on proposed cleanup plans. A summary of the project and proposed activities, and an Analysis of Brownfield Cleanup Alternatives, will be made available November 12th, 2019 at 5:30 p.m. during a public meeting hosted by Cornerstone. The meeting will take place at Christ Temple Church, located at 2400 Johnstown Road, Huntington, WV. These materials will also be available for public review through December 2nd, 2019 at Cornerstone offices, located at 605 9th Street, Huntington, WV.

For questions or additional information, please contact Nikki Thomas at 304/939-5726 during normal business hours.

EPA Clean up Grant - Prichard Building, Huntington, WV
Public Meeting 11/12/2019

	Name	Organization	Email or Phone
1	Nick Thomas	Corner State Community Dev	nthomas@qphh.org 304-939-5726
2	Joey Carce	Marshall University	carce@marshall.edu
3	Rocky Adkins	Corner State Community Dev	RAdkins@cccvv.us
4	Randy Saunders	Cornerstone Community Dev. Corp	randy.sauders@cornerstonewv.com (304) 526-3507
5	Nancy Hunter	CTC	jhunter@ctcwn.com
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DRAFT Analysis of Brownfields Cleanup Alternatives (ABCA) – Preliminary Evaluation

Prichard Building, 6th Avenue and 9th Street, Huntington, Cabell County, WV

INTRODUCTION AND BACKGROUND

- a. **Site Location** - The Prichard Building is located on the Southwest corner of 6th Avenue and 9th Street, in Huntington, WV.
- b. **Previous Site Use** - The 13-story building includes approximately 120,000 square feet and was opened in 1926 as a luxury hotel, including 300 rooms complete with bathrooms in each room, a rarity for hotels at that time. The hotel also included multiple private dining rooms and a grand ballroom. The building is a NeoClassical Revival style structure located within the boundaries of Huntington's downtown district and is in the process of being listed on the U.S. Department of Interior's "*National Register of Historic Places*". The hotel served high-class railroad travelers using the nearby C&O Railroad (now CSX Transportation), and operated continuously until its closure in the 1970's, due to declines in rail travel and competition from newer hotels coming into the region being more strategically located closer to the interstate and main thoroughfares for automotive travelers. After closure, parts of the building were converted into offices, storefronts (on the ground level), and apartments. Much of the building was unused. In recent years, the building, while confirmed by structural engineers to be structurally sound, has sustained interior damage from vagrancy and illegal drug-related activities. The building is currently unoccupied.
- c. **Site Assessment Findings** - A Phase I Environmental Assessment (ESA) was conducted on the property in 2017, performed as part of an EPA community-wide brownfields assessment grant being conducted by the City of Huntington. In addition to the Phase I ESA, an asbestos inspection was conducted on accessible areas on the first four floors and basement of the structure. Additional asbestos inspection work was conducted separately for Cornerstone Community Development Corporation (Cornerstone). The primary environmental impact at the site is asbestos containing materials associated with building components, including floor tile, plaster walls, roofing materials, and in mastic/adhesive materials. Secondary environmental impacts include fluorescent lighting and associated lighting ballasts, lead paint and mold.
- d. **Project Goal** - Prior to landowner transfer to Cornerstone, an updated Phase I ESA was completed to update site conditions and provide additional environmental liability

protection as a bona fide prospective purchaser. The overall goal of this project is for Cornerstone to rehabilitate the building into mixed commercial retail, health care and community use space on the lower floors, and much needed safe, quality senior citizen housing on upper floors. These efforts will bring new business to the area, create new job opportunities, provide safe housing for senior citizens, and provide an economic boost to the City of Huntington.

