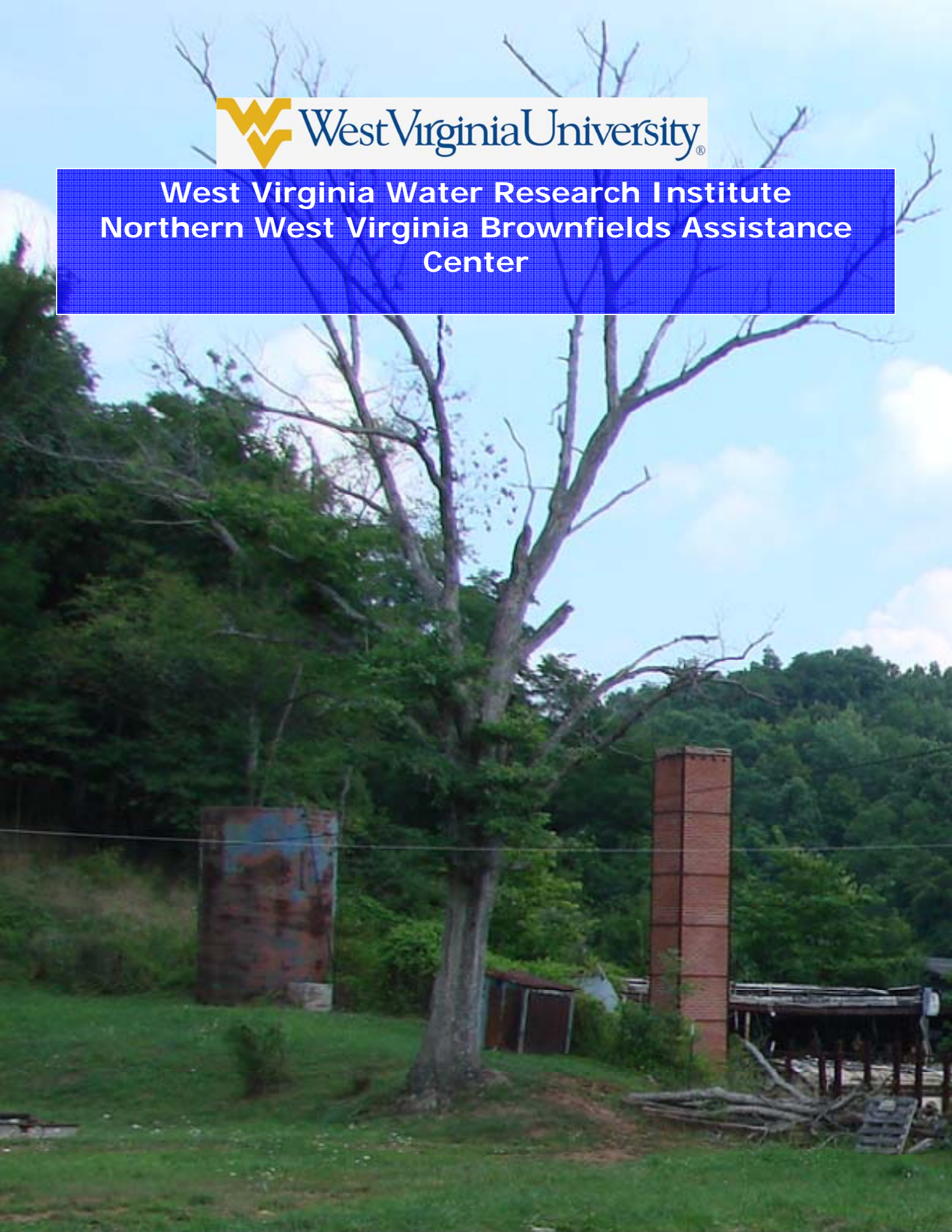




**West Virginia Water Research Institute  
Northern West Virginia Brownfields Assistance  
Center**



## *Letter from the Director....*

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Dear Reader,

The Northern West Virginia Brownfields Assistance Center (NBAC) is pleased to offer its Fiscal Year 2007 Report.

