

Northern West Virginia Brownfields Assistance Center

2008 - 2009 Annual Report



A program of the
West Virginia Water Research Institute
at
West Virginia University's
National Research Center for Coal and Energy



West Virginia University
 West Virginia Water Resources Research Institute



Dear Reader,

I am pleased to present the fiscal year 2009 report of the Northern West Virginia Brownfields Assistance Center (NBAC).

Through innovative approaches to projects, creatively organizing events and outreach, and effectively leveraging support, NBAC has assisted numerous communities move their projects toward success. As a program of the West Virginia Water Research Institute at West Virginia University, NBAC is ideally positioned to tackle the myriad of issues associated with the successful redevelopment of environmentally compromised properties. With the help and support of the West Virginia Department of Environmental Protection, NBAC director Patrick Kirby and his staff are playing a key role in strengthening local economies throughout northern West Virginia.

NBAC has significantly leveraged this year's \$200,000 State appropriation with an additional \$900,000 to increase our economic development capacity. Some of our more noteworthy accomplishments include:

- Developing the FOCUS WV program through a \$240,000 grant from the Benedum Foundation.
- Assisting four northern WV communities receive a total of \$1 million in U.S. EPA brownfields funds.
- Securing a \$10,000 Flex-E grant from the WV Development Office to develop a statewide brownfields inventory in cooperation with Regional Development and Planning Councils.
- Receiving \$600,000 from the U.S. EPA for Sustainable Energy Park development on mined lands.
- Receiving \$50,000 from the WV Division of Energy to review county master land use plans and identify sustainable economic development opportunities for formerly surface-mined sites.
- Collaborating with Marshall University to produce a statewide brownfields conference, attracting over 160 participants.
- Implementing a visioning strategy which has helped communities get local buy-in and support for determining the future potential of brownfields sites.
- Helping the Brooke Hancock PDC secure a \$10,000 Flex-E grant from the WV Development Office.

Our programs have been successful by engaging broad-based, diverse, community interests to identify, assess, plan and work to redevelop compromised lands, transforming them from liabilities into productive community assets. Please contact us if you have questions about our work, or if you have suggestions on how to make our programs more effective.

Sincerely,

Paul Ziemkiewicz
 Director

A Program of the National Research Center
 for Coal and Energy

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A Unique and Effective Strategy for Brownfields Assistance

The Northern West Virginia Brownfields Assistance Center promotes enhanced economic development and environmental and public health protection in northern West Virginia through the innovative redevelopment of brownfield sites.



What is a Brownfield?

A Brownfield is a site, or a portion of a piece of property, that has actual or perceived contamination and an active potential for redevelopment or reuse. Many areas across the country that were once used for industrial and commercial purposes have been abandoned or are underused for their location—some are also contaminated.

Lenders, investors, and developers often fear that involvement with these sites may make them liable for cleaning up contamination they did not create. Therefore, they are more attracted to developing sites in pristine areas, called “greenfields.” The result can be deteriorated areas with abandoned or underused facilities that create safety and health risks for the residents, drive up unemployment, and foster a sense of hopelessness. These are called “brownfields.”

Northern West Virginia Counties Served by NBAC

Barbour	Berkeley	Brooke
Calhoun	Doddridge	Gilmer
Grant	Hampshire	Hancock
Hardy	Harrison	Jackson
Jefferson	Lewis	Marion
Marshall	Mineral	Monongalia
Morgan	Ohio	Pendleton
Pleasants	Preston	Randolph
Ritchie	Roane	Taylor
Tucker	Tyler	Upshur
Wetzel	Wirt	Wood

Outreach and Education

The Building Blocks of Brownfield Redevelopment

NBAC holds as part of its mission to provide training, education and technical assistance to the communities of Northern West Virginia. This is coupled with an effort to build national and regional partnerships to promote and encourage brownfields redevelopment.



NBAC Director
Patrick Kirby

We seek innovative ways to reach out to communities, and to empower them to organize citizens, community leaders as well as other stakeholders to take the future of their communities into their own hands. We help to provide them with the knowledge and expertise they will need, the confidence and direction they may lack, and a toolbox filled with tools to get the job done.

