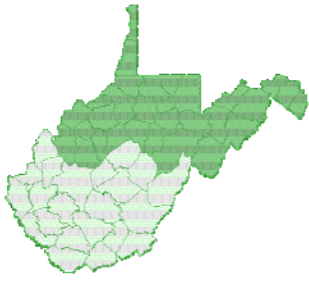


West Virginia Brownfields Assistance Center



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Fall - Winter 2010 / 2011 Newsletter

Marshall University's West Virginia Brownfield Assistance Center (WVBAC) is a state-mandated program within Marshall University's Center for Environmental, Geotechnical and Applied Sciences (CEGAS), Serving 22 Southern West Virginia Counties

SUCCESS - Barboursville Completes Cleanup of Former Brickyard Brownfield Property

A reception and public meeting was held on October 19th at City Hall in the Village of Barboursville to recognize the successful completion of cleanup activities at the former Barboursville Brickyard property. Approximately 20 acres of property has been remediated and is now ready for redevelopment. A certificate of completion for cleanup of the property was recently signed by the West Virginia Department of Environmental Protection.

Several entities have approached the Village about purchasing the property, which, according to Mayor Paul Turman, is now "officially for sale". Barboursville applied for and received a \$200,000 EPA Brownfields Cleanup grant in 2007 to remediate the property, and the WVDEP provided additional funding to complete environmental assessment activities prior to initiation of cleanup objectives.



Above Photo shows part of Brickyard prior to cleanup; Photo below shows ribbon cutting ceremony at completion of cleanup.



Mayor Turman took time to thank a number of people who provided assistance in making the project successful, including Ken Ellison, Don Martin and Ruth Porter from the WVDEP; Joe Nowak, Brownfields Project Manager from EPA Region III; Dawn Seeburger, WV Licensed Remediation Specialist and owner of Environmental Resources and Consulting; and staff of the West Virginia Brownfields Assistance Center at Marshall University.

As part of the celebration to recognize the completion of cleanup activities, a ribbon cutting ceremony was held on-site on October 12th. A host of local, county, state and national leaders were on-hand, as well as local and regional news media, and representatives of the WVDEP's Land Restoration Division. Congressman Nick Rahall, WV District III, was in attendance and participated in the ribbon cutting ceremony, stating "this project is the result of hard work and dedication, needed to overcome the difficult redevelopment challenges of brownfield properties".

Milton to be Recipient of EPA Targeted Brownfield Assessment

The bustling town of Milton, located in eastern Cabell County, WV is owner of a gently rolling, picturesque 180-acre plot of land, located on U.S. Route 60, near I-64 and the eastern border of the town. This site was first home to the Morris Memorial Hospital for Crippled Children in the 1930's. The main focus of the hospi-



Exterior View of former Morris Memorial Hospital facility

tal was care for children affected by infantile paralysis, or polio. Hospital owners deeded the property to Milton around 1937. The hospital, housed in an impressive two-story sandstone block structure, continued to operate, after discovery of the polio vaccine, until the 1950's. During that time, part of the property was used for farming and agricultural use, growing many of the fruits, vegetables, dairy and meat products used in the hospital. After closure, the facility was converted into a nursing home, and continued to operate until 2009. Up until facility closure, Milton enjoyed yearly rental income from the property, as well as employment opportunities for its residents.

Immediately after closure of the facility, Milton took action to explore potential redevelopment opportunities the now outdated property might hold. Their first step was to authorize a Preliminary Engineering Investigation, including a conceptual land use plan. Results of this study indicated the site had extensive infrastructure and utility components, and recommended that the property be analyzed for commercial development, including the potential for light industrial, commercial retail, and/or commercial office. A section of the property, located partially within the 100-year floodplain, was recommended for recreational and green space use for local community enjoyment.

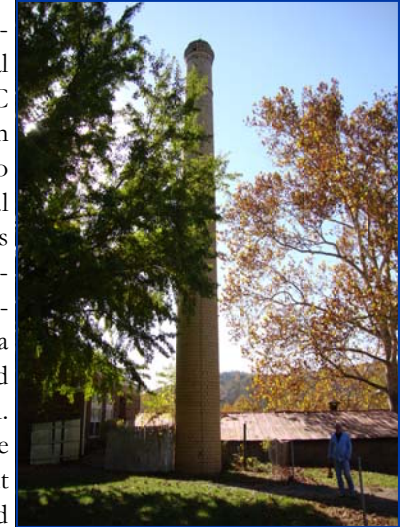
As Milton moved forward in its initial planning stage, the West Virginia Brownfields Assistance Center at Marshall University (WVBAC) was called on concerning potential environmental impacts that may be present, which might alter future development

plans. WVBAC personnel toured the facility, met with Town representatives, and interacted with local redevelopment agencies and interested parties concerning potential re-use opportunities.