The Brownfields Program, using federal EPA funding and administered by the West Virginia Department of Environmental Protection (DEP), brings economic opportunity back to abandoned and blighted industrial sites. As West Virginia transitions to a new economy, we help communities access the Brownfields program so that developers will look first to brownfields sites that have the workforce, transportation and infrastructure needed to expedite development. The Brownfields Program assesses and cleans up residual pollution and paves the way for improving the quality of life in communities through new employment and recreational opportunities. In addition, restoration of these sites improves human and environmental health and makes the community a more attractive place to live.

The Northern West Virginia Brownfields Assistance Center serves a 33 county area and, in our second year of operation, we are proud of the following accomplishments.

With annual State appropriations of \$200,000, the Northern WV Brownfields Assistance Center:

- helped Jefferson and Monongalia Counties obtain EPA grants totaling \$400,000
- assisted or directly applied for over \$900,000 in federal brownfields funding
- provided approximately \$16,000 in small grants to communities as leveraged funds for brownfields redevelopment projects
- conducted a state conference in collaboration with other state and university partners, with attendance exceeding 125 participants
- secured the use of FY 2006 targeted brownfields assessment dollars by the (DEP) in coordination with NBAC projects generating close to \$500,000 in economic activity for Monongalia and Jefferson Counties
- placed 15 graduates of our Brownfields Training Program in jobs
- hosted workshops and meetings to educate bankers, community groups, and local governments on how to utilize the state brownfields program and specific brownfields resources as an economic development tool
- recognized by EPA Region 3 as a unique and successful model for providing brownfields assistance
- formed an Advisory Board of established professionals with knowledge of brownfields from the public and private sectors to expand the level of technical assistance and training provided by NBAC

We continue to pursue partnerships, provide information, and supply outreach in order to enable communities to move forward with new brownfields projects. Please feel free to contact us at (304) 293-2867, extension 5459, to discuss our accomplishments and direction, or any other questions you may have on brownfields-related issues. We look forward to discussing many more successes with you over the next year.

Sincerely,

Paul Ziemkiewicz  
Director  
WV Water Research Institute

### A Unique and Effective Strategy for Brownfields Assistance

The Northern WV Brownfields Assistance Center strives to *promote enhanced economic development and environmental and public health protection in northern West Virginia through innovative redevelopment of brownfield sites. The Center is coordinated and managed by the West Virginia Water Research Institute at West Virginia University's National Research Center for Coal and Energy (NRCCE).*

The Northern West Virginia Brownfields Assistance Center, works in coordination with its partners to assist the State in realizing enhanced economic development with positive environmental and human health impacts through the aggressive redevelopment of brownfield sites.



### Partnerships

#### ***West Virginia Department of Environmental Protection***

The DEP is the state agency charged with managing the remediation of lands that are affected by environmental contamination under the Division of Land Restoration. NBAC works with the DEP Office of Environmental Remediation which oversees the State's Voluntary Remediation Program, assisting property owners in identifying and addressing potential contamination of brownfield property.

#### ***The Center for Environmental, Geotechnical, and Applied Sciences (CEGAS) at Marshall University***

NBAC works closely with the Southern West Virginia Brownfields Assistance Center, supported by CEGAS at Marshall University. 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.

#### ***The National Institute for Chemical Studies (NICS)***

NICS is a nonprofit organization based in Charleston, WV that works through federal, state, county and local government agencies as well as businesses on a broad range of projects related to chemical risks in communities.

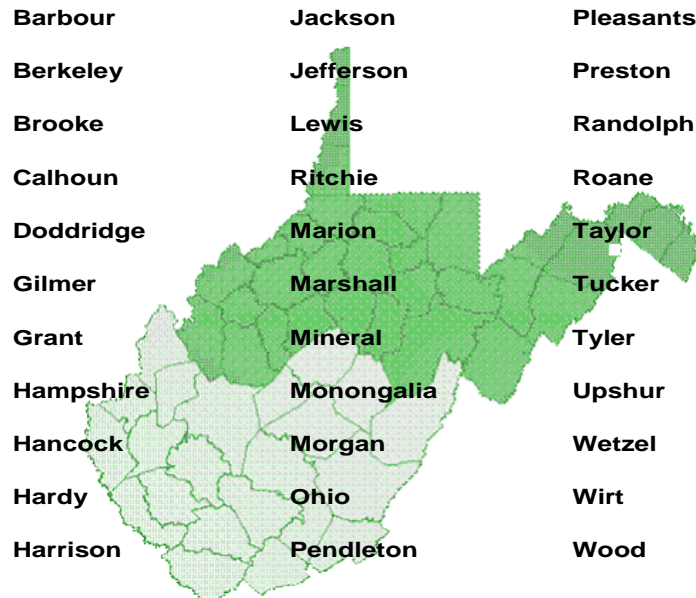
#### ***The West Virginia Development Office (WVDO)***