National/Regional Networking

- Participated in the Transaction Forum at the National Brownfields Association Conference in Phoenix, AZ
- Presented Sustainable Energy Park Project Information at the Pennsylvania Brownfields Conference in Harrisburg, PA
- Attended the National Smart Growth Conference in Albuquerque, NM

Education/Training

- Presented at the Local Government Leadership Academy
- Participated at the West Virginia Economic Development Council Conference
- Engaged Stakeholders on the Sustainable Energy Park Project at the Land Owners Council Meeting

Capacity Building

- Assisted in the application of funds for Flex-E grant funding for community building
- Served as an active member on the Brooke-Hancock Brownfields Task Force
- Facilitated meetings involving multiple stakeholders including property owners, local governments, development authorities and neighborhood groups

Visioning Strategy



With the help of grants and other community resources, NBAC has been able to help several communities jump-start brownfields redevelopment and better visualize a brighter economic future for their communities. By soliciting input from a broad-based representation,

the visioning strategy helps to explore opportunities to meet the needs of local citizens and develop a “vision” depicting the future potential of brownfields sites.

NBAC helped the Brooke-Hancock Regional Planning and Development Council receive a \$10,000 Flex-E grant from the West Virginia Development Office to hold a Vision to Action workshop. This full-day workshop helped to gather ideas from a diverse cross-section of the community. The facilitator, James Waddell, and a graphic illustrator helped to create a unique “a picture is worth a thousand words” approach. Nearly 50 local residents came together to provide input into the Vision to Action effort.

Utilizing another strong community resource, the Community Design Team at West Virginia University, NBAC was able to help the city of Clarksburg consider innovative strategies to re-develop sites in their City.

The City of Shinnston tapped into FOCUS WV funds from the Northern WV Brownfields Assistance Center, and the creativity of grade school students to better develop plans for a community park on a brownfields site in the heart of their community.



James Waddell facilitates the *Vision to Action* Workshop hosted by the Brooke - Hancock Regional Planning & Development Council.

FOCUS WV Brownfields Program

15 projects receive mini-grants

In June 2008 the Northern WV Brownfields Assistance Center (NBAC) was awarded \$240,000 from the Claude Worthington Benedum Foundation to support a mini-grant program that encourages brownfields redevelopment in West Virginia. NBAC's Foundation for Overcoming Challenges and Utilizing Strengths (FOCUS) WV Brownfields program enables communities to cultivate and implement a redevelopment vision for brownfield properties of strategic community interest.



releases and public presentation of the awarded check to the affected community. NBAC has helped communities in identifying technical assistance, as well as private sector venues to market the site information and conceptual design to encourage redevelopment opportunities. For example, NBAC has worked in coordination with WVU's Community Design Team to provide four of the selected communities with valuable technical resources from the university.

The FOCUS WV Brownfields mini-grant program was organized to facilitate brownfields site redevelopment in two stages: (I) Site Analysis & Revitalization Planning, and (II) Site Design & Marketing Implementation. In early 2009, 15 projects, located in 12 different counties of the 33 county NBAC region, were selected to receive assistance and \$5,000 each for Stage I: Site Analysis and Revitalization Planning.

NBAC has also facilitated the creation of economic tools to assist nine relevant communities and project stakeholders in decision making related to their redevelopment projects. The Decision Enhancer and *proForma* tools are being used to identify community strategies for site cleanup and reuse based upon site attributes and market conditions.

The grants have assisted communities in site visioning efforts through the generation of a conceptual design for redevelopment. Each community has also developed a community outreach plan to solicit input from the affected community. As a part of public outreach, NBAC has assisted with press

On August 4, 2009, NBAC hosted a networking event for the FOCUS program that will enable grantees to celebrate their project success and network with brownfield stakeholders, including private investors and developers, government agencies, and community leaders. This event at the WVU Erickson Alumni Center in Morgantown, WV also provided an opportunity to illustrate how communities overcame their project's challenges, as well as promote and sell the projects to other attendees with the potential to leverage additional interest and resources to the projects.

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Region 9 Check Presentation: Representatives from NBAC present FOCUS WV grant check to Region 9, Eastern Panhandle Regional Planning and Development Council, for underutilized recreational trails.

FOCUS WV Program
Continued from page 5

The final reports for Stage I: Site Analysis and Revitalization Planning, also serve as an application for additional funding (up to \$12,000 per applicant) for Stage II: Site Design and Marketing Implementation. Only five of the originally selected 15 projects will be selected for this stage of funding, so grantees will have to demonstrate their preparedness for additional funding. This Stage II grant process is designed to increase the competitiveness of the site through the visualization of the revitalization plan developed in Stage I.



