

West Virginia  
**Brownfields**  
Assistance Centers

[www.wvbrownfields.org](http://www.wvbrownfields.org)

# Helping West Virginia Communities Turn Liabilities Into Assets



A Five-Year Performance Review of the  
WV Brownfields Assistance Center  
at Marshall University  
and the  
Northern WV Brownfields Assistance Center  
at West Virginia University





## West Virginia Brownfields Assistance Centers

Dear Legislator,

In 2005, the WV State Legislature recognized the lost economic and social value in abandoned and underutilized contaminated lands or "Brownfields." The West Virginia Brownfields Assistance Centers at West Virginia University and Marshall University were created to support community efforts, and work with West Virginia Department of Environmental Protection and the West Virginia Development Office, to turn these brownfields into productive land again.

The West Virginia Brownfields Assistance Centers are pleased to present this Five Year Review (2005-2009). The review highlights our efforts to advance our mission to promote enhanced economic development and environmental and public health protection through innovative redevelopment of brownfield sites. The activities reported on reflect the directives given to the Centers including but not limited to :

- Provided training and technical assistance on Brownfield development, grant writing, site assessments, remediation, community involvement and site preparation
- Administered federal Brownfield financial assistance programs to assist eligible entities in their Brownfield development efforts;
- Coordinated efforts to secure federal Brownfield funding
- Coordinated the development and publication of a website ([www.wvbrownfields.com](http://www.wvbrownfields.com)) to provide education and information on Brownfields development in West Virginia
- Coordinated with the West Virginia Development Office and the Department of Environmental Protection to use our resources consistent with these Agency's priorities

As you take a few moments to examine this 5-year review, please feel free to contact us if you have any questions or comments. We always welcome suggestions on how we can become more effective as we work with communities and entities throughout West Virginia on brownfields redevelopment.

With kindest regards,

Dr. Tony Szwilski, P.E., C.Eng., Eur. Ing.  
Director, Center for Environmental, Geotechnical  
and Applied Sciences, Professor of Engineering  
Marshall University

Dr. Paul Ziemkiewicz, Director  
West Virginia Water Research Institute  
West Virginia University



Paul Ziemkiewicz, Director of the West Virginia Water Research Institute and Tony Szwilski, Director, Center for Environmental, Geotechnical and Applied Sciences, discuss brownfields redevelopment at the 2008 Brownfields Conference in Huntington, WV.

## A Unique and Effective Strategy for Brownfields Assistance

The West Virginia Brownfields Assistance Centers promote enhanced economic development and environmental and public health protection in West Virginia through the innovative redevelopment of brownfield sites. They provide communities with technical assistance, regulatory understanding, help with site assessments, planning, funding, risk management, and site marketing.

Many small communities in rural West Virginia do not have the staff or technical expertise to undertake brownfields redevelopment projects on their own. The West Virginia Legislature created the Northern and Southern Brownfields Assistance Centers to work with the West Virginia Department of Environmental Protection to support community efforts to turn these brownfields into productive land again. The two Assistance Centers work collaboratively to empower communities to plan and implement brownfields redevelopment projects.

The Northern West Virginia Brownfields Assistance Center, housed at West Virginia University's Water Research Institute, serves the State's northern 33 Counties while the Brownfields Assistance Center at Marshall University, housed within the Center for Environmental, Geotechnical, and Applied Sciences, serves the southern 22 Counties.

### 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 under used for their location – some are also contaminated.

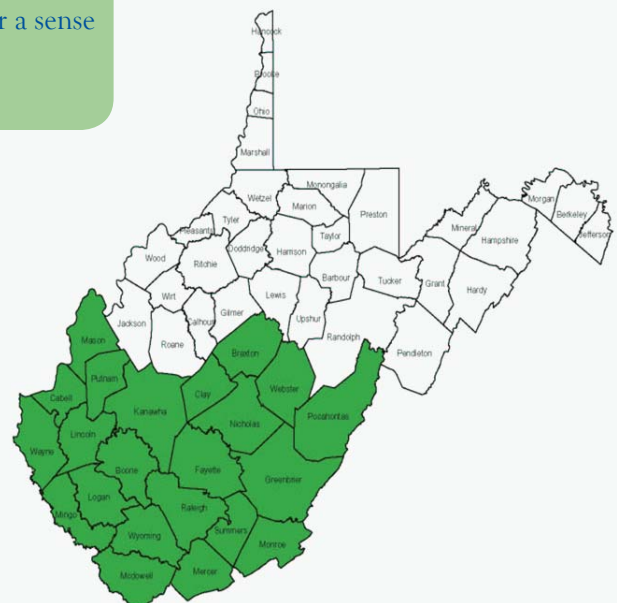
Lenders, investors, and developers often fear that involvement with these sites may make them liable for cleaning up contamination they did not create. Therefore, they are more attracted to previously undeveloped sites called "greenfields." This results in a surplus of brownfields, deteriorated areas with abandoned or under used facilities that create safety and health risks for residents, drive up unemployment, and foster a sense of hopelessness.



