Greetings from Morgantown,

The Northern West Virginia Brownfields Assistance Center continues to provide communities with the essential resources to encourage brownfields redevelopment. We have experienced a productive year and expect many new successes in the year to come.

By effectively leveraging state funding for Center operations, we have successfully solicited private foundation funding and competitive state and federal grants to support local community efforts to redevelop brownfields projects on strategically located sites. Our 2012 Annual Report illustrates the Center’s impact on these priority economic development initiatives.

Inside this report, you will find project and program highlights from 2012, including:

- FOCUS WV Brownfields Program;
- West Virginia Redevelopment Collaborative;
- Brownfields inventory;
- Research initiatives; and
- Conferences, workshops, and creative stakeholder engagement.

Thanks to its placement within the West Virginia Water Research Institute, the Center has attracted an experienced full time staff of four and a significant support staff of an additional six individuals to implement its programs and expand partnerships with multiple state agencies.

We hope you’ll review this report and share your feedback or let us know how we can help in your community.

Sincerely,

Patrick Kirby, Director
Northern West Virginia Brownfields Assistance Center
In 2005, the West Virginia Legislature created the Northern and Southern West Virginia Brownfields Assistance Centers. The Northern West Virginia Brownfields Assistance Center (NBAC) at West Virginia University (WVU) promotes economic development and environmental and public health protection through innovative redevelopment of brownfields sites in West Virginia’s 33 northern counties. The Center at Marshall University is responsible for the state’s southern counties. As a program of the West Virginia Water Research Institute, located at WVU’s National Research Center for Coal and Energy, NBAC is ideally positioned to tackle the issues associated with the successful redevelopment of abandoned and underutilized properties.

Using $200,000 in funding from the Legislature and additional funds leveraged from other sources, such as the Claude Worthington Benedum Foundation, the NBAC offers extensive assistance to communities throughout northern West Virginia. The Center works closely with these communities to facilitate the redevelopment of brownfields properties by providing:

- Training and technical assistance;
- Assistance in engaging community stakeholders; and
- Assistance in grant writing and the leveraging of project funding.

The Center is currently working on over 60 specific projects in 32 West Virginia communities spanning 23 counties. The Center implements five core program areas including the FOCUS WV program, the West Virginia Redevelopment Collaborative, the Brownfields Inventory, Technical Assistance, and Brownfields Outreach and Education. In 2012, NBAC also participated in two energy-related projects promoting redevelopment of former surface mines.

What is a Brownfield?

A Brownfield is a piece of real property that has actual or perceived contamination and an active potential for redevelopment or reuse.

Advisory Board

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Kent Spellman, West Virginia Community Development Hub

Patrick Kirby has served as Director of the Northern West Virginia Brownfields Assistance Center since 2006. He earned a master’s degree in public policy from West Virginia University and a bachelor’s degree in political and environmental science from Shepherd University.

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The FOCUS (Foundation for Overcoming Challenges and Utilizing Strengths) WV Brownfields Program provides funding and site analysis tools to address barriers to redeveloping brownfields sites in West Virginia communities. The program is funded through a grant from the Claude Worthington Benedum Foundation. This program fosters the redevelopment of brownfields projects through community development, education, and entrepreneurship by engaging stakeholders and project partners, conducting site research and market analysis, and attracting new project investors and developers.

**FOCUS WV In Review**

**Program Participation**

- **64** Project Applications
- **41** Funded Projects
- **35** Communities
- **20** Counties

Project Funds Leveraged

- **FOCUS Grants Awarded** $369,000
- **Project Funds Leveraged** $7,102,093
- **Federal** $3,524,985
- **State** $688,300
- **Private** $291,247
- **In-Kind** $1,755,355
- **Local** $842,206

**Project Results**

- **$7M** Raised in project funds
- **1,500** Volunteers engaged
- **90** New project partnerships created
**2013 FOCUS Projects**

**New Historic Thomas** plans to use its FOCUS grant to create a phased development plan for the 22-acre Thomas Riverfront Park site. Additional funding from the Oakland Foundation will be used to design a pedestrian bridge over the river. Assistance through the Flex-E-Grant program will be used to initiate a capital campaign to raise funds for project implementation.