Community Assistance: Students with WVU's Community Design Team present a redevelopment proposal for Adamston Flat Glass Factory to the City of Clarksburg.

2009 FOCUS WV Brownfields Grant Recipients

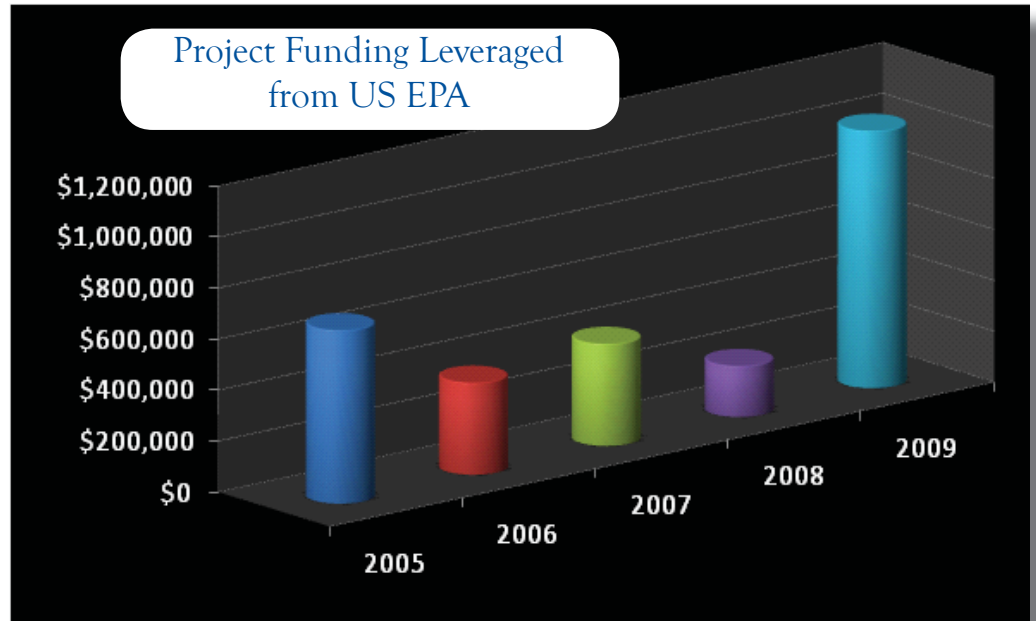
	Project Name	Grantee	County	Size	Use
1	Adamston Flat Glass Factory	City Of Clarksburg	Harrison	5.6 acres	mixed
2	Beaumont Glass Factory	City Of Morgantown	Monongalia	3.0 acres	mixed
3	Berkeley County Trails	Region 9 PDC (Martinsburg)	Berkeley, Jefferson, Morgan	N/A	public
4	Old J&B Filling Station	Friends of Deckers Creek	Preston	4,100 ft ²	commercial
5	Cheat River Coal Prep Plant	Friends of the Cheat	Preston	17 acres	public, mixed
6	Decker Avenue Power Station	City of Morgantown	Monongalia	0.7 acres	public
7	Old North Park Landfill	City of Wheeling	Ohio	30 acres	public
8	Old Rowlesburg School	City of Rowlesburg	Preston	25,000 ft ²	commercial, public
9	Owens Illinois Glass Factory	Marion RDC (Fairmont)	Marion	26 acres	industrial
10	Penn Wheeling Closure Property	City of Wheeling	Ohio	2.0 acres	industrial
11	Powhatan Place Foundry	City of Ranson	Jefferson	8.0 acres	mixed
12	Shinnston City Garage	City of Shinnston	Harrison	ft ²	public
13	Police Shooting Range	City of Wheeling	Ohio	0.7 acres	public
14	Weirton Rail Yard	Brooke Hancock RPDC	Brooke, Hancock	70 acres	industrial
15	Fairmont Box Factory	City of Fairmont	Marion	2.4 acres	mixed

Brownopoly!

The FOCUS WV Showcase event served as a premier for Brownopoly!, a networking session for communities, investors, developers, and regulators. This was a fun way to explore the various projects, provide feedback to the communities, and to help them better realize their redevelopment visions.