West Virginia State Senator Robert Plymale was a sponsor of Senate Bill 603 which established the 2 State Brownfields Assistance Centers. He also shared his vision as a speaker at the 2006, 2007 and 2008 Statewide Brownfields Conferences.

"Ronceverte's revitalization efforts have been greatly enhanced with the receipt of an EPA Brownfield Grant. We can now begin to focus on our old industrial areas which not only will help with the promotion of these former industrial buildings, but also begin the process of redeveloping these locations for useful and productive business opportunities. None of this daunting task would be possible without the support of the WV Brownfields Assistance Centers."

Doug Hylton, Executive Director of the Ronceverte Development Corporation



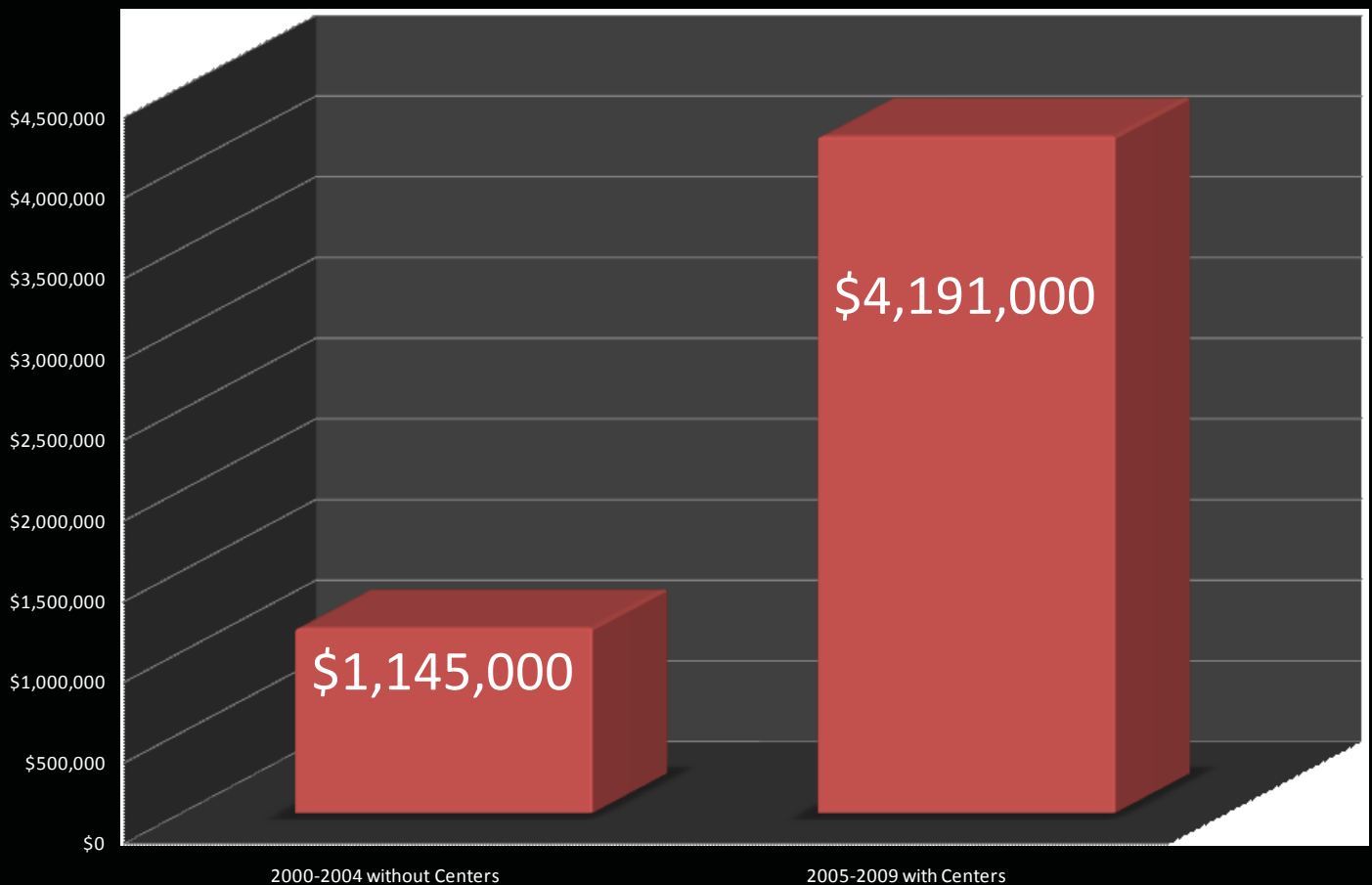
# Significant Accomplishments

Since inception in 2005 by state legislation, the Brownfields Assistance Centers have been involved in a number of exciting and innovative projects and activities, which continues to expand.

