

Annual Report 2007-08

Northern West Virginia Brownfields Assistance Center



Letter from the Director....

Dear Reader,

The Northern West Virginia Brownfields Assistance Center (NBAC) is pleased to present its Fiscal Year 2008 Report.

As we move into our fourth year of service, NBAC continues to strive for increased opportunities for brownfields redevelopment within the state. The Northern West Virginia Brownfields Assistance Center addresses the brownfields redevelopment issues facing West Virginia's communities through a multi-faceted approach. The Center empowers communities to plan and implement brownfields redevelopment by providing educational and outreach opportunities, by supporting preliminary property research and planning work, and by assisting in community visioning and site remarketing.

During our third year of operation, the Northern West Virginia Brownfields Assistance Center has achieved several goals:

- Performed outreach resulting in new and strengthened community connections.
- Developed proposals with 10 communities to apply for 2 million dollars of federal grant funds for assessment and cleanup of brownfield properties.
- Presented information on current brownfields issues and obstacles at regional and national level conferences.
- Orchestrated the second annual State Brownfields Conference with over 125 participants to further the development of brownfields awareness and redevelopment opportunities within West Virginia.
- Acquired \$240,000 in private foundation grant funding for the development of tools for communities to cultivate and implement a redevelopment vision for brownfield properties
- Placed 36 students from the Brownfields Job Training Program in gainful environmental employment.
- Formulated an upgraded GIS pilot tool to supplement the State Brownfields Inventory.
- Added 200 sites to the West Virginia State Brownfields Inventory.
- Coordinated workshops and seminars to educate brownfields stakeholders on the basics of brownfields redevelopment, to encourage stakeholder involvement in brownfields redevelopment planning, and to disseminate environmental risk reduction tools.
- Developed an enhanced Brownfields Center brochure and additional educational tools to increase the understanding of the brownfields redevelopment process.

We continue to fulfill our mission to promote brownfields redevelopment in Northern West Virginia . Please feel free to contact us at (304) 293-2867, extension 5459, if you have any questions about brownfields redevelopment or the Center's goals and projects. We foresee several exciting opportunities in the year to come and anticipate sharing many new successes with you in the future.

Sincerely,



Paul Ziemkiewicz
Director
WV Water Research Institute

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."

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/ Machine Tool Industries

Rail Yards and Lines

Print Shops

Former Orchard Properties

Abandoned Lots

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.



Region 3
The Mid-Atlantic
States

Partnerships

WV Department of Environmental Protection

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. NBAC works with the WVDEP 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.

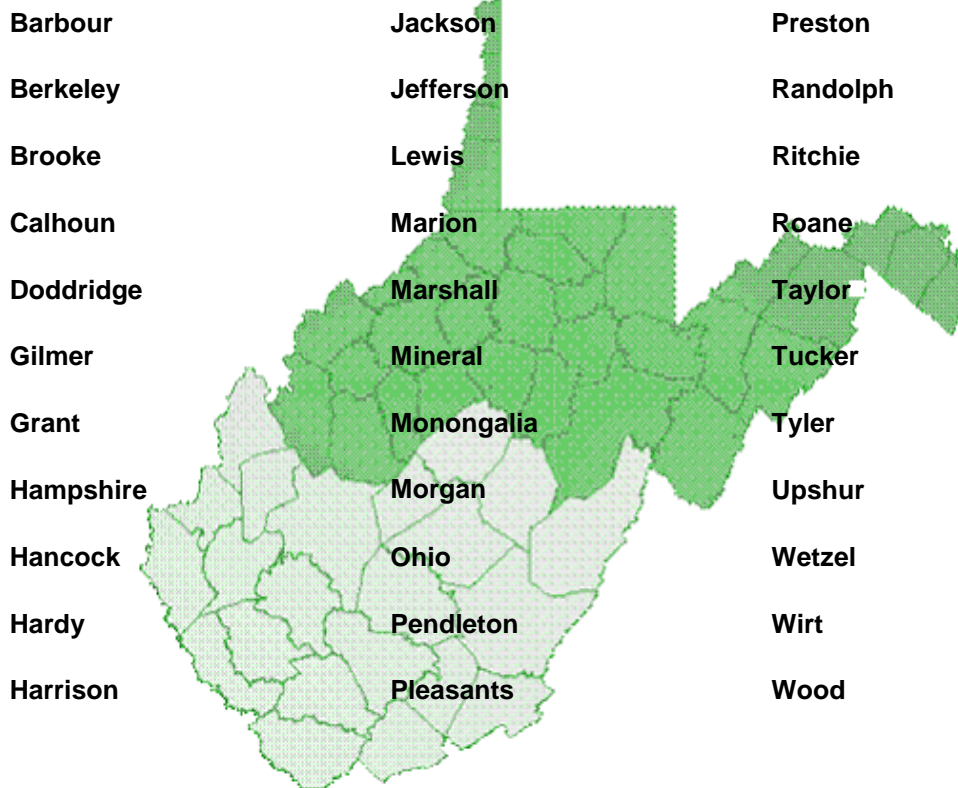
The West Virginia Development Office (WVDO)

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 expanding its economy to create more and better jobs.

US Environmental Protection Agency (EPA) Region 3

The US EPA 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



Benedum Foundation funds Brownfields Mini-Grant Program

The Claude Worthington Benedum Foundation awarded a \$240,000 grant to NBAC in June to support a mini-grant program that encourages brownfields redevelopment in West Virginia. The new program will enable communities to cultivate and implement a redevelopment vision for brownfield properties.