NBAC Helps Secure \$1 Million in US EPA Clean-up Grants for Four Northern WV Communities

The U.S. Environmental Protection Agency (EPA) has awarded a total of \$1 million to four communities in northern West Virginia to assess, clean up and revitalize former industrial and commercial sites. The Northern West Virginia Brownfields Assistance Center (NBAC) at West Virginia University was instrumental in helping these communities identify projects and to find funding to address the problems associated with these sites. These grants will help turn problem properties into productive community assets.

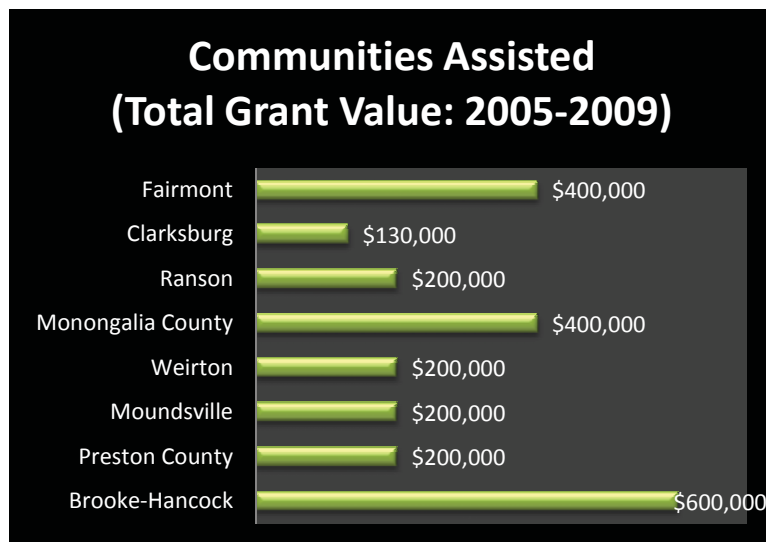


Patrick Kirby, Director of NBAC said, “These communities have worked very hard on their redevelopment vision. This funding will help move their communities to the next stage of revitalization. We’re excited to continue assisting these communities as they work to realize their vision.”

Funds from the American Recovery and Reinvestment Act of 2009 have been awarded to the City of Moundsville (\$200,000) to clean up the Fostoria Glass Plant site where buildings and soil are contaminated; and to the Preston County Economic Development Authority (\$200,000) to help assess properties impacted by acid mine drainage and erosion from timber operations.

The EPA is providing general funds from its brownfields program to the Brooke-Hancock Regional Planning and

Development Council (\$400,000) to assess brownfields properties in the former nationally recognized steel manufacturing area; and to the West Virginia Department of Environmental Protection (WVDEP; \$200,000) to assess hazardous materials brownfield sites with a focus on rural areas such as Ritchie County. “These communities are initiating a process of effective management of potentially environmentally compromised properties and embracing smart growth initiatives that will improve the quality of life for their residents,” said Ken Ellison, Director of the WVDEP Division of Land Restoration. “I am very excited about this expanded opportunity to inventory, assess, plan, remediate, and redevelop brownfield sites. This effort can provide much needed suitable land for development in West Virginia while increasing conservation of open spaces and greenfields.”



Community Assistance

Providing technical assistance, regulatory understanding, help with site assessments, planning, funding, risk management, and site marketing are some of the services NBAC provides communities.

NBAC Receives Economic Development Research Grants for Brownfields Sites

Department of Energy Grant funds Study: Economic Development on Surface Mined Lands

NBAC has recently received a \$50,000 grant from the WV Department of Energy (WVDE) to assess the feasibility for economic development on surface mined properties and assist in developing land use master plans for West Virginia counties.

Considered brownfields, these mine-scarred properties are now seen as possible avenues to the creation of new, sustainable economic development opportunities, especially in the area of alternative energy generation, industrial manufacturing and community-based use.

Funds will be used to assist counties collect and evaluate critical data sets and performance of site specific feasibility studies to ensure the highest potential economic development opportunities are identified.

This effort will solicit the input of numerous specialists with expertise in areas that include brownfields redevelopment, mine land reclamation, environmental and geotechnical systems, business development, real estate development, and geographic information system applications.