As the State's chief economic and community development agency, the West Virginia Development Office improves the quality of life for all West Virginians by strengthening the State's communities and expanding its economy to create more and better jobs. The Community Development Division of the West Virginia Development Office encourages strong civic engagement in the administration of programs designed to improve the quality of life in communities throughout West Virginia.

#### ***US Environmental Protection Agency (EPA) Region 3***

The Environmental Protection Agency is a federal agency that aims to protect human health and the environment through a wide variety of programs. Regional Offices are responsible for the execution of the Agency's programs at the state level. Region 3 serves the Mid-Atlantic States, including West Virginia.

**COUNTIES SERVED**



**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.

***Potential brownfield sites may include these types of properties:***

- Glass Factories***
- Dry Cleaning Facilities***
- Mine Operation and Processing Facilities (Mine-Scarred Lands)***
- Gas Stations/Auto Body Repair Shops***
- Salvage Yards***
- Rail Yards and Lines***
- Machine Tool Industries***
- Print Shops***
- Former Orchard Properties***

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."

## Success Stories

### \$400,000 in Brownfields Grants awarded to Northern West Virginia Counties

The U.S. Environmental Protection Agency (EPA) has awarded Brownfields Clean-up grants to revitalize former industrial and agribusiness sites in northern West Virginia. With the help of the Northern West Virginia Brownfields Assistance Center (NBAC) at West Virginia University (WVU), Monongalia and Jefferson counties were awarded \$400,000 in grants to clean-up contaminated property for reuse. The first of the two project sites is the former Quality Glass Plant site in the Town of Van Voorhis, Monongalia County.

Hazardous substance grant funds will be used to clean up heavy metals and other contaminants on the 3.1 acre site, which was used for glass manufacturing from the 1920s to the 1980s. Grant funds will also be used to implement engineering and institutional controls and support community outreach activities. The Quality Glass clean-up is a result of collaboration between the Monongalia County Commission, the landowners, WVDEP, and NBAC.

Another \$200,000 grant was awarded to the Jefferson County Parks and Recreation Commission for clean-up of the arsenic associated with a former orchard property for reuse as a community sports and recreation area. Patrick Kirby, director of NBAC, affirmed that "the Northern WV Brownfields Assistance Center at WVU will continue to work with the counties to assist in the implementation of the grants and the revitalization of the sites."

West Virginia received over 25% of the EPA brownfields grant funding awarded to the Mid-Atlantic region.

### Job Training Grant

The EPA Brownfields Job Training grant prepares area residents to pursue careers in assessment and cleanup activities associated with brownfield redevelopment and environmental remediation. Program participants are selected from residents of communities affected by brownfields. To date, the first round of training has provided thirty-five individuals with close to 2000 hours of training.



Of the thirty-five trainees, fifteen have been placed in environmental jobs. The average wage for these trainees is \$13.15 an hour. In addition, four participants are pursuing university studies. Environmental Jobs for West Virginia! is continuing to build on its success. Preparations are underway for Fall classes in Monongalia County. Winter 2008 classes will be held in the eastern panhandle.

### Brooke-Hancock GIS Pilot Project

NBAC began a collaboration with the Brooke-Hancock Brownfields Task Force to develop a GIS Inventory of identified brownfields in the two county area. The project will result in an interactive inventory of brownfields in Brooke and Hancock Counties for use by public officials, citizens, and private developers.



