

APPLICATION FOR

2015 BAD Buildings Program

Brownfields, Abandoned, & Dilapidated Buildings

Application Due Date: Friday, February 13th, 2015

Please read all application materials prior to completing the application.

Completed applications may be submitted on or before Friday, February 13th, 2015 by U.S. Postal Service, commercial delivery service, or electronically.

ELECTRONIC SUBMISSIONS

- Proposals submitted via email must be submitted to Luke.Elser@mail.wvu.edu no later than 11:59 p.m. Eastern Time on **Friday, February 13th, 2015**.

HARD COPY SUBMISSIONS

- Applications sent through the U.S. Postal Service or commercial delivery service must be postmarked by **Friday, February 13th, 2015**. Mail one (1) complete proposal to:

BAD Buildings Program
Attn: Luke Elser
Northern WV Brownfields Assistance Center
385 Evansdale Drive, Suite 201 (*for commercial delivery service*)
PO Box 6064 (*for U.S. Postal Service*)
Morgantown, WV 26506-6064

The BAD Buildings Program is a program of the Northern West Virginia Brownfields Assistance Center made possible through funding from the Claude Worthington Benedum Foundation

2015 BAD Buildings Program Administrative Guidelines

Description of Program Opportunity

Eight communities are sought for *Brownfields, Abandoned, Dilapidated (BAD) Building Technical Assistance* funding. The technical assistance will include professional project support, GIS expertise, and redevelopment planning valued at \$10,000 to complete work as specified in the project proposals.

Eligibility*

APPLICANT: Eligible applicants include the following:

- Unit of local government;
- Non-profit organization;
- Government entity created by State Legislature;
- Redevelopment Agency that is chartered or otherwise sanctioned by the state.

The applicant will define the geographic area to be inventoried and prioritized as part of the program application. Typical areas are based on municipal, community, or county boundaries.

MATCHING FUNDS: Matching funds are **not required** as part of the BAD Buildings Program. Evidence of matching or leveraged funds, however, may increase the competitiveness of the application.

*Please contact the Northern WV Brownfields Assistance Center for questions regarding applicant eligibility.

Program Definitions

A BAD Buildings Team is a volunteer team comprised of local citizens, elected officials, and other stakeholders. This Team will conduct the BAD Buildings survey and inventory as well as decide upon the future direction and efforts it will take to address targeted BAD Buildings.

A BAD Buildings Survey is a preliminary visual survey of all properties within the target area to identify potential BAD Buildings. Additional site research will be conducted to determine if specific properties are abandoned, vacant, or dilapidated and should be added to the BAD Buildings Inventory, which is the compilation of all properties surveyed and researched.

The BAD Buildings Program includes tools to help communities address properties that are brownfields (properties with real or perceived environmental contaminants), abandoned (owner has given up responsibility for the property), vacant (owner does not occupy/cannot find tenants for the property), or dilapidated (properties with significant aesthetic or structural impairments).

The Teams will create a BAD Buildings Redevelopment Plan which will include a complete BAD Buildings Inventory as well as the identification of prioritized, high value properties for targeted redevelopment. The Plan will also include specific next steps to begin addressing the BAD Buildings, such as the creation of owner outreach, marketing, and prevention strategies. Key team leaders who will lead the project going forward will be identified to implement the strategies and continuation of redevelopment efforts.

Applicant Obligations

1) Capacity for Implementation

Applicants must demonstrate their capacity to manage the activities of the BAD Building Program. Applicants should have successful experiences in leadership, economic development, community development and outreach, and/or capacity-building initiatives.

Applicants who can demonstrate support and commitment from the local municipal government, such as a letter of commitment, indicating the government's support of the formation of a BAD Building Team will strengthen the evaluation of an application.

The applicant must be capable of completing the work described in the BAD Building Model:

- Forming a BAD Building Team;
- Surveying the community and identifying potential BAD Buildings; and
- Completing a BAD Building Redevelopment Plan.

2) Participation in the 2015 BAD Buildings Summit

Applicants must be able to send a team from the community to the 2015 BAD Buildings Summit (date TBA). The Summit will be a 2 day workshop designed to provide in-depth content and redevelopment planning exercises to help attendees address their local abandoned/dilapidated buildings challenges.

3) Reporting

- A **final report** will be due **May 27, 2016**. This report will include a description of the BAD Building Teams activities, a reporting of resources leveraged (including volunteers and in-kind), and a BAD Buildings Redevelopment Plan.