A few noteworthy results include:

- Assistance to over 40 communities in obtaining and administering over \$6 Million in EPA, WVDEP and private foundation funds.
- Approval of eight Targeted Brownfield Assessment grants through EPA Region Three's Brownfield Revitalization Program or WVDEP's Land Restoration Division, at an estimated value of \$250,000.
- Conducted four state-wide Brownfield conferences, the most recent attended by over 200 participants.
- Recognition by EPA Region III as a unique and successful model for providing brownfields assistance, not available anywhere else in the U.S.
- Obtaining various funding and partnering resources for alternative energy research and development on former industrial and surface mine properties.
- Placed 40 participants from the Brownfields Job Training Program in gainful environmental employment.
- Created a library of resources on redevelopment for the public and private sector.
- Started a Rail-Trail Initiative to assist communities across the state work with WVDEP, WVDOT and the railroad industry to overcome the the environmental barriers to creating new trails.
- Successfully launched an Alternative Energy on Brownfields Initiative that has resulted in \$750,000 in funding for researching and implementing green energy on brownfields projects.
- Developed over a dozen partnerships with other state agencies, and resource providers to enhance the opportunities available to West Virginia communities.

### EPA Brownfields Funding to WV Comparison



US EPA Brownfields funding for West Virginia during the 5 years prior to the establishment of the Brownfields Assistance Centers compared to the Funding received during the 5 year since the Centers' establishment.

# Empowering Communities

The West Virginia Brownfields Assistance Centers empower communities to plan and implement brownfields redevelopment projects in the state by conducting general citizen and local government education efforts and by providing assistance to specific local communities interested in the reuse of brownfields in their communities. Support can be provided to help groups solicit grants and low interest loans for site assessments, clean-ups, and environmental job training, as well as provide support

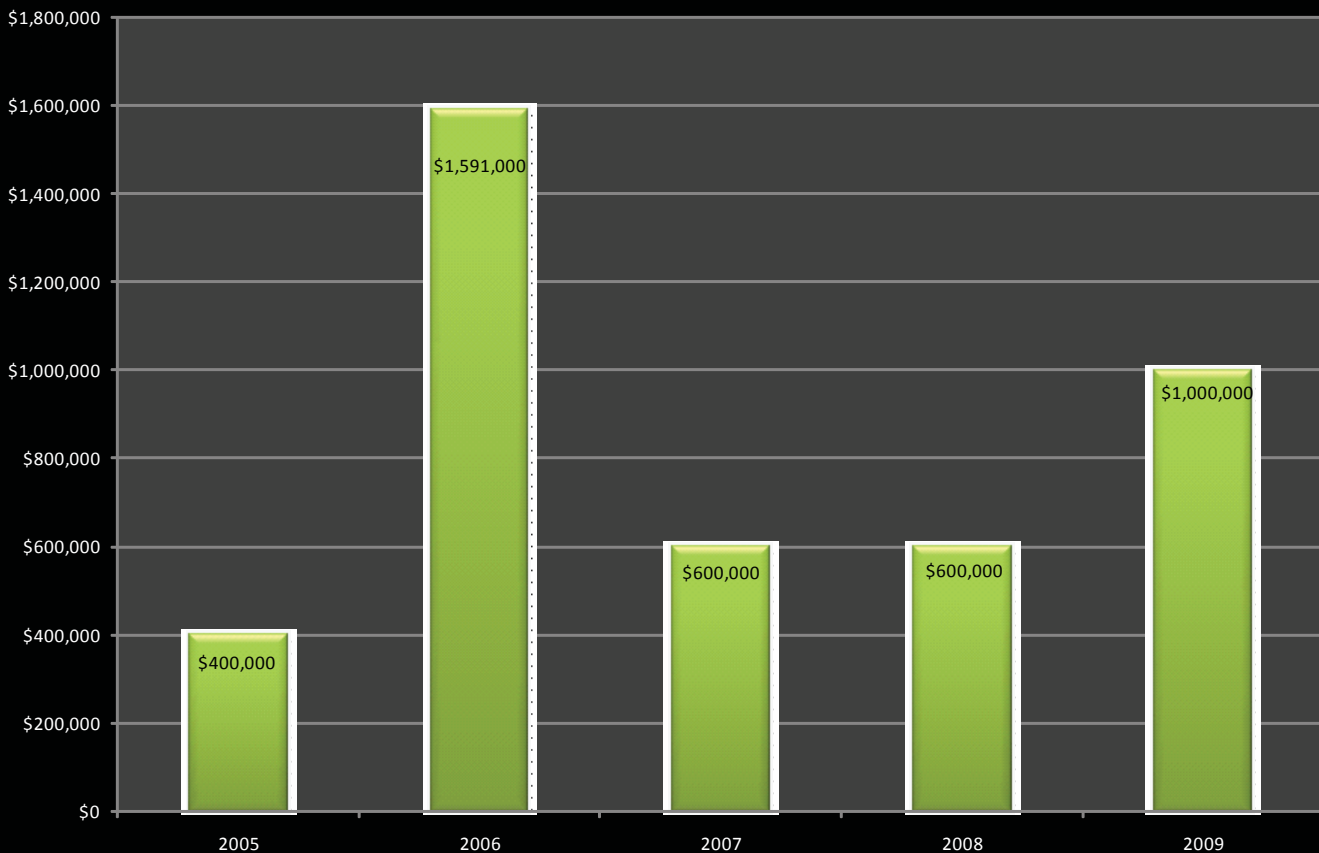
for preliminary property research and planning work.

