

West Virginia Brownfields Assistance Center



Summer 2013 News Brief

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

CEGAS Staff

Dr. Tony Szwilski
Director

Teresa Buckland
Development & Operations

George Carico
Environmental Manager

Mark Lewis
IT Services Manager

Jamie Wolfe
GIS Manager

Jack Smith
Research Associate

Justin Chapman
Research Assistant

Dennis Jarvis, II
Economic Development

Carlee Spradlin
Grants Assistant

Kelli Snyder
Admin. Secretary

Storm Damaged Montgomery Building Targeted for Demolition and Site Redevelopment

When a severe wind storm came through West Virginia in June of 2012, property damage was extensive throughout much of the State. In the city of Montgomery, located along the scenic Kanawha River, this “derecho” event left the Independent Order of Odd Fellows (IOOF) Henrietta Lodge #82 with a severely damaged roof. The two-story brick structure, located at 315-1/2 Ferry Street, was built in 1922 by the IOOF, but in recent years had been under-utilized. Due to the severe roof damage and IOOF Lodge #82 inactivity, the IOOF decided to look at options to sell or donate the building and property for redevelopment.

The West Virginia Brownfields Assistance Center at Marshall University (WVBAC) joined with the Upper Kanawha Valley Economic Development Corporation (UKVEDC) to look at options for property re-use. The city of Montgomery and the UKVEDC are both interested in using the property initially for much-needed parking and green space, with future development plans based on future spe-

cific needs. Dennis Jarvis, II, WVBAC Economic Development Specialist and UKVEDC Director, stated “we need to get the property under our belt to get rid of a severely damaged structure, then use the property to meet short-term city parking needs. As future business opportunities arise, the property will be available to potentially meet the opportunity”.



Cornerstone of Former Independent Order Of Odd Fellows Lodge #82 Building



Former Independent Order Of Odd Fellows Henrietta Lodge #82 Building

Prior to ownership transfer of the property, a Phase I environmental assessment with asbestos and lead paint check was performed to determine environmental conditions prior to property transfer. Funding for the project was provided by an EPA Brownfields Assessment grant to the West Virginia Department of Environmental Protection's Division of Land Restoration (DLR). DLR Interim Director Patty Hickman and Program Manager Brian Arthur oversaw assessment activities, which were completed in July of 2013. Report findings, which recorded the presence of asbestos, are now being reviewed to evaluate remedial action costs and determine the best approach for future building demolition.





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

**WV Brownfields Assistance Center
(WVBAC)**

One John Marshall Drive
Huntington, WV 25755-2585
Phone: (304) 696-5453

George Carico
Director
Phone: (304) 696-5456
Fax: (304) 522-4901
Email: carico@marshall.edu

Upcoming WVBAC Activities and Events

WV Brownfields Conference, September 12—13, 2013, Morgantown
Multiple topics, including sessions on addressing former school buildings and building demolition hazards awareness

WV EDC Fall Conference, September 22—24, 2013, Logan
WVBAC will be speaking on reutilization of brownfield properties, including former surface mine land development initiatives with the WV Division of Energy

WV Wind Forum, September 24th, 2013, Canaan Valley
WVBAC will be discussing results of assessment data collected over the past 3 years for commercial wind energy assessments conducted on former and active surface mine lands in WV

WV Coal Heritage Celebration, October 3, 2013, Beckley
WVBAC will be speaking on the importance of redeveloping brownfields, including former surface mine lands, for new economic development in the coalfields

EPA Region III Brownfields Grant Writing Workshops, Charleston and Morgantown Area in October (time and locations to be announced; contact the WVBAC for meeting details)

WVBAC and WVDEP Assisting Hinton Property Owner and County Commission with Petroleum Assessment

If you travel on Route 20 through Hinton, you likely are too busy looking at the scenic New River to notice the large abandoned building at the intersection of Route 3 and Route 20. This property has been vacant for many years, and according to local records and folklore, was the location of an armory in the 1940's, and an apartment complex later. Due to its location, the property has gained interest from multiple entities for potential new use. Case West Virginia, a community-based assistance group, and a couple of private company have shown significant interest in re-utilizing the property. The Problem? Potential petroleum contamination concerns. Up until the 1970's, the site was the location of a service station, and underground storage tanks are still present.

The Solution? The WVDEP's current EPA Brownfields petroleum grant. Based on an extensive review of courthouse records, no responsible party has been identified. The WVBAC and WVDEP have been working closely with the property owner and the Summers County Commission, with an overall goal of assessing the property for petroleum impacts to spur economic redevelopment. Using funding from their EPA Brownfields Petroleum Assessment grant, the WVDEP and the WVBAC, acting grant administrator, are finalizing plans for an assessment of the former service station property, which will include removal of underground storage tanks. The project was approved by EPA Region III Brownfields Program in August, 2013. Field work is scheduled to start in September.



Top: View of Former Service Station

Bottom: Remnants of Former Pump Island