**Arthurdale Heritage, Inc.** received a FOCUS grant to continue its revitalization work on the Arthurdale School. A site assessment will be conducted to determine if any contaminants are present. This information will help to develop a business plan to house an arts and entertainment, community services, and small business development facility.

**Friends of the Cheat, Inc.** received a FOCUS grant for additional work on the Kern Valley Railroad Maintenance Facility in Kingwood. They are working with property owners, neighbors, and Kingwood residents to remediate and redevelop this property into a community greenspace to include outdoor recreation, rail-trails, and parks. Activities include structural stabilization reports, site capping plans, and development of community and investor outreach materials.

**The City of Shinnston** received a FOCUS grant to continue its work on the site of the former City Garage. Shinnston first partnered with the NBAC in 2009 to conduct stakeholder engagement and outreach to local children for inspiration to turn the site into a park. The current grant will be used to create a site master plan based on this feedback, finalize a design, and help raise funds to build the park.

**The Town of Wardensville** received a FOCUS grant to continue its work to redevelop the Wardensville Cafeteria site into a telecommuting business park. The funds will be used to conduct a market analysis as well as to create a marketing and promotional strategy to attract project funding, future developers and investors.

**Woodlands Development Group** received FOCUS funding to continue its work revitalizing the Highlander Village Inn property in Davis. This site has formerly been a sawmill, switch-out yard, general store, gas station, restaurant, and hotel. It now sits vacant, dilapidated and unused. FOCUS funding will be used to develop a site plan and marketing strategy to articulate a community vision, gain support from new project partners, and solicit commitments from developers and investors.

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In November, the WVRC awarded $34,000 to Brownfield Redevelopment Teams (BRTs) tasked with working on brownfields projects across the state. Seven teams competed at an event called Project Buzz in Morgantown to receive funding to facilitate BRT redevelopment efforts.

At the end of the day, four projects were selected to receive $5,000 grants and continued assistance from their BRTs:

- **Brooke Glass Team** will work with local stakeholders in Wellsburg to redevelop a former glass factory strategically located downtown;
- **Wyoming County Industrial Park Team** will transform a former lumber yard into an industrial park;
- **Houston Company Store Team** will work in McDowell County to restore and revitalize a historic building to become a centerpiece for the tourism industry in the county; and
- **Ronceverte Adventure Center Team** is exploring options to convert the downtown Lewisburg Wholesale Building into the Ronceverte Adventure Center with a mixed use of commercial, housing, and recreational facilities.

**New Projects Selected to Receive Funding in 2013**

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**WVRC Project Success in 2012**

In 2012, the WVRC funded four pilot projects to implement the Collaborative model. In November, these four projects were celebrated and honored at an event designed to help team members, especially local community stakeholders, improve their presentation skills and increase their capacity to share project information and success with the broader public.

At the end of the evening, **Team Wheeling** was awarded the 2012 Collaborative Buzz Award. Members of the team will receive travel funding to attend a conference of their choice that will help connect their work on this 2012 WVRC project with their field of expertise.
Brownfields Inventory

The West Virginia Brownfields Inventory is a database of current and potential brownfield properties.

The Northern West Virginia Brownfields Assistance Center (NBAC), in coordination with the West Virginia Brownfields Assistance Center at Marshall University, has been diligently developing and expanding upon the existing statewide Brownfields Inventory.

The Brownfields Inventory is used to catalog and track current and potential brownfields properties. The inventory is a central, statewide resource for site developers, community stakeholders, and government officials who may need assistance with brownfields property research.

Included within the Brownfields Inventory are approximately 100 properties identified using local stakeholder input, environmental records, and technical assistance requests.

The Brownfields Inventory is now available on the West Virginia Brownfields website at www.wvbrownfields.org.

Information available for each site in the inventory is demonstrated here on the record from the former TS&T Pottery site in Chester, West Virginia.