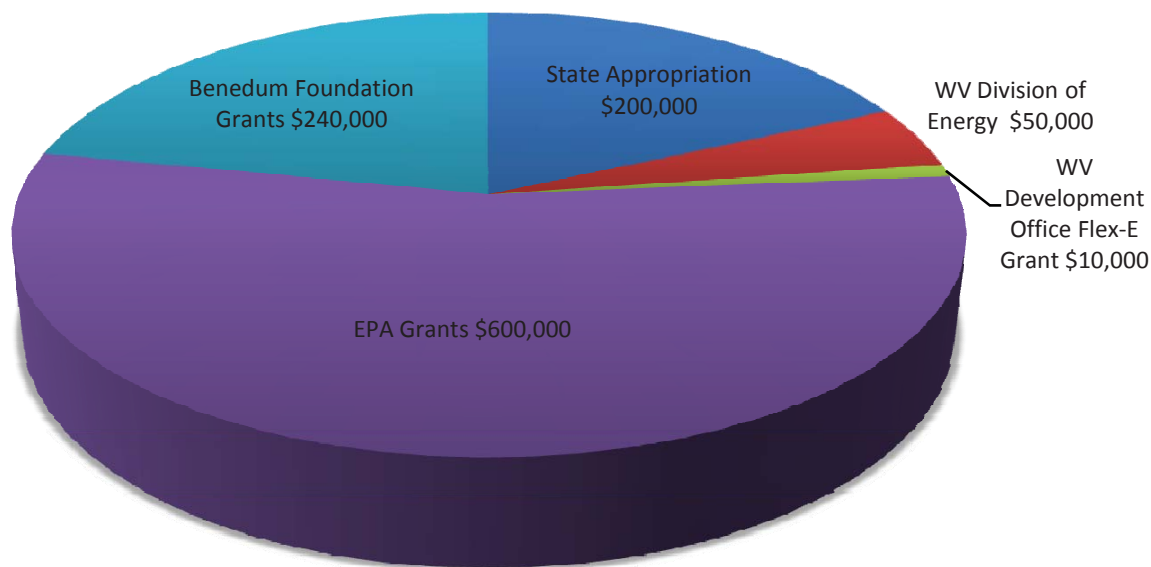
Sustainable Energy Parks

NBAC, at the West Virginia Water Research Institute, recently received a \$600,000 EPA grant to help identify mine-scarred lands that are suitable for redevelopment into biofuels and other alternative energy production.

WVWRI and NBAC will use the grant to provide technical assistance to rural Appalachian communities in identifying potential energy production sites called Sustainable Energy Parks. These parks will develop local economic growth, reduce or minimize greenhouse gases through carbon sequestration and promote renewable energy technologies.

The grant is one of 10 EPA grants awarded nationwide this year for brownfields training, research, and technical assistance projects that explore new and innovative ideas in the areas of human health, environmental protection, sustainable development, and equitable development.

Northern West Virginia Brownfields Assistance Center 2009 Funding Portfolio



NBAC has significantly leveraged this year's \$200,000 State appropriation with an additional \$900,000 to increase our economic development capacity.

Brownfields in the News



Brownfields redevelopment efforts are newsworthy!

News coverage helps to identify opportunities and celebrate our successes. Sharing the many aspects of our community assistance with others is an important part of our outreach work. Engaging partners and bringing stakeholders together requires that communities be informed and involved. Working closely with local media outlets, Brownfields stories on the 11 O'Clock news and in local newspapers across our region have more than doubled in the past year. This exposure serves as a resource for others to learn from, to inspire and empower.

Path to Progress... 2008 West Virginia Brownfields Conference

NBAC and its partners once again delivered a major forum bringing Brownfields and land redevelopment to the West Virginia forefront during the 2008 West Virginia State Brownfields Conference September 10th and 11th 2008 at the Pullman Plaza Hotel in Huntington, WV. The conference provided a comprehensive look at brownfields redevelopment within the state. Over 165 participants from the public and private sector attended multiple seminars and lectures. The event opened with a welcome reception on Thursday September 9th. In addition to the reception, a tour of brownfields redevelopment projects within the Huntington area was conducted.

West Virginia Secretary of the Environment Randy Huffman gave the opening address. Sessions covered brownfields basics such as environmental insurance and risk transfer, community visioning, building collaborative partnerships and leveraging resources. The conference also provided an opportunity to examine such topics as emerging issues in redevelopment, green building trends, and recreational development on brownfields. Among the session highlights were an EPA Brownfields Grant Writing Workshop, an Abandoned Property Redevelopment Forum, and the Licensed Remediation Specialist Vapor Intrusion Workshop.