APPLICABLE REGULATIONS AND CLEANUP STANDARDS

- a. **Cleanup Oversight Responsibility** - Cornerstone, upon award of an EPA brownfields cleanup grant, will immediately initiate cleanup efforts. Cornerstone will hire a qualified, experienced contractor to oversee asbestos abatement work, the primary contaminant of concern. The contractor will be hired through a competitive bid process. All asbestos abatement work will be conducted by firms fully licensed in asbestos abatement in the State of West Virginia. The West Virginia Department of Environmental Protection's (WVDEP) Division of Air Quality, responsible for all regulatory aspects of asbestos removals in WV, will also be providing project oversight. Removal of secondary contaminants (lead paint, fluorescent lighting and mold) will be conducted using appropriated licensed contractors.
- b. **Cleanup Standards** - All asbestos containing materials, identified as any materials containing more than 1% asbestos fibers by volume, have been identified in the structure. Other recognized environmental impacts including fluorescent lighting and ballasts, lead paint and mold, are present as well. There are no official State standards for cleanup of these materials as related to future site use.
- c. **Applicable Laws and Regulations** – Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, Federal Davis-Bacon Act, and WVDEP asbestos abatement regulations (including required permits). Contractors will also be required to have an up-to-date City of Huntington Contractors License for conducting work within the City. Federal, State, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

EVALUATION OF CLEANUP ALTERNATIVES

- a. **Cleanup Alternatives Considered** - Three potential cleanup alternatives have been reviewed for this building, including:

- 1. **No Action**

- 2. Remove Friable Asbestos Containing Materials Only, Manage Non-Friable Asbestos Containing Materials In-Place, and Leave Secondary Contaminants In-Place**
- 3. Removal of all Asbestos Containing Materials and Secondary Recognized Environmental Hazards**

b. Cost Estimate and Cleanup Alternatives

Effectiveness

1. **No Action** – This alternative is not effective in controlling or preventing the exposure of receptors to contamination within the building. This alternative would simply allow the property to remain “as-is”. It can be expected, if the structure were to remain “as-is”, minimal interest would be shown from a private developer in the future. The presence of asbestos containing materials greatly reduces the property value. In addition, the site would require continued safety measures to ensure no one enters the subject property, due to the known presence of friable asbestos containing materials. Cornerstone would be responsible for long-term site security and associated costs, while the property is in their possession, with no income potential.
2. **Removal Friable Asbestos Containing Materials Only, Manage Non-Friable Asbestos Containing Materials In-Place, and Leave Secondary Contaminants In-Place** – This alternative includes removal of all friable asbestos containing materials and reutilization of the existing structure. Under this alternative, the building would be considered safe in controlling the exposure of receptors to asbestos contamination, as non-friable asbestos containing materials would be monitored and managed in conjunction with new building use. Secondary contaminants (lead paint, fluorescent lighting and ballasts, and mold) would also remain in-place. This alternative would not be effective in controlling secondary contaminant exposure to potential receptors, and parts of the building would not be usable, based on location of secondary contaminants, resulting in inefficient building use space.
3. **Removal of all Asbestos Containing Materials and Secondary Recognized Environmental Hazards**– This alternative includes removal of all recognized asbestos containing materials, and removal of all secondary recognized environmental impacts, including fluorescent lighting and lighting ballasts, lead paint and mold. This option would prepare the structure for complete rehabilitation, utilizing all building space in an efficient manner.

Implementability

1. **No Action – A** “No Action” alternative is easy to implement since no actions will be conducted.
2. **Remove Friable Asbestos Containing Materials Only, Manage Non-Friable Asbestos Containing Materials In-Place, and Leave Secondary Contaminants In-Place** – This alternative is the most difficult of Alternatives considered to implement, as continued monitoring and management of remaining asbestos containing materials and secondary contaminants will be required, on a continual basis. Future issues with friable asbestos and secondary contaminants impacting receptors can be expected.
3. **Removal of all Asbestos Containing Materials and Secondary Recognized Environmental Hazards** – This alternative is moderately difficult to implement. Project coordination, including air monitoring during abatement activities and limited site access, during cleanup activities will impact the local community (local access restrictions, trucks transporting contaminated materials off-site). This impact would be temporary, with no on-going monitoring or maintenance.

