

**Newell Porcelain Cleanup Application – 11.2.17 DRAFT  
The Narrative Proposal/Ranking Criteria**

**1. COMMUNITY NEED (16 points)**

**Targeted Community and Brownfields** – The target community of Newell is located in *the Mountain State*, West Virginia (WV). As the state’s nickname implies, its landscape is dominated by rugged mountains. The state’s past is one laden with a rich—but often turbulent—history of natural resource extraction and industry related to coal, petroleum and natural gas, chemical production, glass manufacturing, and primary metals. These industries supported West Virginia’s economy and its residents since the late 1800s. However, as the economic importance of these industries waned in the country, businesses closed, jobs were lost, and many properties were left abandoned.

The Ohio River Valley, along WV’s western border played a key role in the state’s industrial history, with more developable land, offering gentler slopes, more open space, and access than other areas in the state. By the early 1900’s, large industrial facilities, connected via highway, railroad and river were developed along the water’s edge, around which residential and commercial properties were developed to support the local workforce.

The target community of Newell is one such community. Newell sits at the very tip of Hancock County, between the Ohio River to the west and the adjacent city of Chester to the east. It is the northernmost settlement in both the state of West Virginia and the whole Southern United States. The “Target Area” for cleanup is the former Newell Porcelain Facility, hereafter referred to as the “Building”. The Building is part of an 8-acre riverfront property in the north part of town on Harrison Street, directly across from a row of residential dwellings. The Building has been standing for 104 years. It was used for manufacturing until 2008 and for storage until 2014.

The property contains one of the two remaining riverfront industrial properties in Hancock County and has access to an inactive Norfolk Southern rail spur, which is proposed to be reactivated upon site reuse.

**i. Demographic Information and Indicators of Need (2 points)**

**Newell Demographics**

|                          | Newell   | Hancock County | Statewide | National                 |
|--------------------------|----------|----------------|-----------|--------------------------|
| Population:              | 1,317    | 30,201         | 1,831,102 | 316,127,513 <sup>1</sup> |
| Unemployment:            | 9.9%     | 4.2%           | 4.2%      | 8.3% <sup>1</sup>        |
| Poverty Rate:            | 10.9%    | 16.2%          | 18.0%     | 15.5 % <sup>1</sup>      |
| Percent Minority:        | 11.9%    | 4.3%           | 6.4%      | 37.8% <sup>2</sup>       |
| Median Household Income: | \$35,424 | \$39,959       | \$41,751  | \$53,889 <sup>1</sup>    |

<sup>1</sup>Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at [https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml)  
<sup>2</sup>Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American Factfinder at [https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml). Note, the percent minority is derived from the HISPANIC OR LATINO AND RACE population table (i.e., the sum of the Hispanic or Latino (of any race), Black of African American alone, American Indian and Alaska Native alone, Asian alone, Native Hawaiian, and other Pacific Islander alone, Some other race alone and two or more races percentages).

Newell is not an incorporated city; it is defined as a Census-Designated Place. The area stands out from the rest of the county and the state as a whole with its unemployment, income, and minority statistics. Unemployment is remarkably high at 9.9% in Newell, higher than the county, state, and even national figures. Most likely as a result of this high unemployment rate, the city's median household income, \$35,424, lies far below the county, state, and national statistics. Another demographic that stands out in Newell is the minority rate. Sitting at 11.9%, this rate is much higher than both the county and state values.

