

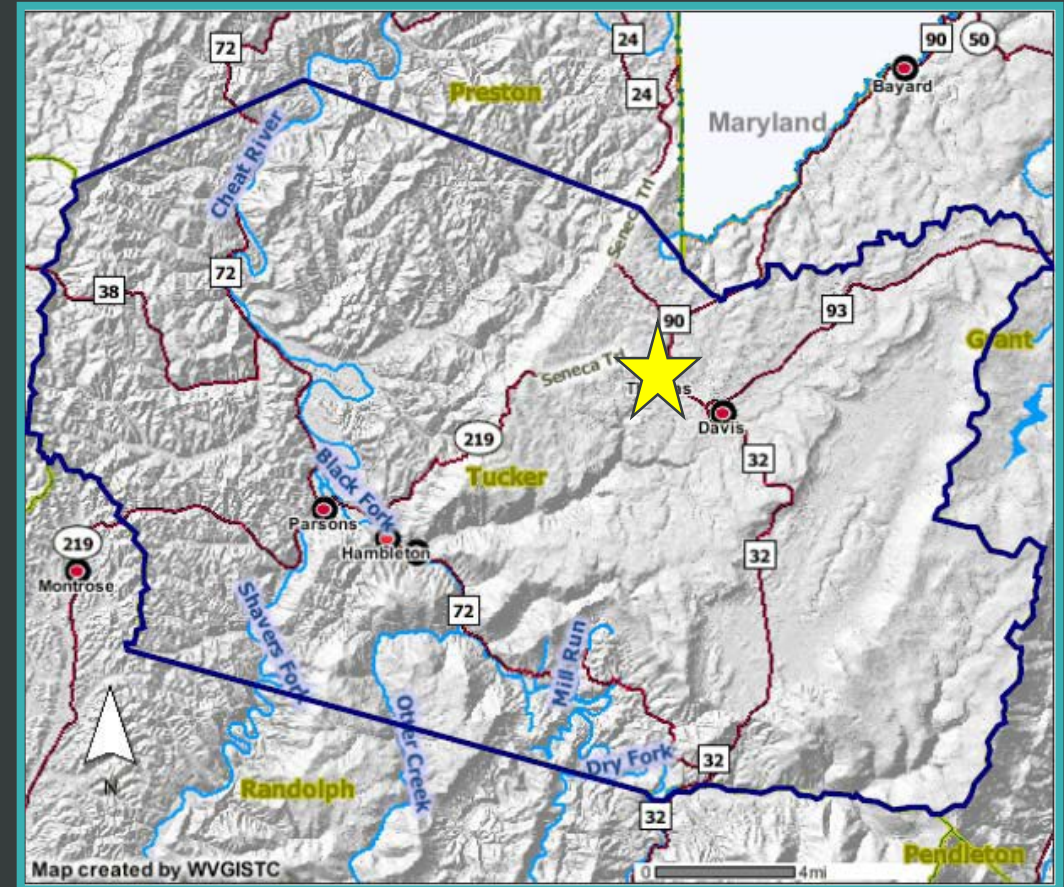


Thomas, West Virginia

EMPOWERING SMALL COMMUNITIES WITH STRATEGIES THAT WORK:
SUCCESS STORIES FROM APPALACHIA

EMILY WILSON-HAUGER
NEW HISTORIC THOMAS & WOODLANDS DEVELOPMENT GROUP

City of Thomas







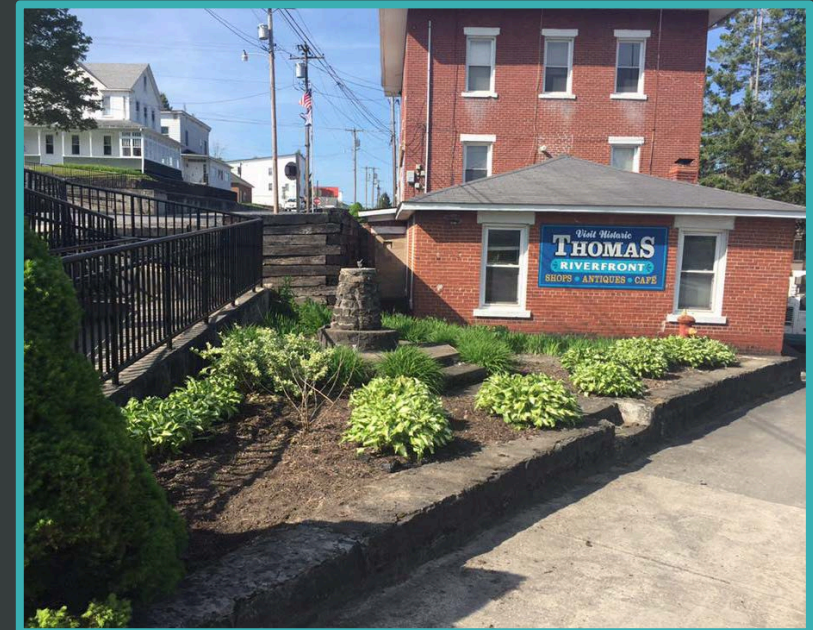
New Historic Thomas – 1990's

Accomplishments

- Re-bricked historic 3rd street
- Removed old railroad ties from the grade
- Improved sidewalk conditions
- Purchased the Western Maryland building
- Acquired a historic commercial district status for downtown Thomas



New Historic Thomas



Building a Vacant & Dilapidated Building Inventory

ten highest priority properties

11 parcel 63.2, lot 115
spruce street

Tom Dale
Rt 1 Box 139A
Elk Garden WV, 26292



10 parcel 31?, lot 6
douglas road / Co. Rte. 27

William & Jeanine Hamilton
197 Philips Drive
Hampstead, MD 21074



10 parcel 51, lot 37
spruce street

HBK Properties PO Box 138
Davis, WV 26260

HBK Properties 6740 Crus Corvi Road
West Jordan UT, 84084



9 parcel 40, lot 28
spruce street

Carla J Robinette, Frederick Herz & Rose Marie Herz
PO Box 672
Davis, WV 26260



9 parcel 203, lot 169
buxton street

Anthony Lambruno
PO Box 275
Thomas, WV 26292



9 parcel 40, lot 18
douglas road / Co. Rte. 27

Raymond Collins et. al.
102 Spruce Street
Kingwood, WV 26537



9 parcel 16, lot 35
douglas road / Co. Rte. 27

Robert Bond Ludwig
PO Box 759
Davis, WV 26260



9 parcel 21 (but JB23?)
front street / Co. Rte. 27

Michael Thompson
2538 Chesterville Road
Mineral Wells, WV 26510



9 parcel 134
front street / Co. Rte.

Jeffray D & Rebecca J Burns
HC 60 Box 30
Thomas, WV



9 parcel 112, lot C
hwy 219

Emelia Reedy
13423 Justice Road
Rockville, MD 20653



Mission



New Historic Thomas is a non-profit community group dedicated to revitalizing the city of Thomas.

Working with the mayor and city council, New Historic Thomas aims to preserve the city's built and natural environment, improve residents' quality of life, support its businesses and tourist experience so that Thomas continues to grow into a thriving community.