BAD Buildings Program Schedule

January 7, 2015	Release of Request for Applications
January 16, 2015	Webinar – BAD Buildings Program Overview
January 30, 2015	Webinar – BAD Buildings Program Overview
February 13, 2015	Applications Due
February 27, 2015	Technical Assistance Awards Announced & Distributed
March – April 2015	Formation of BAD Buildings Team
May – July 2015	Creating BAD Buildings Inventory
August – October, 2015	Review of Inventory and Prioritization
September – October, 2015	Attend the 2015 BAD Buildings Summit
October – January, 2016	Development of BAD Buildings Redevelopment Plan
May 27, 2016	Final Report Due

2015 BAD Buildings Program
APPLICATION CHECKLIST

Please use the following format in preparing your application; provide your application package in the order the sections are listed. [Avoid leaving any questions blank as thorough answers will increase the competitiveness of your application.]

Please use standard 12 point font; 8-1/2" x 11" paper; and 1 inch margins. Do not bind application or place in a folder. Staple it at the upper left corner only. One (1) original application must be postmarked by February 13th, 2015 or submitted electronically no later than 11:59 p.m. EST February 13th, 2015.

a. Application Cover Sheet (Form A attached)

b. Community Description

- i. Describe the community and define the targeted geographic area
- ii. List the community stakeholders impacted by abandoned/dilapidated buildings in the community.
- iii. Describe level of community involvement and previous/current efforts to address abandoned/dilapidated buildings

c. Description of Need

- i. Describe impacts abandoned/dilapidated buildings have on the community.
- ii. Describe any potential reuses already identified for abandoned/dilapidated properties in the target community.
- iii. Detail anticipated results of a successful abandoned/dilapidated building program.

d. Capacity for Project Implementation

- i. Describe applicant ability to administer technical assistance activities.
- ii. Identify how the community will be engaged and involved in the program.
- iii. Identify anticipated members of the BAD buildings team.

e. Signed letter(s) of support and commitment

Include any letter(s) of support or commitment from stakeholder organizations or partners.

f. Proof of non-profit status & non-profit mission statement, if applicable

**2015 BAD BUILDINGS PROGRAM APPLICATION
COVER SHEET (Form A)**

Section I: APPLICANT/PROJECT INFORMATION and SUMMARY

A. General Information:

Applicant: Raleigh County Commission

Lead Contact Person: Detlef Ulfers Title: County, Engineer

Second Contact Person: Jeff Raines Title: County Administrator

Address: 116 1/2 North Heber Street

City, State, Zip: Beckley, WV 25801

Telephone Number: (304) 255-9326 Fax Number: (304) 255-9166

E-Mail Address: dulfers2014@gmail.com detlef2006@raleighcounty.com

Project Name: Community of Raleigh and Glen Morgan

B. Community Information:

Name of Community: Unincorporated Towns of Raleigh and Glen Morgan

County: Raleigh County, West Virginia

b. COMMUNITY DESCRIPTION (2 Page Limit)

i. Provide a detailed description of the target community, including a community history and current community status, such as changing demographics, socio-economic shifts, major employment changes, and new/ongoing community development efforts.

The target community is the former coal/lumber towns of Raleigh and Glen Morgan, West Virginia. These two communities are unincorporated areas within Raleigh County which is a challenge from the aspect of dealing with problem properties. Both communities are directly adjacent encompassing areas along Piney Creek (Raleigh) and Beaver Creek (Glen Morgan); the city of Beckley is adjacent as well. By 1915, Raleigh and Glen Morgan were busy, thriving towns; essentially “the gateway into Beckley” of the time due to the newly constructed railroad (approx. 1903). Before 1920 Raleigh had a company store, theatre, office buildings, the coal town’s club house, several tipples, and over 200 residential structures. The community consisted of African Americans, Italians, Polish, White, among other ethnic groups. By approximately 1950, Raleigh Coal and Coke Company shut down coal mining operations, parceled the land into lots, transferring ownership to individuals. Since that time, the community dwindled to a remnant of what it was. Approximately 30% of the original structures remain in the town. Few remaining buildings were repurposed at for various functions over the years, with limited success. The neighborhood is severely distressed, blighted by poverty. Drug and alcohol abuse is common. Sub-standard housing is typical; most of the typical coal miner dwellings were built with substandard foundations. The town appears to have a representative mix of different ethnic groups representative of the area. Employment opportunities are offered mainly by the greater Beckley area, typically the service industry (e.g., local restaurants, retail, nursing, teaching, etc.). Very limited employment opportunities exist within the target communities itself. A few make-shift auto repair, saw mill, and construction-oriented businesses are present. These communities are located very close to Interstate 64 and other thoroughfares about 5 minutes driving distance to Beckley, increasing potential for economic development/renewal.

ii. Provide a list of community stakeholders impacted by abandoned/dilapidated buildings in the community.