According to the American Lung Association's 2015 State of the Air Report, the Pittsburgh-New Castle-Weirton metropolitan area, which includes Brooke and Hancock Counties, was classified as having the 10th most polluted air quality in the U.S.; it ranked 9th worst in year-round particle pollution, 10th in short-term particle pollution, and 21st in ozone pollution. According to the National Cancer Institute, WV has the third highest cancer mortality rate in the U.S. Between 2008 and 2012, the average annual age-adjusted mortality rate for cancer deaths in WV was 197.6 (deaths per 100,000), well above the national average of 171.2 for the same period. Eleven (11) of the 12 Ohio Valley counties experience higher than U.S. average cancer incidence rates, and all counties have significantly higher cancer death rates. Specifically, WV has the second highest lung cancer incident rate in the country at 93.35 (deaths per 100,000), and lung cancer rates are rising faster in 3 Ohio Valley counties than the U.S. average. Furthermore, the 17.7% of Ohio Valley residents living below the poverty line are even more sensitive to these environmental threats and health hazards, as they do not have the financial mobility to relocate; instead, they must face the negative health impacts of a brownfield site in their neighborhood.

ii. Brownfields and Their Impacts (2 points)

The Newell Porcelain Property, together with the Homer Laughlin China Company to the West and Wayne Six Enterprises to the East, make up an industrial complex in the Community of Newell. The Newell Porcelain Building, that once supported the local workforce and community, is now a source of community blight and is creating an unsafe neighborhood environment. The Building was originally owned by the Edward Knowles China Company, which manufactured china and pottery until it was sold to a Mike Turk in 1963. The use of the site under the 6 years of Turk's ownership is unknown. The Ohio Brass Company bought the site in 1969 and began manufacturing ceramic insulators for power lines. Then in 1988, the Newell Porcelain Company bought the site and continued to manufacture these insulators. Manufacturing at the site ceased around 2008, and the warehouse was used for storage until 2014.

Currently, Newell Porcelain Building and surrounding property are a vacant 8 acre area in the industrial complex. The Building is vacant due to air contaminants that were identified in the

Building's interior that are preventing it from being safely occupied or maintained. The lack of building repair is causing a downward spiral of effect on the community in terms of local and visitor's sense of place as well as the actual safety of the place. Lack of updates and maintenance to the structure are causing it to be a source of neighborhood blight, making the area a less appealing place to live and visit. Further, vacant space in the community is undesirable due to issues relating to attractive nuisance and the perception of and providing opportunity for crime in the community. While real crime in the Building has not yet become an issue, the continued lack of maintenance to the building's exterior will expedite the decomposition process, eventually compromising building security from trespassing. The Former TS&T Pottery Facility sat vacant in the neighboring community of Chester for many years until 2011, and, unfortunately, became a haven for crime and adolescent mischief before the property was cleaned up and redeveloped, a phenomena that should be avoided in the Community of Newell.

In addition to impacting local neighborhood perception and appeal, the Building is impacting local air, and subsequently soil, quality in the community. As the Building sits unmaintained, it is falling further into disrepair, compromising security from outside elements. The roof is already leaking in several places. As the roof and other parts of the Building's exterior become less secure, interior materials are becoming more exposed to wind, snow, and rain expediting the breakdown of the structure and allowing harmful particulates, such as asbestos, to waft through the community. Harmful particulates can then be inhaled by the people in Newell, significantly increasing their risk of cancer and other health issues.

A study by the Earth Sciences Consultants in 1997 found a significant quantity of asbestos-containing material (ACM).

**a. Welfare, Environmental, and Public Health Impacts (6 points)**

i. Welfare Impacts (2 points)

The Former Newell Porcelain Facility negatively affects the welfare of the community by contributing to blight. Blight is not only a nuisance, but it serves to keep Newell's median household income low by lowering property values and discouraging companies to set up in the area.

ii. Cumulative Environmental Issues (2 points)

The Former Newell Porcelain Facility and neighboring industrial sites have been identified as sources of contamination. Both the Newell Porcelain Company and the Ohio Brass Company (which owned and operated in the Building for a time) are listed by the Environmental Data Registry as Small Quantity Generators (SQG) of hazardous wastes. This means that they generate between 100 and 1,000 kg of hazardous waste per month. The neighboring industrial site Homer Laughlin China Company is listed as a Large Quantity Generator (LQG) of hazardous wastes, more than 1,000 kg a month. Homer Laughlin also

has a Leaking Underground Storage Tank (LUST). The commercial sites with listed LUSTs near the Building are Wayne Six Enterprises, the Potts Sonoco Service Station, and Wells Junior High School. Soil contamination was identified at all of these sites, but cleanups were reportedly completed at Wayne Six Enterprises and Wells Junior High School. Two additional SQG of hazardous waste located near the target site are Newell Central Services and the Jackson Service Center.