Cost

1. **No Action** – There will be no costs under this cleanup alternative.
2. **Remove Friable Asbestos Containing Materials Only, Manage Non-Friable Asbestos Containing Materials In-Place, and Leave Secondary Contaminants In-Place** – Lower cost than complete removal of all asbestos containing materials and recognized environmental hazards. All mold would be removed in order for the entire building to be utilized. Lead paint would be painted over and left in-place. Only friable asbestos would be removed. While the estimated total cost has not been determined at this time, it would be expected to be on the order of 25% to 35% lower than the cost for removal of all asbestos containing materials and secondary recognized environmental hazards.
3. **Removal of all Asbestos Containing Materials and Secondary Recognized Environmental Hazards** – Highest cost of the three alternatives. Estimated total cost is on the order of \$394,000 (cost estimate summary is attached).

- c. **Recommended Cleanup Alternative** - Based on the above cleanup alternatives and associated end results, cleanup alternative number 3, “Removal of all Asbestos Containing Materials and Secondary Recognized Environmental Hazards”, is the preferred alternative we are pursuing. Alternative 1 (No Action) cannot be recommended since it does not address site risks. Alternative 2 (Remove Friable Asbestos Containing Materials Only, Manage Non-Friable

Asbestos Containing Materials In-Place, and Leave Secondary Contaminants In-Place) is less expensive in the short term than removal of all asbestos containing materials and recognized environmental hazards. However, this alternative would require on-going monitoring and maintenance of remaining environmental impacts, requiring additional funding on a continual basis in the future. This long-term monitoring and maintenance will eventually result in this alternative being the most expensive. Also, complying to building occupancy regulations and codes would be difficult to achieve and maintain. While Alternative 3 (Removal of all Asbestos Containing Materials and Secondary Recognized Environmental Hazards) is the most expensive of the alternatives considered in the short term, this alternative will completely remove all potential for future receptor impact, with no additional future monitoring and maintenance costs. For these reasons, Alternative 3 (Removal of all Asbestos Containing Materials and Recognized Environmental Hazards) is the recommended alternative.



Triad Environmental Consulting

540 9th Street ▲ Huntington, WV 25701 ▲ Phone (304) 523-2195 ▲ Fax (304) 523-2197

November 20, 2019

Marshall University
Attn: George Carico
Phone: (304) 696-5456
carico@marshall.edu

RE: PRITCHARD BUILDING, HUNTINGTON, WV ASBESTOS REMOVAL QUOTE

Dear Mr. Carico:

Per your request, following is a lump sum cost for the asbestos removal as well as the final clearances at the Pritchard Building location. This includes the removal of the asbestos floor tile, loose pipe insulation, and roofing tar as well as the disposal of all materials. Here is the breakdown of know asbestos locations, materials, and square or linear footages

Basement: Pipe Covering – 940 LF
 Boiler Insulation - 500 SF
2nd Floor: Floor Tile/Mastic – 2,300 SF
6th Floor through 13th Floor: Pipe Covering (intact) - 410 LF
 Pipe Covering (debris) – 87,632 SF
12th Floor: Floor Tile/Mastic – 534 SF
13th Floor: Floor Tile/Mastic – 9,100 SF
Roof: Roofing Tar - 500 SF

LUMP SUM COST: Total Cost of Removal - \$230,527.78

This estimate includes all labor, removal, air samples, analysis, and disposal.

If you have any questions, please feel free to contact me at 304-523-2195.

Sincerely,

Joshua E. Myers
Triad Environmental Consulting
Operations Manager



Triad Environmental Consulting

540 9th Street ▲ Huntington, WV 25701 ▲ Phone (304) 523-2195 ▲ Fax (304) 523-2197

November 20, 2019

Marshall University
Attn: George Carico
Phone: (304) 696-5456
carico@marshall.edu

RE: PRITCHARD BUILDING, HUNTINGTON, WV LEAD REMOVAL QUOTE

Dear Mr. Carico:

Per your request, following is a lump sum cost for the Lead removal as well as lead air monitoring during removal at the Pritchard Building location. This includes the removal of the lead paint as well as the disposal of all materials. Here is the breakdown of known lead paint locations and square or linear footages.