Community stakeholders impacted by the abandoned/dilapidated buildings are: residents of Raleigh and Glen Morgan, Raleigh County Commission, Raleigh County Abandoned Buildings Enforcement Agency, Beaver Volunteer Fire Department, Raleigh County Sherriff, Beckley Police and City of Beckley (adjacent areas), Beaver Coal Company, CSX, New River National River, Storm Haven Recovery Home for Alcoholics & Drug Addicts, Local Churches, Coal Heritage Highway Authority, West Virginia State University Extension Service in partnership with New River Gorge Regional Development Authority (attn: David Rotenizer), Coal Heritage Highway Authority, Raleigh County Historic Landmarks Commission, and Piney Creek Watershed Association.

Other possible stakeholders include hiking and biking enthusiasts, tourists interested in Southern West Virginia coal field history.

iii. Describe the current and historic level of community involvement and other support for redevelopment of abandoned/dilapidated buildings. Include a description of community support for redevelopment projects or addressing abandoned/dilapidated buildings.

In the last 20-years community involvement supporting the redevelopment of these abandoned/dilapidated buildings has been limited. A cabinet-making operation was established around 2001 in the old company store. This apparently has discontinued, likely due to the high level of vandalism present. In 1995, the coal town's original club house, Marjorie Hall, was rescued from deterioration, and repurposed into a recovery home for alcoholics and drug addicts. The name of the recovery home is Storm Haven, Inc. founded by Doug Stanley. Hundreds of individuals have been given a hand up over the last 20-years by his efforts and others. Storm Haven remains in operation, despite the passing of Mr. Stanley in mid-2014. When the time is appropriate, Storm Haven will expand its operations to an adjacent structure, which was donated to them in 2007. These buildings were originally built with excellent materials and craftsmanship. Aside from the few success stories, the typical trend is neglect and eventual demolition or collapse of the structures. Several home owners maintain their structures well; these are typically individuals who have lived there for many decades, many of whom cannot continue due to their old age. The heirs of such buildings are often not motivated or willing to put their time and resources into these structures, usually resulting in deterioration of the property. A lack of organized community involvement over the years has contributed to the problem. The BAD buildings program applied to this case would help the community become more involved, perhaps forming a neighborhood association and a "road map" for laying out future improvements (e.g., identifying buildings worth saving, working closely with county government to create a list of structures to be deconstructed/removed. County officials will be involved with flood plain management as well—several structures may benefit from elevating foundations, providing flood vents, etc. Also, the program could dove-tail with conducting a Historic Property Inventory in these communities as well as assistance available through the Preservation Alliance of West Virginia.

c. DESCRIPTION OF NEED (2 Page Limit)

i. Describe the impacts abandoned/dilapidated buildings are having on the community.

Impacts of abandoned/dilapidated buildings in the community of Raleigh include: increase of crime, vandalism, decrease in property values, lack of repair efforts to existing structures, deterioration of hope of remaining residents, loss of historic structures and views specific to the unique aspect of a coal town in West Virginia. Perhaps most significant is the avoidance of economic development in the Raleigh area due to the negative impression generated by the dilapidated structures. The lost potential for development and improvement certainly hurts Raleigh County. Specific buildings such as the former mule stable/carpenter building appear to be in immediate jeopardy regarding dilapidation. The dentist's office is also in a serious condition. The company store building appears to be in neglect. Raleigh may benefit from establishing a small historic district encompassing these unique buildings among others. From certain view perspectives, the unique feeling of the original coal town is still present. The opportunity to rehabilitate these structures seems to be drawing shorter, year-to-year. The RCABEA has processed numerous complaints from individuals in the community over the years—over 20-cases in these communities.

ii. Describe any potential reuses already identified for abandoned/dilapidated properties in the target community. Detail any broader community goals that the proposed project may facilitate.

Potential reuses include tourism, re-purposing of existing structures, biking, hiking path development linking Beckley to the New River Gorge National River. The company store structure was used fairly recently as a cabinet/woodworking operation; this structure has the potential for repurposing. According to tax records, Fairchild, Inc. owns and currently utilizes various structures located there for storing and maintaining mining equipment; I anticipate continuation of this. Eventually future development would be fostered bringing appropriate sustainable activity to the community. With increased use and population growth, the New River Transit Authority would offer a dedicated bus route through Raleigh and Glen Morgan. All utilities, excellent driving distance to Beckley's urban areas and interstate highways are readily offered by the community. Community members of the target community have not been involved in any reuse planning; the BAD Buildings Program would play a key role in promoting community visioning for exploring hidden potentials (e.g., establishment of cottage industries, beautification efforts, flood control buffers and green space allocations).

iii. Detail the anticipated results and impacts of successful redevelopment or reuse of priority properties in the target community.