Paul Ziemkiewicz, Director of the West Virginia Water Research Institute and Tony Szwiiski discuss brownfields redevelopment at the 2008 Brownfields Conference in Huntington, WV.

A diverse group of presenters from the public and private sector shared their expertise with conference attendees. The event is hosted each year by a partnership between West Virginia University, Marshall University, the Air and Waste Management Association, the West Virginia Department of Environmental Protection, and the West Virginia Development Office.





New staff

The Northern West Virginia Brownfields Assistance Center is proud to announce the newest additions to our staff, **Sera Janson Zegre** and **Dave Saville**.



Sera joins NBAC as Coordinator of the FOCUS WV program after completing

her Master's research in Natural Resources Social Science at Oregon State University's College of Forestry. Prior to graduate school, Sera worked with the US Bureau of Land Management participating in natural resource planning, programmatic strategy development, and education and outreach. She enjoys outdoor recreation, especially on rivers.

Dave has recently joined the staff of the WV Water Research Institute as

Outreach Coordinator. His experience in outreach work comes from over a decade of working in the conservation community in West Virginia. Attending WVU, he earned his Masters in Science degree from the Division of Forestry following a BS in Resource Economics. A part-time farmer and avid gardener, Dave enjoys many forms of outdoor recreation.

Partners

WV Department of Environmental Protection (WVDEP)



The WVDEP is the state agency charged with managing the remediation of lands that are affected by environmental contamination under the Division of Land

Restoration. The WV DEP Office of Environmental Remediation oversees the State's voluntary Remediation Program which assists property owners in identifying and addressing potential contamination of brownfield property.

West Virginia Development Office (WVDO)



As the State's chief economic and community development agency, the WVDO improves the quality of life for all West Virginians by strengthening the State's

communities and growing its economy to expand, retain and create more and better jobs.

US Environmental

Protection Agency (EPA)



As a federal agency, the EPA Brownfields program provides technical and financial assistance for community revitalization through an approach based on four main goals: protecting the environment, promoting partnerships, strengthening the marketplace, and sustaining reuse. EPA Region 3 serves the Mid-Atlantic States including West Virginia.

West Virginia Brownfields Assistance Center at Marshall University



Located in Huntington, WV, the West Virginia Brownfields Assistance Center at Marshall University is housed within The Center for Environmental, Geotechnical, and Applied Sciences (CEGAS). In an effort to provide comprehensive

assistance to the state, the two Centers coordinate by producing state-wide conferences, collaborating on regional projects, and sharing current brownfields information.

Advisory Board

The NBAC Advisory Board provides the advocacy, accountability and guidance, crucial in shaping our efforts to make a real and lasting difference in the region. Advisory Board members facilitate the mission of the Center by:

- Advising Center staff on strategic planning.
- Linking brownfields redevelopment with West Virginia development objectives.
- Assisting to identify and prioritize sites and projects.
- Providing guidance on fulfilling legislative mandated tasks.

Ken Ellison

Director-Division of Land Restoration
WV Department of Environmental Protection

Margaret (Peg) Farrell

Business Development Director
Cummings/Riter Consultants Inc.

Jennifer Giovannitti

Executive Director
Randolph County Development Authority

Mary M. Hunt-Lieving

Senior Program Officer
Claude Worthington Benedum Foundation

David Lieving

Manager
West Virginia Development Office

David E. Miller

Associate Provost for Extension and Public
Service
Director, WVU Cooperative Extension Service

James L. Schoonover

Senior Vice President
Davis Trust Company

Mark Tampoya

Managing Partner
Water Works, LLC

Matt Ward

Partner, The Ferguson Group LLC

Re-Energizing Communities 2009 West Virginia Brownfields Conference

September 1 & 2, 2009, Waterfront Place Hotel - Morgantown, WV
Register online at www.wvbrownfields.org

10 Sessions including: EPA Grant writing, Financing a Brownfield, Sustainable Energy on Brownfields, Making an Inventory, Building a Project Vision, Case Studies and more.

There will also be a Bring Your Own Brownfields (BYOB) Workshop where a panel of developers, regulators and community development specialists will review and advise projects submitted by participants.

LRS Credits are available and other continuing Ed Credits in Economic Development are anticipated.



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The Northern West Virginia
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West Virginia Water Research Institute,
Paul Ziemkiewicz, Ph.D., Director.