1st Floor: 1,244 SF

2nd Floor: 5,924 SF

10th Floor: 468 SF

LUMP SUM COST: Total Cost of Removal - \$132,871.20

This estimate includes all labor, removal, air samples, analysis, and disposal.

If you have any questions, please feel free to contact me at 304-523-2195.

Sincerely,

Joshua E. Myers
Triad Environmental Consulting
Operations Manager



Triad Environmental Consulting

540 9th Street ▲ Huntington, WV 25701 ▲ Phone (304) 523-2195 ▲ Fax (304) 523-2197

November 20, 2019

Marshall University
Attn: George Carico
Phone: (304) 696-5456
carico@marshall.edu

RE: PRITCHARD BUILDING, HUNTINGTON, WV MOLD REMEDIATION QUOTE

Dear Mr. Carico:

Per your request, following is a lump sum cost for the Mold remediation at the Pritchard Building location. This includes the remediation of the mold containing areas as well as the disposal of all materials.

LUMP SUM COST: Total Cost of Removal - \$27,971.60

This estimate includes all labor, removal, air samples, analysis, and disposal.

If you have any questions, please feel free to contact me at 304-523-2195.

Sincerely,

Joshua E. Myers
Triad Environmental Consulting
Operations Manager

Former Prichard Building, 6th Avenue and 9th Street, Huntington, WV

Estimated Costs for Removal of Fluorescent Bulbs and Associated Light Ballasts

(Estimated costs based on visual inspection of accessible areas of building; disposal and associated costs based on basic-rate costs provided by Ecco-First, Inc., Lesage, WV)

1. Fluorescent Bulbs, 200 eight-foot lights, @ \$0.20 per lineal foot disposal fee,	\$320
-Labor, \$950 per day for 2-man crew (travel, per diem included), 1/2 day	\$425
2. Fluorescent Bulbs, 200 four-foot lights, @ \$0.20 per lineal foot disposal fee,	\$160
-Labor, \$950 per day for 2-man crew (travel, per diem included), 1/2 day	\$425
3. Light Ballasts, 100 total, at \$6.00 per ballast disposal fee,	\$600
-Labor, \$950 per day for 2-man crew (travel, per diem included), 1/2 day	\$425
4. Miscellaneous (mercury switches, lampboxes, compact fluorescent lamps, etc.	
-lump sum, based on building size and site reconnaissance	\$220
-Labor, \$950 per day for 2-man crew (travel, per diem included), 1/2 day	\$425
TOTAL Projected Cost:	\$3,000

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/25/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Choose State...

8. APPLICANT INFORMATION:

* a. Legal Name:

Cornerstone Community Development, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0969215000000

d. Address:

* Street1:

2 Marisa Lane

Street2:

* City:

Huntington

County/Parish:

KY

* State:

WV: West Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

257018511

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Bryan

Middle Name:

C

* Last Name:

Lloyd

Suffix:

Title:

Director of Development

Organizational Affiliation:

Winterwood

* Telephone Number:

8598060303

Fax Number:

8592126699

* Email:

Bllloyd@winterwoodonline.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

N: Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Prichard Brownfield

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

3

* b. Program/Project

3

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

05/15/2020

* b. End Date:

11/12/2021

18. Estimated Funding (\$):

* a. Federal	9,000,000.00
* b. Applicant	14,000,000.00
* c. State	5,500,000.00
* d. Local	1,500,000.00
* e. Other	1,000,000.00
* f. Program Income	535,946.00
* g. TOTAL	31,535,946.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Bryan

Middle Name:

* Last Name:

Lloyd

Suffix:

* Title:

Director of Development

* Telephone Number:

8592765388

Fax Number:

8592126699

* Email:

blloyd@winterwoodonline.com

* Signature of Authorized Representative:

Nikki Thomas

* Date Signed:

11/25/2019