We enable the communities to present their challenges and barriers to us, and in turn we help them identify opportunities and solutions. One measure of the projects success is the ability to have the project funded. The chart below identifies the amount of federal funding that has been the result of the Brownfields Centers' community collaboration efforts.

“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. 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.”

Ken Ellison, Director of the WVDEP Division of Land Restoration.

**EPA Funding to West Virginia Communities  
2005-2009**



Total US EPA Funding per year 2005-2009

# Training and Networking to Ensure Communities have the Manpower and Knowledge-based Resources to Get the Job Done.

Redeveloping a Brownfield site is a complicated undertaking. To make assessments, clean-ups, marketing, planning and financing often requires more expertise than is available to many small communities in West Virginia. One of the important ways that the Brownfields Assistance Centers help communities with their projects is to help engage the appropriate experts in local brownfields redevelopment efforts,

or help train local municipal employees, volunteers and development professionals in the multitude of skills required. Our annual Statewide Brownfields Conferences and numerous workshops help provide this assistance and they also provide opportunities for development professionals and community leaders to network with others who are often working on similar projects or facing similar challenges.

## 2009 West Virginia Brownfields Conference ~ Re-Energizing Communities



Over 200 Attend Annual Gathering  
\$60,000 in Grants Awarded

The 2009 West Virginia Brownfields Conference, held at the Morgantown Waterfront Place Hotel in September was jointly hosted by the State's two Brownfields Assistance Centers.

With over 200 people in attendance, this was the most successful annual conference, eclipsing previous years' attendance. We are grateful to our co-hosts, the WV Department of Environmental Protection, US Environmental Protection Agency, Air & Waste Management Association, and the West Virginia Development Office.

Twelve concurrent sessions framed by Plenary sessions featured West Virginia Secretary of Commerce, Kelley Goes, and Mary Hunt-Lieving from the Claude Worthington Benedum Foundation.

Especially successful this year was the "Bring your Own Brownfield (BYOB)" Workshop where a panel of development specialists reviewed and provided tips and advice for projects submitted by West Virginia Communities.

During a lunchtime ceremony, five of the 15 original 2009 FOCUS WV Brownfields projects were awarded additional funding of \$12,000 each for Stage II: Site Design & Marketing Implementation.

Plans are already being made for the 2010 State Brownfields Conference, scheduled for September 8th and 9th in Charleston.

Additional information about this important event will be posted on our website at [www.wvbrownfields.org](http://www.wvbrownfields.org).

### 2009 Conference

Keynotes:

Secretary of Commerce, Kelly Goes  
Morgantown Mayor Bill Byrne  
Benedum Foundation, Mary Hunt-Lieving

Attendance: Over 200

Location: Morgantown, WV

Theme: *Re-Energizing Communities*

### 2008 Conference

Keynotes:

Secretary of the Environment, Randy Huffman  
Huntington Mayor David Felinton

Attendance: 160

Location: Huntington, WV

Theme: *Path to Progress*

### 2007 Conference

Keynotes:

Senator Robert Plymale  
Chesapeake Energy's Scott Rotruck

Attendance: 130

Location: Bridgeport, WV

Theme: *Reusing Our Legacies. Redeveloping Business. Revitalizing Communities.*

### 2006 Conference

Keynotes:

Governor Manchin  
Senator Robert Plymale

Attendance: 125

Location: Charleston, WV

Theme: *Risk and Rewards*

## US EPA Grant Writing and Management

The Annual West Virginia Brownfields US EPA Grantee Workshop helps recipients of US EPA Brownfields Grants learn about the assessment and remediation process. Previous grant recipients attend and are able to share valuable information with new grantees and to talk about hurdles they have encountered during their grant experience. US EPA Region 3 Brownfields Coordinators provide guidance to new recipients on cooperative agreements; in addition they entertain questions from all. The WVDEP Division of Land Restoration discuss how the state voluntary remediation program fits into federally funded brownfields projects, and the WV Development Office offers information on additional funding sources for projects while detailing their successful Main Street Redevelopment Program.

## Job Training

In 2005, with the help of a grant from the US EPA, the Northern West Virginia Brownfields Assistance Center established the *Environmental Jobs for West Virginia* job training program which focused on unemployed and underemployed people who are interested in working in the environmental field. The program successfully trained 80 West Virginians in the emerging environmental job sector with a greater than 50% job placement rate with an average hourly rate of \$16.15.

Participants, who successfully completed almost 4000 hours of environmental training, attended a certificate ceremony to receive over 200 individual environmental training certifications.

## Bankers & Bank Examiners Training

The Brownfields Assistance Centers host special workshops for the lending community such as *Recycling Real Estate, Lending Opportunities for Bankers, and The Business of Brownfields*.

These workshops engage the banking community, both Bankers and Bank Examiners, in a discussion about environmental risk policy and lending practices related to brownfields sites. Differing perspectives are used to examine how property contamination, perceived or real, could impact the financing of a project. Risk management professionals and legal counsel for the Banking industry provide insight into many successful and profitable brownfields projects.