Newell is one of many areas in the Ohio River Valley being negatively affected by brownfields. Urban neighborhoods and work sites along the Ohio River Valley are situated near existing or former industrial sites that contain or discharge suspected and/or recognized toxicants such as heavy metals, solvents, polycyclic aromatic hydrocarbons, plasticizers, and insecticides. Many older educational, government, and commercial buildings contain asbestos, lead, potential high levels of PCB. Transportation service facilities pose a risk from petroleum products. Active industrial and energy production sites release airborne pollutants such as fine particulate matter (PM<sub>2.5</sub>), volatile organic compounds (VOC), hydrocarbons (HC), nitrogen oxides (NO<sub>x</sub>), and ozone (O<sub>3</sub>), which are discharged along the Ohio River by prevailing westerly winds. Underground tanks and especially leaking underground tanks contained in industrial facilities like Homer Laughlin China Company also release chemicals into the soil, where they will eventually end up in the water. The USEPA lists Brooke, Hancock and Jefferson counties in its final designations (October 2009) as non-attainment for the 2006 24-hour PM<sub>2.5</sub> Standards. Additionally, USEPA lists Brooke and Jefferson counties as an Initial Non-attainment Designation for the 2010 Sulfur Dioxide Standards. Sources include coke and steel-making facilities, metal fabrication and finishing as well as coal-fired power generating plants located within the target area on the Ohio River. These facilities, the MSA's long-time economic staple, contribute to an air quality problem that can lead to lung and cardio-vascular disease and cancer. Contaminants from brownfield sites, along with related activity such as automobile and heavy-truck traffic, migrate through the fine particulate matter into the air, eventually mixing with storm water and penetrating groundwater.

iii. Cumulative Public Health Impacts (2 points)

The presence of asbestos and other particulate matter in the Building and other neighborhood structures built before 1980 are having a negative impact on public health in Newell. Furthermore, this impact is becoming more substantial the longer that asbestos containing materials in the building are exposed. There are several dangers associated with asbestos exposure. Asbestos is the primary cause of mesothelioma cancer, and it also poses severe risks of asbestosis, asthma, and lung cancer, among other health issues. Asbestosis is an incurable lung disease that occurs when lung tissue is scarred by exposure to asbestos in the air. It not only causes worsening breathing problems over time, but raises chances of asbestos-related cancers as well.

While most cases of asbestos-related illnesses are a cause of occupational exposure, everyone living in the vicinity of buildings containing asbestos are in danger. Construction crews, plumbers, electricians, shipbuilders, and similarly employed people are the most at risk, as well as those who live in houses built before 1980.

About 80% of all of the industry and brownfield sites in northern West Virginia, according to GIS analysis, are located in HUD-defined low-to-moderate-income block groups, which contain the

greatest sensitive populations. These sensitive populations are comprised of low- and moderate-income populations; including children in poverty as well as women of child-bearing age, which are two sensitive populations that are impacted throughout the target region. The wealthier population that remains in the area has migrated away from the river, leaving behind areas with high poverty rates and low median incomes living in substandard housing and surrounded by vacated commercial properties. The WV County Health Profiles - 2004, the most current data available at the county level, indicates that Brooke and Hancock counties have statistically significant rankings compared to national rates for diseases of the heart, lung and colon cancers, diabetes, chronic obstructive pulmonary disease, and low-weight births. According to the 2004 report, Hancock County's rank is 34.6% higher than the national average. The report listed a cancer incidence rate of 561 .1 per 100,000 people in Hancock County, far exceeding a 2011 WebMD report stating that 300 of every 100,000 Americans develops cancer each year. The health report also stated that low-birth weight births in Hancock County from 1997-2001 was 9.8% out of 163 births, ranking 29.0% higher than the U.S. average and seventh overall in WV.