A successful project would shift the image of the community from a blighted area to a resource for Raleigh County and Beckley. This would include recognition and preservation of remaining

key historic structures such as the company store, mule stable building, railroad depot, club house, Raleigh Coal & Coke Co. Substation, and various residences. Establishment of a historic district would offer grants and tax incentives to owners of these structures. Areas within the floodplain would not be utilized for buildings or residences. Green-space would be established where appropriate. Buildings overly-distressed would be identified and prioritized for deconstruction/removal. In the process of community rehabilitation, current or prospective land-owners would likewise address their distressed properties. Design and construction of a hiking/biking path concept is underway to connect Beckley to the New River Gorge National River (NERI); we anticipate connector trails from NERI through the Piney Creek Gorge to the Raleigh area and Beckley as well as the Community of Beaver. Ultimately, the desired outcome would result in a sustained higher self-esteem for the target community, better community morale, and improved community perception of these areas, as well as neighboring communities. Citizens of the area are generally proud of their coal heritage; to have an attractive, accessible example of this unique past would benefit Raleigh County.

d. CAPACITY FOR PROJECT IMPLEMENTATION (2 Page Limit)

i. Detail applicant ability to administer technical assistance activities provided by the BAD Buildings Program, including identifying a Team Leader, whose role will be to implement the first steps of the BAD Buildings Model (i.e., a call to action, forming the Team, and acting as a local point of contact for volunteers).

The project will be mainly managed by the Raleigh County Abandoned Building Agency, which has been in operation since mid-2000. The county has not received any grants specifically for the abandoned buildings program since that time. The county has not received any grants specifically for the abandoned buildings program since that time. Raleigh County Commission regularly manages and reports on various grants for other projects such as Governor's Community Participation Program, Emergency Solutions, Courthouse Improvement Authority, DUI grants, etc. Detlef Ulfers, County Engineer, would be the team leader for the community and would serve as the key point of contact for grant reporting for the BAD Building Program. Monthly meetings would be facilitated by the Raleigh County Abandoned Building Enforcement Agency (RCABEA) which Mr. Ulfers currently serves as secretary and inspecting engineer. RCABEA also consists of the following members: Litter Control Officer, County Sherriff, County Fire Department Representative, County Health Department Representative, and two At-Large Members. The RCABEA would form a sub-committee specifically to champion community engagement; this ad-hoc committee would be comprised of individuals within the Raleigh and Glen Morgan communities and other individuals as the RCABEA determines appropriate. Community residents have shown interest in helping with this effort. For example, Lloyd Fox, resident of Raleigh, is willing to participate. Other community participants include Storm Haven Board of Directors, David Rotenizer (West Virginia State University Extension Service in partnership with New River Gorge Regional Development Authority), Christy Bailey (Executive Director at Coal Heritage Highway Authority). Additional citizens will be rallied, likely through phone calls and door-to-door visits, and advertisement of community forums at the local post office bulletin board.

ii. Describe how the local community and stakeholder groups will be engaged and involved in the program.

Local community and stakeholder groups will be involved in the program through organizational efforts, social media (such as Facebook), and by posting notices at the Raleigh post office bulletin board. Raleigh County Abandoned Buildings Program has been in contact with property owners and residents in Raleigh over the last few years. The acquisition of local feedback shall be critical to the sustained success of the abandoned/dilapidated building program. The county would promote the establishment of neighborhood stakeholder groups. Existing churches, such as West Raleigh Community Church and St. Johns Baptist Church, would be included as important collectives for promoting and supporting on-going improvement of the community. Mailing letters to owners and residents, as well as door-to-door inquiries would be offered as budget allows. Key property owners will be contacted and their thoughts and ideas regarding a

“roadmap for the community improvement” would be incorporated into the project’s year-to-year implementation. David Rotenizer (see above) has offered to assist facilitation of a “what’s next” forum for engaging residents: We will explore civic engagement with possible tie-in to What’s Next, WV via a “What’s Next, Raleigh” and What’s Next, Glen Morgan.” David will also be a key player in coordinating historic preservation measures. The location of the forum(s) would ideally be a building in the community such as West Raleigh Community Church or St. John Baptist Church. Those residents present will be encouraged to share their ideas on how the community can be improved, and fostering “community ownership” of the project.

iii. Identify anticipated members of the BAD Buildings Team, such as local government, community organizations, or volunteers in the community who have expressed an interest in addressing local abandoned/dilapidated buildings.