Secretary of Commerce, Kelley Goes, was the Keynote Speaker at the 2009 Statewide Brownfields Conference.

## Liability Exposed: Insurance and Risk Transfer

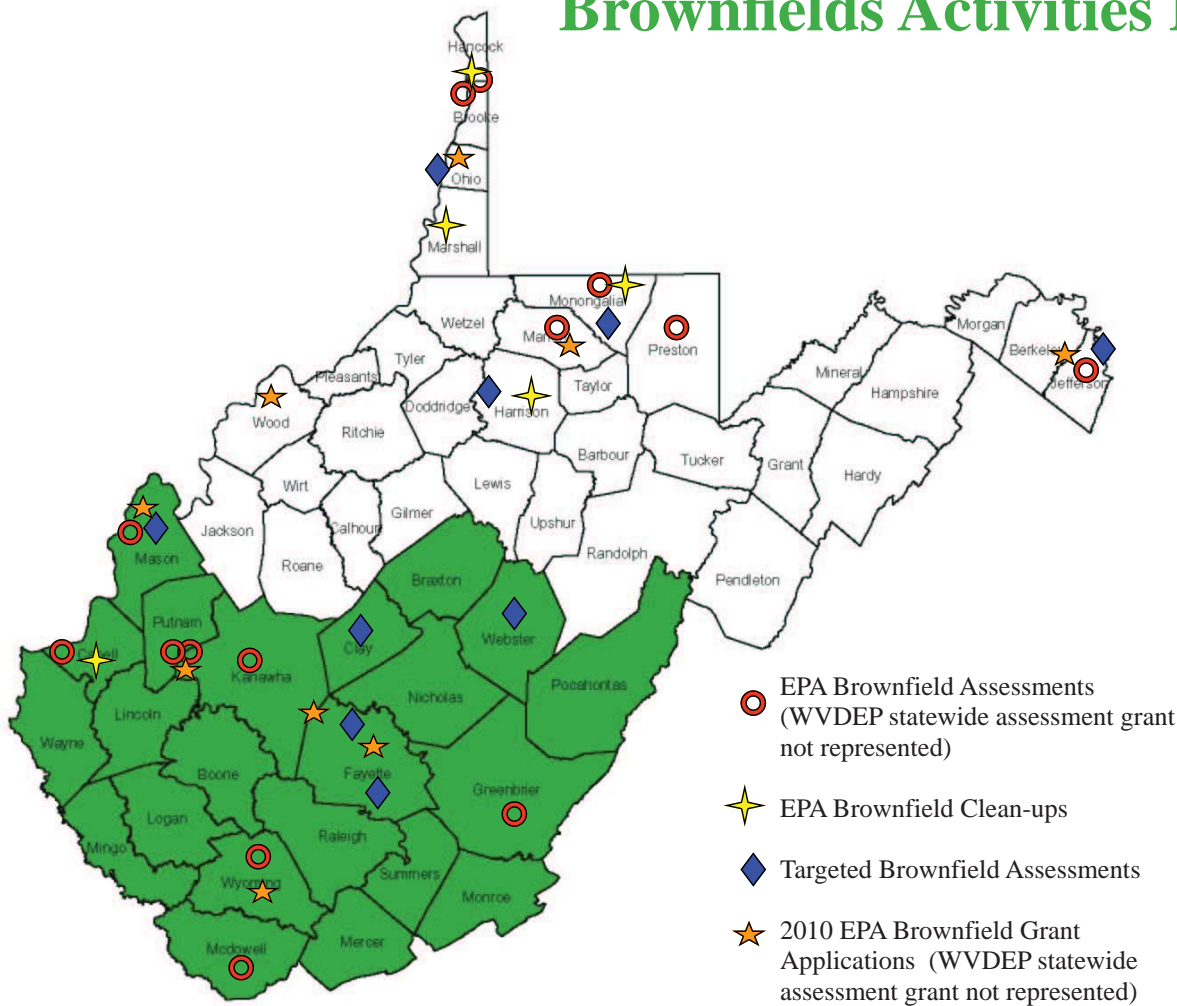
Co-sponsored with AIG Environmental, a forerunner in the environmental insurance industry, this workshop was conducted to highlight the role of environmental liability in the community redevelopment process. For the 30 attendees, the workshop provided an explanation of the:

- Types and uses of environmental insurance in a property transaction
- Strategies for minimizing the risk of buyers and sellers
- Tools that are utilized to determine the optimal risk transfer options
- Difference between known and unknown environmental liabilities
- Alternatives for redeveloping brownfields while controlling risk
- Liability and financial concerns of potential contamination on brownfields

“Any kind of economic development to a small town – a town like Reedsville – affects the community. Anything that you do to revitalize, anything you do to bring business into the area, is progress for us.”

Anthony Perris, City Councilman,  
City of Reedsville,  
a FOCUS WV Brownfields grant recipient.