The West Virginia Brownfields Revitalization Mini Grant Project is designed to facilitate the creation of site redevelopment and marketing mechanisms. The Mini Grant will involve the formulation of an Economic Assessment tool to assist communities in identifying

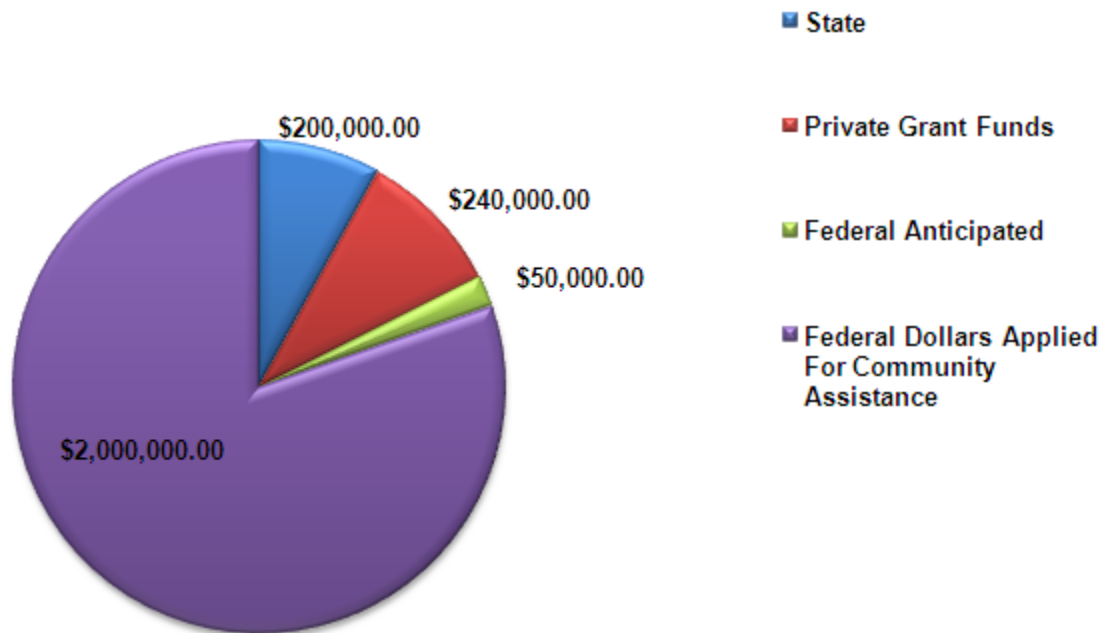


appropriate market-based reuses of sites. This information will inform community strategies for site cleanup and reuse. These strategies will be based upon site attributes and conditions of the regional market. The tool will aid project stakeholders in decision-making for specific redevelopment scenarios.

Once possible viable sites have been identified, the community visioning process will be used to match market feasibility and community desired site redevelopment.

The project will also provide funding to illustrate the community's vision of a site through the generation of a conceptual design for the identified end-use. NBAC will assist the community in identifying venues in which to market the site information and conceptual design to the private sector to encourage redevelopment opportunities.

NBAC Funding Streams 2007-2008



EPA Grants Offer Opportunities to WV Communities

The year 2008 has been a busy one so far in the realm of grant proposals. A large part of NBAC activities involves helping different organizations and communities to locate funding for the assessment and clean-up stages in the brownfields process. In the most recent round of application for United States Environmental Protection Agency (USEPA) grants, the State of West Virginia submitted 20 applications for assessment and cleanup grants. Thirteen applications were submitted from northern West Virginia counties. Five were submitted by southern West Virginia counties, and two applications were assessment grants to cover the entire state.

Examples of organizations seeking funding include the Preston County Economic Development Authority, the Brooke-Hancock-Jefferson Metropolitan Planning Organization, and the Region 9 Eastern Panhandle Planning and Development Council.

Overwhelmingly, these West Virginia organizations were assisted by NBAC in the preparation of grant materials. All total, NBAC has aided in the submission of 10 of the 13 applications from North Central WV, helping to potentially secure 2 million dollars in funding for local brownfields redevelopment.



The Building Blocks of Brownfields Outreach and Education

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.

Educational Topics Include:

- Rural Brownfields
- Site Assessments
- Environmental Insurance
- Risk Management
- Inventory Creation



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 legislative mandated tasks.

ADVISORY BOARD MEMBERS

JOSEPH DAWLEY
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WV Dept. of Environmental Protection, Division of Land Restoration

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Director, Cooperative Extension Service
West Virginia University

JAMES L. SCHOONOVER
Senior Vice President
Davis Trust Company

MARK TAMPOYA
Managing Partner
Water Works, LLC

MATT WARD
Partner
The Ferguson Group LLC

A Unique and Effective Strategy for Brownfields Assistance

The Northern West Virginia Brownfields Assistance Center strives to promote enhanced economic development and environmental and public health protection in northern West Virginia through the 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).

NBAC STAFF

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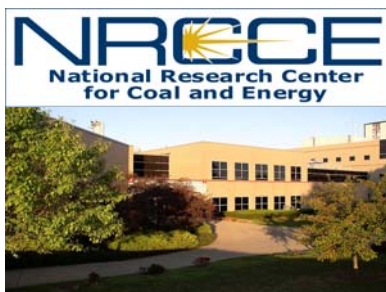
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