**b. Financial Need (4 points)**

i. Economic Conditions (2 points)

The unincorporated community of Newell has a population of 1,376 (2010 census) in a small county in West Virginia. Hancock County and Newell have a long history with steel manufacturing and pottery industries and are now working to address the impact of the decline of those industries. Hancock County's median household income is below the national average (\$49,879 compared to \$53,046). The County's poverty rate is 17.4%. The unemployment rate in Hancock County is 9.4%, higher than the national rate of 6.1%. A population already facing negative impacts from the decline of the steel and pottery industries has seen more hardship as a result of the recession in 2008 and continues to feel the impacts of both economic disruptions. Further job loss in the manufacturing sector is projected through 2020, although at a significantly slower rate.

These high unemployment and poverty rates negatively impact public funding, as counties and municipalities collect less revenue. The County and state are managing with limited funding and have little capacity to provide discretionary funds for additional projects.

The BDC, the site owner, receives revenue from property sales and leases through its role as the Regional Economic Development Authority, which will allow for an investment into demolition and redevelopment activities. However, there is not enough revenue to tackle the environmental clean-up associated with the needed remediation activities without additional investment from public and private sources.

ii. Economic Effects of Brownfields (2 points)

The vacant steel mills, coal mines, and manufacturing facilities that were left behind have had devastating impacts on the Ohio Valley. Lost jobs from the declining coal and steel industries have led to a dwindling population, reduced income levels, and high unemployment and poverty rates. As Ohio Valley home values declined, communities have been burdened with abandoned and dilapidated home structures left by former residents.

Reduced business taxes, personal property taxes, and expendable income supporting local business have had compounding effects on local governments; as counties and municipalities collect less revenue, government services are reduced or even eliminated, decreasing community vitality. Abandoned and underutilized brownfield properties have caused a severe and chronic tax base reduction. These properties are generally located in strategic business locations, but rarely considered by new developers due to stigma and potential liabilities. The circumstances are even more challenging for the several communities having very limited developable land; without remediating sites, no marketable land is available to attract new business. With local governments and the state struggling to manage with limited funds, there is essentially no capacity for providing discretionary monies to fund brownfield cleanup projects and spur economic development. The BDC recognizes that cleanup and redevelopment of brownfield sites in the Ohio Valley is imperative to the region and entire State of West Virginia, and the requested Newell Porcelain Building brownfield cleanup funding will provide a means to return a key property in the region.

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (30 points)**

### **a. Project Description (15 points) -**

#### **i. Existing Conditions (2 points)**

The Newell Porcelain property encompasses approximately 8 acres, with the majority of the property covered with buildings or pavement. The project to be funded is the Cleanup of the main manufacturing building on the Newell Porcelain property, hereafter referred to as “the Building”. The Building is approximately 5.9 acres and it sits on the western portion of an approximately 8 acre parcel. The Building is surrounded by residential, commercial, and industrial properties.

Harrison Street borders the Site to the south, across which lies several active residential dwellings. The Homer Laughlin China facility borders the subject property to the north and west. The Norfolk Southern rail line and Ohio River lie beyond Homer Laughlin China to the north. Fourth Street is to the east of the property across which lies a property that includes several buildings used by “Wayne Six Enterprises” for equipment maintenance associated with a general contracting business. The Building and surrounding property are situated on a relatively level terrace adjacent to the Ohio River, with the land surface approximately 55 feet above the normal pool elevation of the river.

The Building was developed around 1913 and was used to manufacture pottery ware and china until 1963. The Building was briefly used to store cars by an auto dealer from 1963-1969. From 1969-2014 the Building was used to fabricate ceramic insulators for electrical power lines. The occupancy of the building waned from full use in the 1990’s to 25% use in 2008, and operations ceased in 2014.