# Brownfields Activities Map



## US EPA Clean-up Grants

**Barboursville**, Clean-up Grant, former Barboursville brickyard, \$200,000

**Clarksburg**, Cleanup Grants, former Mack Foundry, former Adamston Glass, and former Quality Foundry, \$310,000 total

**Morgantown**, Clean-up Grant, former Quality Glass Factory site, \$200,000

**Moundsville**, Clean-up grant, former Fostoria Glass Plant, \$200,000

**Weirton**, Clean-up Grant, former Cove School, \$200,000

“Every time a grant is awarded or approved it is treated as a celebration of achievement.”

Jim Hunt, Executive Director, Sunyside Up Revitalization Corporation, Morgantown

## US EPA Assessment Grants

**Ansted**, targeted brownfield assessment grant, former Ansted High School property, \$40,000

**Brooke-Hancock**, hazardous and petroleum assessment grants, \$400,000

**Central Appalachian Empowerment Zone**, targeted brownfield assessment, Clay County Campground (J. G. Bradley Campground), \$50,000

**Charleston**, petroleum assessment grant, community-wide, \$200,000

**Fairmont**, Hazardous and Petroleum Assessment Grant, \$400,000

**Huntington**, hazardous assessment grant, community-wide, \$200,000

**Monongalia County**, hazardous assessment grant, Deckers Creek Acid Mine Drainage Focus, \$200,000

(continued on the next page)

## 2010 US EPA Grants Applied For

“The City of Huntington is indebted to the West Virginia Brownfield Assistance Centers. The assistance and expertise we received from them has proven invaluable toward the City of Huntington securing and administering the 2008 Brownfield Assessment grant. Thank you for all that you have done for the City of Huntington and we look forward to working with you on future projects.”

Charles Holley, Executive Director of Development and Planning, City of Huntington

### US EPA Assessment Grants (continued)

**Mount Hope** (through Coal Heritage Highway Authority), targeted brownfield assessment, former automobile dealership, \$40,000

**Nitro**, hazardous assessment grant, community-wide \$200,000

**Nitro**, petroleum assessment grant, community wide, \$200,000

**Point Pleasant**, hazardous assessment grant, community-wide, \$200,000

**Point Pleasant**, targeted brownfield assessment grant, Krodel Park, \$60,000

**Preston County Economic Development Authority**, Hazardous assessment grant, community wide, \$200,000

**Ranson**, hazardous assessment grant, community wide, \$200,000

**Ritchie County**, statewide WVDEP hazardous grant, \$200,000

**Ronceverte**, hazardous assessment grant, community-wide, \$200,000

**Webster Springs**, targeted brownfield assessment grant, former railroad depot property, \$60,000

**Wyoming County**, hazardous assessment grant, Upper Guyandotte Watershed area focus, \$200,000

**WV Region I Planning & Development Council**, hazardous assessment grant, McDowell County, \$200,000

**Fairmont**, Hazardous and Petroleum Assessment Grant, community wide, \$400,000

**Fayette County**, hazardous assessment grant, abandoned building focus, \$200,000

**Montgomery**, hazardous assessment grant, Morris Creek watershed area focus, \$200,000

**Nitro**, assessment grant, continuation of existing grant work, \$200,000

**Parkersburg**, Hazardous Assessment Grant, community-wide, \$200,000

**Point Pleasant**, assessment grant, continuation of existing grant work, \$200,000

**Point Pleasant**, petroleum assessment grant, \$200,000

**Region 9 Planning and Development Council**, Hazardous Assessment grant, for Jefferson, Berkeley and Morgan Counties, \$200,000

**Wheeling**, Belomar Regional Council, Hazardous Assessment Grant, community wide, \$200,000

**WVDEP**, statewide petroleum assessment grant, focus on Rt. 60 Midland Trail Corridor, \$200,000

**Wyoming County EDA**, coalition assessment grant, coalition partners include town of Pineville, Mullens, and Oceana, \$1,000,000



Northern Panhandle Communities came together to share their vision. This image is one of several created at the Vision-To-Action Workshop in Weirton.

## Privately Funded FOCUS Program Expands Statewide for 2010

Funded by the Claude Worthington Benedum Foundation, the *Foundation for Overcoming Challenges and Utilizing Strengths* (FOCUS) West Virginia Brownfields Program funds 15 communities with up to \$5,000 in assistance to redevelop their brownfield sites. Six of these projects that show strong potential are then eligible for an additional \$12,000 in funding for stage II of their redevelopment project.

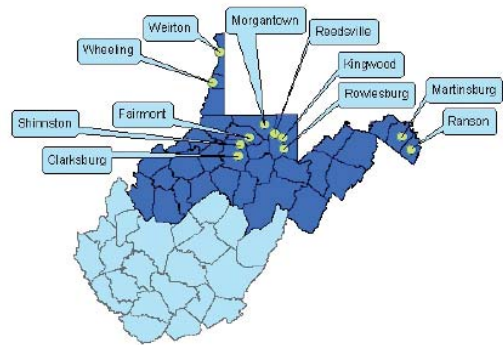
The program began in 2009 and originally focused on sites in northern West Virginia. For 2010 this successful program has expanded to include the entire state. Development professionals across the state will now be able to tap into the funding opportunities and technical assistance that the FOCUS WV Brownfields Program provides.