The key players of the BAD Buildings Team would be Raleigh County Abandoned Building Enforcement Agency, David Rotenizer (WVSU Raleigh County Extension Office), and concerned/engaged owners and residents of Raleigh and Glen Morgan. Raleigh County Abandoned Buildings meets monthly, and would dedicate a portion of these monthly meetings to focus on the “Improving Raleigh/Glen Morgan” (IRGM) effort. Other groups such as Beckley Make-It-Shine would be included since they have expressed their desire to address abandoned building throughout Beckley area. West Raleigh Community Church, St. Johns Baptist Church, and key owners of property within the community (such as Beaver Coal, Fairchild Inc., Storm Haven, Inc.) would be rallied for involvement in the BAD Building Team.

In conclusion, the Raleigh County Commission greatly appreciates this opportunity offered by the Northern West Virginia Brownfields Assistance Center. Should you have any questions about this proposal, please do not hesitate contacting County Engineer, Detlef Ulfers at (304) 255-9326.

Sincerely,



Detlef Ulfers
Raleigh County Commission
116 ½ North Heber Street
Beckley, WV 25801

e. SIGNED LETTERS OF SUPPORT AND COMMITMENT

Northern WV Brownfields Assistance Center
West Virginia Water Research Institute, NRCCE Building
PO Box 6064
Morgantown, WV 26506

RE: Technical Assistance Grant Program

3 February 2015

Dear Proposal Review Committee:

It is with great excitement I submit this letter of support requesting a technical assistance grant for Raleigh County. I feel the proposal is innovative in concept.

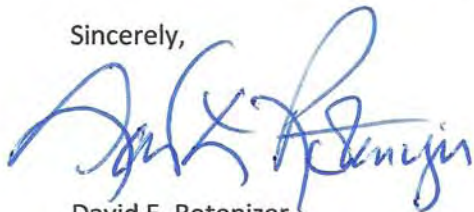
A key element is the fact that community input will be sought and facilitated through a civic engagement model, What's Next, West Virginia – a project of the West Virginia Center for Civic Life. Furthermore, a model of participatory community development structured on community pride will also be considered.

All too often in the rush to deal with dilapidated and neglected structures, those of possible historic value are sometimes inadvertently disregarded. The legacies and stories these properties possess become missed opportunities. All structures in the project area, during inventory, will be assessed from a historical perspective. While not all historic structures can be preserved and restored, they can at least be documented.

Economic and community vitality are desired outcomes for this project through a historic preservation and heritage tourism slant. The once ubiquitous landscape in southern West Virginia of coal and lumber camps is a now seldom witnessed view. From this perspective, the neglected communities of Raleigh and Glen Morgan are but true diamonds in the rough. It is visualized that historic districts will emerge that will foster structures undergoing renovation and adaptive re-use. This will in turn create a fresh and inviting environment for small businesses and entrepreneurs to take hold – as well as an enhanced quality of life for residents.

I feel this is a proposal worthy of your funding support and endorsement.

Sincerely,



David E. Rotenizer,

Raleigh County Extension Agent – Community Development
West Virginia State University
200 Main Street
Beckley, WV 25801
(276) 732-5359
DRotenizer@WVStateU.edu



National Coal Heritage Area Authority
P. O. Box 15
Oak Hill, WV 25901
304-465-3720

February 3, 2015

Detlef Ulfers
Raleigh County Commission
116 ½ Heber Street
Beckley, WV 25801

Dear Mr. Ulfers:

We are pleased to support your application for assistance from the Northern WV Brownfields Assistance Center BAD Buildings Program for the communities of Raleigh and Glen Morgan in Raleigh County.

Both of these communities have many structures that are dilapidated and create problems for the community. Raleigh, in particular, has many structures that are representative of the coal camp culture of our area and also contains several substantial structures that present a unique architecture. We are very interested in joining the team to assess these structures and to develop plans for adaptive reuse, demolition, or other strategies as determined by the community.

Thank you very much for developing this application. Should your application be successful, we stand ready to assist with implementation of the project.

Sincerely,

Christy Bailey
Executive Director

F. PROOF OF NON-PROFIT STATUS AND NON-PROFIT MISSION STATEMENT

Note: Raleigh County Commission is a local government (county government) organization, therefore, additional documentation (or proof) should not be required. Please contact the Raleigh County Administrator, Jeff Raines, should you need any additional information (304) 255-9146.