## Conferences and Workshops

### Brownfields West Virginia: Risks and Rewards

The first annual West Virginia Brownfields Conference was held on September 26 and 27, 2006 in Charleston, WV. The conference was a joint venture of the Air and Waste Management Association (A&WMA), Marshall University, West Virginia University, the West Virginia Department of Environmental Protection (WVDEP), and the West Virginia Development Office. Entitled "Brownfields West Virginia: Risk and Rewards" the conference offered a comprehensive look at the state of brownfields development within the state. Even more importantly, the conference provided for collaboration on a wide range of brownfields issues. The conference covered brownfields basics including project development, risk assessment, financing and public participation. The event, attracting 135 participants, involved diverse stakeholders from researchers and policy makers to industry specialists and community leaders.

*"Millions of public and private dollars are being invested into brownfields sites to recycle these properties into vibrant, job producing sites."*

### Recycling Real Estate: Lending Opportunities for Bankers Workshop

Environmental risk policy and deal structuring are essential knowledge areas in the financing of brownfields redevelopment. On April 3, 2007, the "Recycling Real Estate: Lending Opportunities for Bankers" workshop was held at Stonewall Jackson Resort to engage the banking community in the dialogue on brownfields redevelopment. This forum provided bankers with an opportunity to discuss how West Virginia currently manages environmental risk related to real property transactions, how environmental impairment affects lending trends, and how innovative lending strategies can lead to untapped business opportunities. Millions of public and private dollars are being invested into brownfields sites to recycle these properties into vibrant, job producing sites. In order to bring this about, the involvement of the banking community is essential. This workshop provided a framework for bankers to understand the opportunities and challenges that exist in the area of brownfields redevelopment.

### Brownfields EPA Grantee Workshop

Past recipients and new grantees were given the opportunity to compare notes at the Annual West Virginia EPA Grantees workshop on May 23, 2007. Held in Clarksburg at the Days Inn, the meeting was an opportunity for new grantees to not only gain valuable wisdom from previous grantees, but also to gain insight and perspective from the state and federal governments. EPA Region 3 Brownfields Coordinators, the WVDEP Division of Land Restoration and the WV Development Office shared information on both the EPA Brownfields Grants and other grant opportunities for brownfields redevelopment. The grantees gained valuable information. The annual workshop was sponsored by the West Virginia Brownfields Assistance Centers and the National Institute for Chemical Studies (NICS).



**Patrick Kirby, Director of NBAC, presenting at the 2007 EPA Brownfields Grantee Workshop.**

### 2007 Business of Brownfields Conference Presentation

Northern WV Brownfields Assistance Center Graduate Assistant Julie Svetlik presented, "Externality Effects of Local Brownfields on Residential Property Values" at the 2007 Business of Brownfields Conference in Pittsburgh, PA. This study uses the hedonic land pricing technique to identify the determinants of land prices in Monongalia County, WV, and investigate the impacts of local brownfields on residential property values. The preliminary findings of this analysis suggest a number of interesting relationships among parcel-level characteristics and residential value in Monongalia County. Perhaps most valuable is the result that brownfield sites do influence property values. The presentation was well received and the Center is working to follow-up on the preliminary findings with further economic and property data analysis.

## Advisory Board

The Advisory Board provides advocacy, accountability and guidance to the Northern West Virginia Brownfields Assistance Center. This guidance is crucial in shaping our efforts to make a real and lasting difference in the region.

The Board is comprised of professionals in sectors related to brownfield remediation and development, such as real estate, development/contracting, environmental services, banking, legal services and community development. The members of the Board facilitate the mission of the Center by:

- **Advising** Center staff on strategic planning
- **Facilitating** and generating opportunities for linking brownfields redevelopment with West Virginia development objectives
- **Assisting** in the identification and prioritization of sites and projects
- **Providing** specialized advice and guidance on fulfilling the legislative mandated tasks
- **Advocating** innovative brownfields projects to promote enhanced economic development in West Virginia

### ADVISORY BOARD MEMBERS

#### JOSEPH DAWLEY

Special Counsel-Environmental Law and Government Relations  
Bowles Rice McDavid Graff & Love LLP

#### KEN ELLISON

Director-Division of Land Restoration  
WV Dept. of Environmental Protection, Division of Land Restoration

#### MARGARET (PEG) FARRELL

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#### CHRIS LaROSA

Land and Community Revitalization Practice Area Leader  
SRA International

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#### MARK TAMPOYA

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