Besides the grant funds, the FOCUS WV Brownfields program also helps eligible communities apply for assistance from other sources. Communities can use the program's resources to better position themselves to compete for federal redevelopment funds, and to help bring additional resources and expertise to West Virginia. The program offers communities a starting point to create a plan of action to turn community eyesores into assets.

### 2009 FOCUS WV Brownfields Grant Recipients

#### FOCUS WV Brownfields Counties Served

Berkeley	Brooke
Hancock	Harrison
Jefferson	Marion
Morgan	Monongalia
Ohio	Preston



#	Project Name	Grantee	Stage I Objectives	County	Size	End Use
1	Adamston Flat Glass Factory	City of Clarksburg	redevelopment vision, site assessment	Harrison	5.6 acres	mixed
2	Beaumont Glass Factory	City of Morgantown	redevelopment vision	Monongalia	3.0 acres	mixed
3	Berkeley County Trails	Region 9 PDC	stakeholder group creation & meetings, recreational trail connector planning	Berkeley, Jefferson, Morgan	N/A	public
4	Cheat River Coal Prep Plant *	Friends of the Cheat	phase I environmental assessment, community event, redevelopment vision	Preston	17 acres	public, mixed
5	Decker Avenue Power Station	City of Morgantown	phase I environmental assessment, redevelopment plan with stakeholders	Monongalia	0.7 acres	public
6	Fairmont Box Factory	City of Fairmont	soil investigation, redevelopment plan	Marion	26 acres	industrial
7	Old J&B Filling Station	Friends of Deckers Creek	community visioning workshops, onsite tank investigation, revitalization vision	Preston	0.4 acres	commercial
8	Old North Park Landfill	City of Wheeling	community outreach, phase I & limited phase II environmental assessment	Ohio	30 acres	public
9	Owens Illinois Glass Factory *	Marion Regional Development Council	environmental remediation action plan with stakeholders	Marion	2.4 acres	mixed
10	Penn Wheeling Closure Property	City of Wheeling	environmental remediation plan	Ohio	2.0 acres	industrial
11	Police Shooting Range	City of Wheeling	environmental sampling, outreach	Ohio	0.7 acres	public
12	Powhatan Place Foundry	City of Ranson	redevelopment plan with stakeholders	Jefferson	8.0 acres	mixed
13	Rowlesburg School *	Rowlesburg Revitalization Committee	community outreach, business development plan	Preston	25,000 ft <sup>2</sup>	commercial, public
14	Shinnston City Garage	City of Shinnston	visioning workshops, soil testing	Harrison	68,000 ft <sup>2</sup>	public
15	Weirton Rail Yard *	Brooke Hancock RPDC	community visioning events, site revitalization plan	Brooke, Hancock	70 acres	industrial

\* Projects awarded additional funding (\$12,000 each) for Stage II: *Site Design & Marketing Implementation*, project duration: September 2009 - June 2010.

“I’m just really proud to be part of the FOCUS WV Brownfields program because it’s so important, especially to small communities.

Without organizations like that, we would be struggling.”

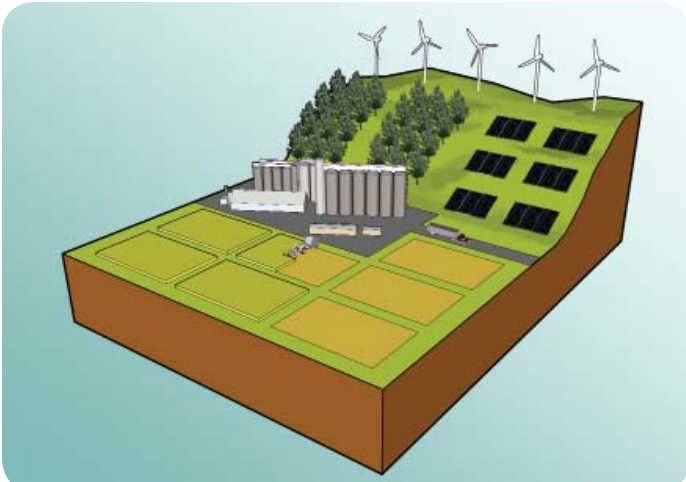
Shirley Hartley, 2009 FOCUS WV Grantee, City of Rowlesburg

## Sustainable Energy Parks

The Northern West Virginia Brownfields Assistance Center received a \$600,000 EPA grant to help identify mine-scarred lands that are suitable for growing biofuels and other alternative energy production.

The funds will be used to provide technical assistance to rural Appalachian communities to identify potential energy production sites called Sustainable Energy Parks. These parks will promote local economies and reduce or minimize greenhouse gases through carbon sequestration and promote renewable energy technologies.

The grant is one of 10 US EPA grants awarded nationwide in 2009 for brownfields training, research, and technical assistance projects. These projects explore new and innovative ideas in the areas of human health, environmental protection, sustainable development, and equitable development.