After evaluating potential environmental impacts, the WVBAC suggested the Town submit a proposal to the Environmental Protection Agency's Region III Brownfields and Revitalization Program for a Targeted Brownfield Assessment, or TBA. A TBA reviews all site historical use, current site conditions, and site features to determine if environmental

impacts are present. One significant advantage of this program is that a full environmental assessment is performed at no financial cost to Milton.

The WVBAC assisted Milton in compilation and submittal of the TBA in 2010. The TBA has been reviewed by EPA Region III Brownfields personnel and forwarded to EPA Headquarters in Washington D.C. for approval, expected to occur in time for field work to start in the Spring of 2011. Results will be used to assist with the next steps of returning the former Morris Memorial Hospital into productive use.



View of on-site incinerator stack



Interior View of former hospital / nursing home building

5th Annual West Virginia Brownfields Conference “Perspectives of Potential”

“This year’s conference was another successful event educating the public and addressing critical needs and issues that face West Virginia communities in redeveloping challenging brownfield properties.”

Dr. Tony Szwilski,
Director,
WV Brownfields
Assistance Center at
Marshall University

The 5th annual West Virginia Brownfields Conference was successfully held on September 8th and 9th at the Marriott Town Center Hotel and Conference Center in Charleston, WV. The 2-day event was attended by over 200 people, and included more than 40 exhibitors and seven major sponsors. The theme of the conference was “Perspectives of Potential” and included a keynote address by Kanawha County State Senator Brooks McCabe. Congresswoman Shelley Moore



Capito, WV District II, was the special guest lunch speaker.

A variety of conference topics were presented, including state and federal regulatory updates, financial aspects of brownfields redevelopment, and a number of case studies from on-going and recently completed WV-based projects. As part of conference activities, a toolkit for addressing vacant properties was presented, developed by The WV Community Development HUB, as part of a larger forum ad-

ressing vacant property issues that many small communities and towns across the State are facing. Conference hosts and partners included EPA’s Region III Brownfields and Land Revitalization Program, WV Department of Environmental Protection’s Land Restoration Division, WV Development Office, Air and Waste Management Association, and the WV Brownfield Assistance Centers.



Speakers at the 5th Annual West Virginia Brownfields Conference included WV District II Congresswoman Shelley Moore Capito and State Senator Brooks McCabe

West Virginia Brownfields Assistance Centers and BB&T Partner on Brownfields Financing Training Events

The WV Brownfields Assistance Center at Marshall University (WVBAC), in conjunction with the Northern Brownfield Assistance center at West Virginia University and BB&T Bank, co-sponsored a one-day Brownfields Financing training workshop, held in Beckley and Morgantown, WV. The training was conducted by National Development Council’s Training Division. The Beckley workshop took place at the Tamarack Conference Center, and was attended by approximately 20 individuals from various backgrounds, including economic development, environmental regulatory, legal council and academia. Attendees received focused information and first-hand knowledge on financing brownfields. The event was fast paced and well received by participants, with extensive exercises and detailed case studies. The WVBAC extends a special thanks to BB&T Bank for their partnership on this event, and their continued support, involvement and dedication to brownfields redevelopment in West Virginia.



Participants take a well-deserved break and interact during NDC’s fast-paced Brownfields Financing Workshop



**West Virginia
Brownfields Assistance
Center at Marshall
University**

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Environmental, Geotechnical and
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*West Virginia Brownfields Assistance
Center at Marshall University*

*"Brownfields Redevelopment,
One Site at a Time"*

Mercer Mingo Monroe Nicholas Pocahontas
Putnam Raleigh Summers Wayne
Webster Wyoming

Next WV Brownfield Conference to be held September
14-15, 2011 in Morgantown, WV
Details coming soon at www.wvbrownfields.com

**WVBAC Participates in West Virginia
Wind Working Group Conference**

The West Virginia Brownfields Assistance Center at Marshall University (WVBAC), within Marshall University's Center for Environmental, Geotechnical and Applied Sciences (CEGAS), participated in the yearly West Virginia Wind Working Group Conference, held October 19th at Canaan Valley Resort and Conference Center. CEGAS staff presented initial findings from a recent Sonic Ranging and Detection (SODAR) data collection study performed at the ICG Eastern LLC surface mine complex, located near Cowen in Webster County. This study was conducted to perform initial screening and wind resource data collection to assess wind development opportunities on this extensive surface mine site. A full report has been compiled for the West Virginia Division of Energy. Additional surface mine sites are currently under various stages of evaluation.



*Wind speed, wind direction and associated data being collected
on former surface mine site in southern West Virginia*

Philadelphia
APRIL 3-5, 2011 PENNSYLVANIA CONVENTION CENTER

Brownfields 2011
Sustainable Communities Start Here

**Registration
is
FREE**