Partnership w/ Northern Brownfields Assistance Center



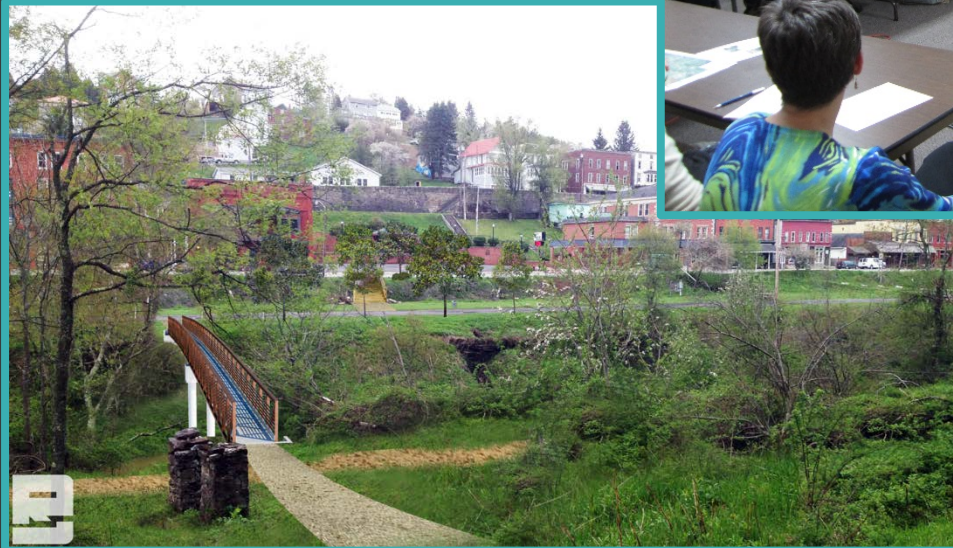
FOCUS Grant - \$5,000

- Riverfront Park plan design

FOCUS PLUS Grant - \$5,000

- Phase I ESA for riverfront property

Riverfront Park Development Plan



U.S. EPA Brownfields Hazardous Substances Assessment Grant



Consultants

Downstream Strategies building capacity for sustainability



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6 Phase I Environmental Site Assessments



- Taproom property
- Anthony Lambruno property
- Milkent Garage property
- Ben Nelson property
- Carol Phillips/Bekki Leigh property
- Engineering Building property



Progress – Woodlands Development Group



MILLS GROUP
ARCHITECTURE • PLANNING • PRESERVATION

Woodlands
Development Group

Phase II Environmental Site Assessment



U.S. Forest Service

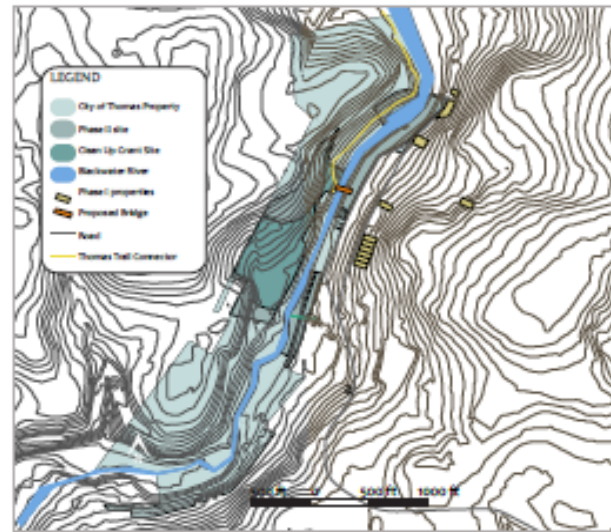


THOMAS, WV AWARDED \$200,000 CLEANUP GRANT

The U.S. Environmental Protection Agency (EPA) has selected the City of Thomas in Tucker County, WV for another Brownfields Grant. This grant will be a Hazardous Substances Cleanup Grant of \$200,000.

The grant funds will be used to clean up the Thomas West Riverfront site, eight acres across the river from downtown Thomas. The City of Thomas worked in collaboration with New Historic Thomas, the Northern WV Brownfields Assistance Center, and other partners to secure the grant.

The site operated from 1884 to 1965 as a railroad bed, a coal coking and mining site, and a dumping ground for coal mining refuse. It now sits unused as an abandoned mine land and is contaminated with heavy metals and polycyclic aromatic hydrocarbons. "The City of Thomas is thrilled to receive another brownfields grant, and I want to personally thank all those who made it possible to continue work on the riverfront park property," responded Mayor Matt Quattro.



Reclaiming the Thomas West Riverfront property will involve design, engineering, permitting, re-contouring, and re-grading the site. The project will also include seeding, mulching, and potentially importing new topsoil or adding soil amendments to promote lush vegetative growth across the site. To optimize use of cleanup funds to achieve redevelopment goals, grading and surfacing will accommodate planned infrastructure including access roads, parking areas, culverts, preparing interpretive historical sign locations and scenic viewpoints.