A diagram showing the potential of a Sustainable Energy Park to produce biofuels, solar and wind power.

## Solar Power Could Bring New Life to Former Industrial Properties in West Virginia

West Virginia has long been known for its extensive energy production but solar energy has not traditionally been viewed as having significant value in West Virginia. Recent studies indicate that solar may indeed have value if generated from marginal lands; that is lands that have minimal value due to past use and present conditions such as former industrial properties.

The EPA's *Repowering America* program has selected the Nitro, WV area for a study to evaluate the potential for solar energy development. The WV Brownfields Assistance Center at Marshall University compiled and submitted a proposal through the EPA Region III Brownfield Program office. The Nitro solar evaluation project is 1 of 13 nationwide projects selected by EPA headquarters and will be performed in partnership with the US Department of Energy's National Renewable Energy Laboratory. Results of this study will be useful for the Nitro area and will serve as a base study for other areas of West Virginia.

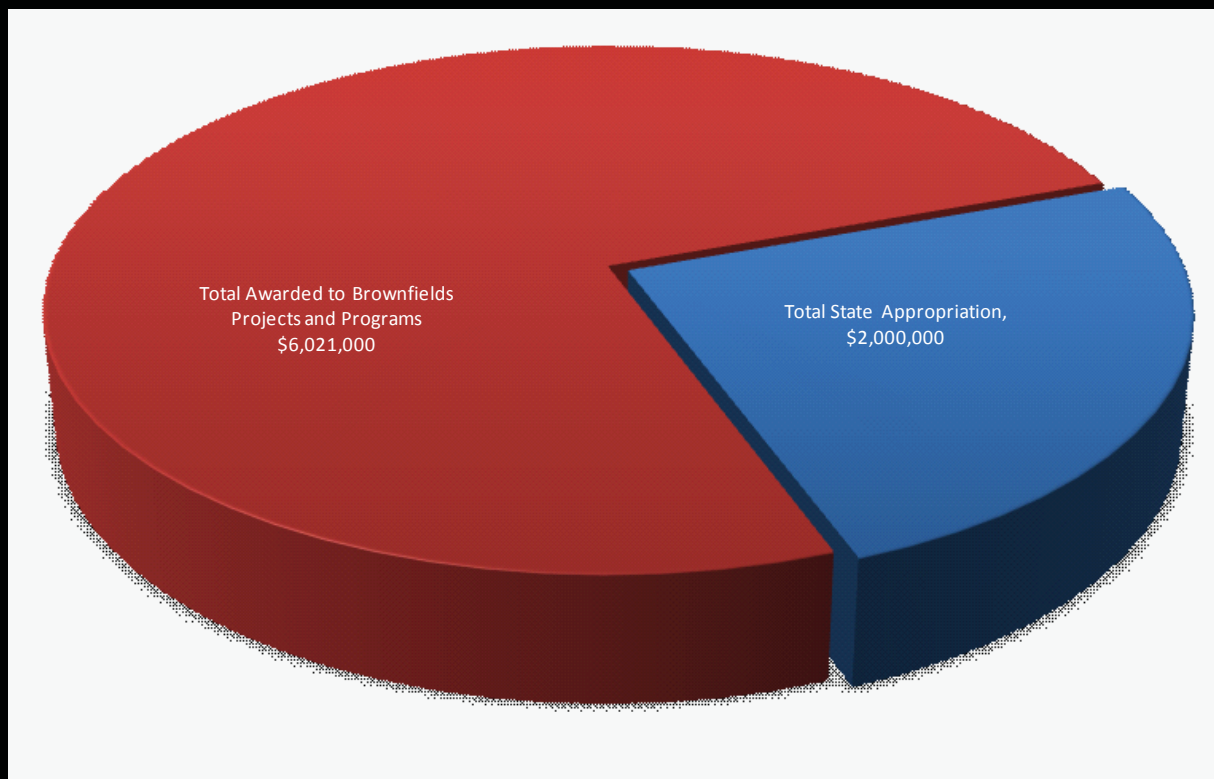


Lars Lisell from the National Renewable Energy Laboratory collecting preliminary field data during a December, 2009 field visit to Nitro, WV



Dr. Paul Ziemkiewicz, Director of the WV Water Research Institute, accepts a check for the Sustainable Energy Park Project from Susan Janowiak, Director of the Office of Brownfields & Outreach, EPA Mid-Atlantic Region

**\$ Bang for Your Buck \$  
2005-2009**



The West Virginia Legislature has funded each of the assistance Centers for \$200,000, each of the past 5 years, totaling \$2 Million Dollars. During that time the two Centers have successfully brought in over \$6 Million in additional funding to support projects and programs.

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

Located in Huntington, the West Virginia Brownfields Assistance Center at Marshall University is housed in The Center for Environmental, Geotechnical, and Applied Sciences (CEGAS).



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**Northern West Virginia  
Brownfields Assistance Center**

The Northern West Virginia Brownfields Assistance Center is a program of the West Virginia Water Research Institute at WVU's National Research Center for Coal and Energy.



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