Site Data Provided
- Site Name
- Spatial location
- Addresses
- Environmental Status
- Zoning and property use
- Location description
- Ownership information
- Acreages
- NBAC Program status
- Utility data
Brownfields Research

Working closely with students and professors at institutions throughout the state, NBAC staff collaborated on numerous research projects in 2012.

Landscape Architecture Undergraduate Research

Brownfields are especially good educational projects for designers because of the environmental barriers they are sure to include. Throughout 2012, NBAC staff collaborated with West Virginia University’s Landscape Architecture Department on projects in West Virginia including:

- The former Taylor Smith and Taylor project in Chester,
- The Little Kanawha Riverfront property in Parkersburg, and
- The City Garage in Shinnston.

Graduate Research in Public Administration

The Center collaborated with two groups of Public Administration graduate students in 2012 through the Masters of Public Administration Capstone Program. Two students conducted an assessment on the progress of five 2009 FOCUS Grant projects and found that the overall perception of NBAC services was positive. They also identified common project barriers including further funding as well as difficulties pleasing multiple stakeholders.

Three students researched the logistics, successes, and failures of site certification programs across the United States. A site certification program assures property purchasers that a given site is relatively risk-free and ready for redevelopment. The state is currently considering the creation of a site certification program, and the research conducted by the students will help to inform how that program is designed and implemented.

Sustainable Energy Parks

Working with researchers from Marshall University’s Center for Business and Economic Research, and West Virginia University’s Davis College, NBAC staff has completed a four-year project to develop a framework for Sustainable Energy Parks (SEPs) on mine-scarred lands in Appalachia. A $450,000 Training, Research, and Technical Assistance Grant from the USEPA was awarded to design the framework which allows communities to evaluate properties, create plans and attract financing to convert former surface coal mines into renewable energy developments.

An inventory of former surface mined land throughout West Virginia was created and blended with assessment data to produce a portfolio of 612 mine-scarred land sites that are positioned as viable production areas for biofuels and other types of alternative energy such as wind and solar.

A former McDowell County surface mine was selected as a pilot SEP site for a feasibility study which included an SEP Comprehensive Development Plan. The pilot project, Prioritization Tool, and development plans will be used as a framework for other communities in Appalachia that are pursuing the redevelopment of former surface mined land. The project’s framework can help increase long-term regional, national, and global environmental stewardship by decreasing or offsetting greenhouse gases.

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In September 2012, the Brownfields Assistance Centers hosted the 7th Annual West Virginia Brownfields Conference, *A Piece of the Redevelopment Puzzle*, at The Resort at Glade Springs, in Daniels, West Virginia.

This two-day event, with nearly 200 attendees, opened with a keynote address by West Virginia Department of Environmental Protection Cabinet Secretary, Randy Huffman. Sessions addressed reuse opportunities for post mine sites including Sustainable Energy Parks, EPA Assessment Grant and Cleanup Case Studies, Structuring Brownfield Redevelopment Projects, and tips on implementing and receiving funding for the cleanup of BAD (Brownfield Abandoned and Dilapidated) buildings. The highlight for many was the FOCUS Showcase Banquet, which included food, games, networking, and $55,000 in grants awarded between 6 different West Virginia communities.

**Community Visioning**

For communities who need help getting stakeholders involved in redevelopment plans for particular sites, NBAC staff offers facilitating services in visioning meetings. At these meetings, community members are informed of a site’s characteristics and liabilities and divided into collaborative groups to brainstorm and formulate conceptual plans that are presented later in the meeting. NBAC staff then highlight key areas of common interest for the property to help the design process move forward.
Services Provided by the Northern West Virginia Brownfields Assistance Center

* Grant Writing
* Project Grants
* Technical Assistance
* Brownfields Inventory
* Educational Workshops and Conferences
* Clearinghouse for Brownfield-Related Reports and Research
* Resource Coordination with Academic Professionals and State Agency Programs

2012 Direct Impact to Communities

- Funding from State Legislature
  - Leveraged State Resources
  - Benedum
  - EPA
  - State Legislature

- Funding Generated for Community Projects

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Areas of Expertise:
• Community economic revitalization
• Brownfields redevelopment
• Site assessments
• Environmental risk analysis
• Hazardous material remediation

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