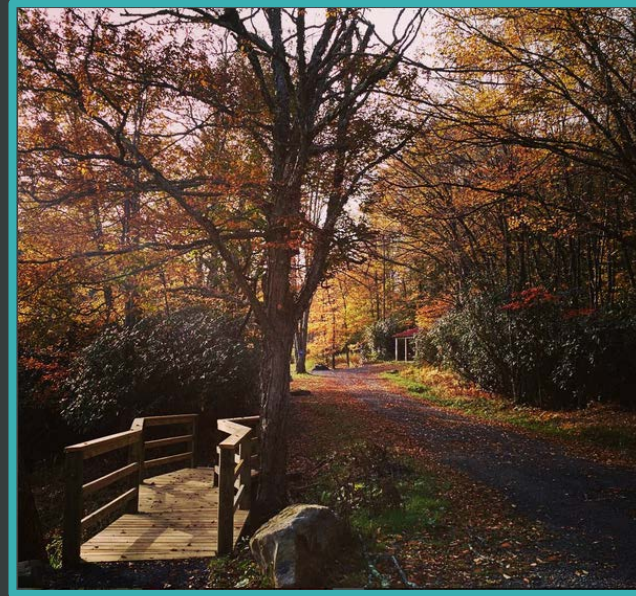
Inventory Progress as of August 2015

35 properties in the inventory
13 downtown properties
Joined BAD Buildings Program

- 5 demolitions
- 1 in process of rehabilitation
- 1 rebuild planned
- 1 rehabilitation planned
- 1 partial deconstruction
- 1 façade improvement – mural
- 2 redeveloped and back in use

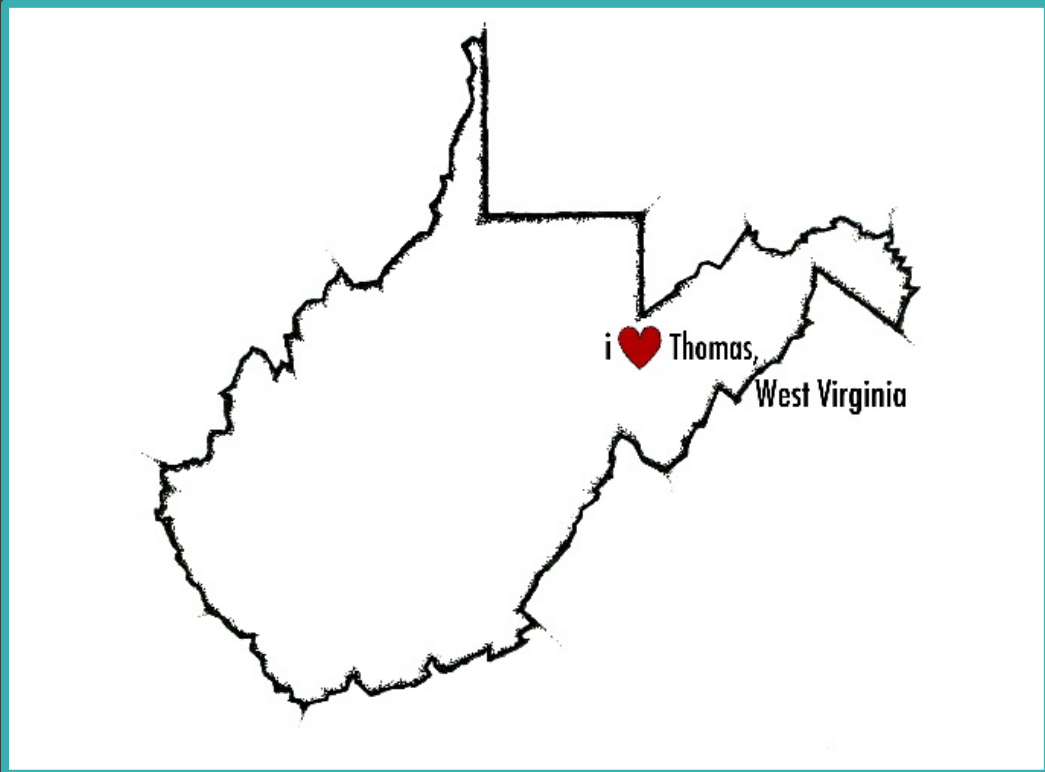


Redevelopment Progress



Strategies

- 20 years of planning and movements
- Mayor and city government active and empowering
- Partnerships and communication
- Inventory and planning
- Hiring a position to focus on the project
- Hiring the right environmental consultant
- Using grant writing process to move drive conversations
- Combination of new and old ideas
- Flexibility and creativity
- Volunteer energy



Contact information:

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ewilson-hauger@wdgwv.org

New Historic Thomas &
Woodlands Development Group