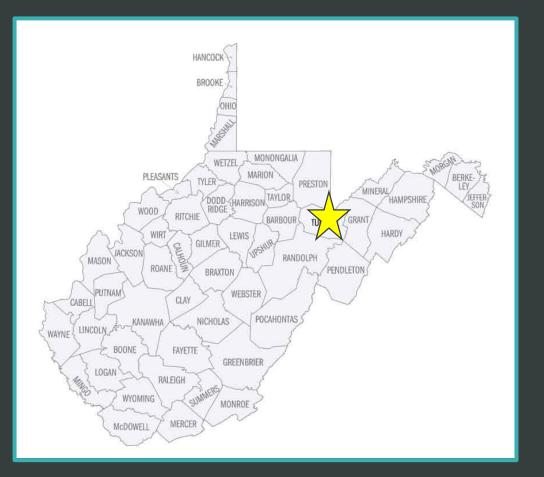


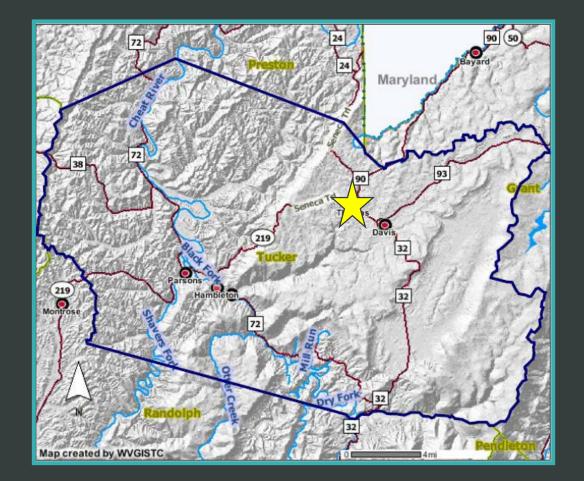
# Thomas, West Virginia

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





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

9

9

9

9

9

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



parcel 16, lot 35

douglas road / Co. Rte. 27

Robert Bond Ludwia PO Box 759 Davis, WV 26260

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





parcel 112, lot C hwy 219



Emelia Reedy 13423 Justice Road Rockville, MD 20653

#### ten highest priority properties



parcel 63.2, lot 115 spruce street

11

10

10

g

9

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

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

> William & Jeanine Hamilton 197 Philips Drive Hampstead, MD 21074

parcel 51, lot 37 spruce street

HBK Properties **HBK Properties** PO Box 138 6740 Crus Corvi Road Davis, WV 26260 West Jordan UT, 84084



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

parcel 203, lot 169 buxton street

> Anthony Lambruno PO Box 275 Thomas, WV 26292



### 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

Elkins Post 29 American Legion team to begin season today at Preston County »» Page BI The State Aloute Al
75 cents HONORED How Induction Center earns Gold Useders gather in Charleston for Cid Scouts Page A3
Davis Madrid Control Rage A2       Davis Madrid Control Rage A2       Monday (March         Davis Madrid Control Rage A2       Serving central West Virginia since 1897       Monday (March         Etkins, West Virginia       Serving central West Virginia since 1897       Serving central West Virginia since 1897       Monday (March         This west Virginia       Serving central West Virginia since 1897       Serving central West Virginia since 1897       Serving central West Virginia         March 1997       This MacVean Soft Writer       Serving central planning and work over the past three or so years, as well as the contral for three or so years, as well as the contral for three or so years, as well as the contral for three or so years, as well as three or years or three or years or three or three or three or three or years or three or three or three or three or three or three o
THOMAS – U.S. Senators Joe Manchin (DW. Va.) and Jay Rockefeller (DW. Va.), along with Congressman Nick Rahall with Congressman that West Used of State
with Code (D-W, Va.) announced total of ST Wignina will receive a total of ST million in funding, from the En- vironmental Protection Assess- through its Brownfields Assess- through its Brogram, to be split ment Grant program, to be split ment Authority, the city of morgantown, the West Virginia morgantown, the West Virginia morgantown of Environmental morgantown of Environmental morgantown of the Wyoning tes, is meant to give communities wite and businesses a chance to boost morgantown of the Wyoning tes, is meant to give communities of the Split tes, is meant to give communities of the Split te

# Consultants Consultants Strategies building capacity for sustainability



### ten highest priority properties

parcel 63.2, lot 115 11 spruce street

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

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

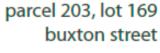
> William & Jeanine Hamilton 197 Philips Drive Hampstead, MD 21074

### parcel 51, lot 37 spruce street

**HBK Properties HBK Properties** PO Box 138 6740 Crus Corvi Road Davis, WV 26260 West Jordan UT, 84084

#### parcel 40, lot 28 spruce street

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



Anthony Lambruno PO Box 275 Thomas, WV 26292



















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

9

9

9

9

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



Robert Bond Ludwig PO Box 759 Davis, WV 26260

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

> Michael Thompson 2538 Chesterville Road Mineral Wells, WV 26510

parcel 134 front street / Co. Rte. Jeffray D & Rebecca J Burns HC 60 Box 30 Thomas, WV

> parcel 112, lot C hwy 219

> > Ernelia Reedy 13423 Justice Road Rockville, MD 20653











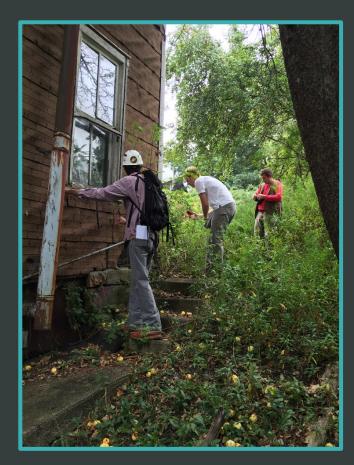


10

10

9

## 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





## Phase II Environmental Site Assessment



### U.S. Forest Service

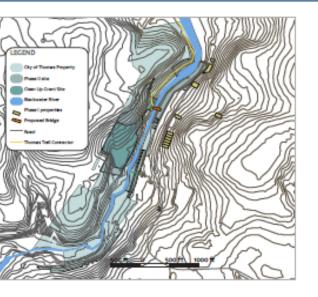


### THOMAS, WV AWARDED \$200,000 CLEANUP GRANT

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 Quettro.



Reclaiming the Thomas West Riverfront property will involve design, engineering, permitting, recontouring, 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 inventory13 downtown propertiesJoined 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













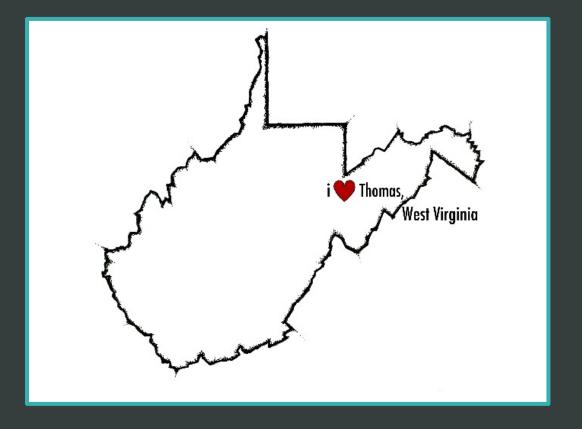


# Strategies

- 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: Emily Wilson-Hauger ewilson-hauger@wdgwv.org

New Historic Thomas & Woodlands Development Group