#### **ii. Proposed Cleanup Plan (8 points)**

See ABCA

iii. Alignment with Revitalization Plans (5 points)

The BDC participates in the Brooke Hancock Jefferson Brownfields Task Force, a group that meets quarterly to coordinate brownfield planning and redevelopment efforts as well as discuss the pursuit and management of brownfield projects and grants. Newell is an unincorporated place, surrounded in large part by rural land, for which extensive planning and zoning documents do not exist. The Task Force completed a Comprehensive Economic Development Strategy in 2015 that identifies the reuse of vacant industrial buildings as a priority. Further, the BDC is coordinating with neighboring industrial properties and utility providers to plan and implement updates to neighborhood utilities and other public infrastructure.

**b. Task Descriptions and Budget Table (10 points)**

i. Task Descriptions (7 points)

**Task 1- Programmatic Oversight (TOTAL BUDGET: \$21,000):** BDC expects to spend 650 total hours on program management at \$30/hour. Totaling \$19,500, BDC will provide these services in-kind as part of its required cost share. Additionally, as part of our cost share, we have included a cost of \$1,500 for one BDC staff member to travel to the Annual West Virginia Brownfields Conference, one Council of Development Finance Agencies (CDFA) summit, or the EPA National Brownfields Conference under this task (or combination thereof). This includes \$500 for transportation, \$800 for hotel accommodations, and \$200 for meals for two people for two nights each.

**Task 2- Community Involvement (TOTAL BUDGET: \$4,000):** The total amount budgeted for this task is \$4,000. The entire amount will be paid by the BDC as part of our cost share. \$4,000 will be used for space to hold meetings in the community. The BDC will contribute cash and/or in kind services for the development of informational materials, lease space for the community meetings, and to assist with outreach and community development. The BDC will select a contractor through a competitive bid process, make all the appropriate notifications and announcements, and brief the BDC Board, Council, and Community regularly throughout the process.

**Task 3-Site Clean-up (TOTAL BUDGET: \$190,000):** Qualified contractors will be selected through a competitive bid process to complete the remediation of the site. Remedial alternatives were developed in the attached ABCA. The cleanup will include the removal of ACMs to be disposed of at a permitted off-site facility. The grant amount requested for Task 3 Site Clean-up is \$190,000.

**Task 4-Reuse Planning (TOTAL BUDGET: \$25,000):** The BDC will work with management at neighboring industrial facilities, neighboring residents, and community interest groups to create a strategic neighborhood revitalization plan that will address the negative aspects that the Former Newell Porcelain Facility is having on the neighborhood. \$25,000 in grant funds are

requested for of this design. The BDC will select a contractor through a competitive bid process, make all the appropriate notifications and announcements, and brief the BDC Board, Council, and Community regularly throughout the process.

ii. **Budget Table (3 points)**

The Budget Table should be updated to a total project cost of \$500,000, with \$260,000 to be incurred by Haydall Redevelopment, LLC. upon site transfer.

| Budget Categories  | Project Tasks (\$) (programmatic costs only) |                                |                       |                         | Total     |
|--|--|--------------------------------|-----------------------|-------------------------|-----------|
|  | Task 1 – Programmatic Oversight              | Task 2 – Community Involvement | Task 3 – Site Cleanup | Task 4 – Reuse Planning |           |
| Personnel  |  |                                |                       |                         |           |
| Fringe Benefits  |  |                                |                       |                         |           |
| Travel <sup>1</sup>  |  |                                |                       |                         |           |
| Equipment <sup>2</sup>   |  |                                |                       |                         |           |
| Supplies   |  |                                |                       |                         |           |
| Contractual  |  |                                | \$190,000             | \$10,000                | \$200,000 |
| Other (include subawards) (specify)                            |  |                                |                       |                         |           |
| <b>Total Federal Funding (not to exceed \$200,000)</b>         |  |                                | \$190,000             | \$10,000                | \$200,000 |
| <b>Cost Share (20% of requested federal funds)<sup>3</sup></b> | \$21,000                                     | \$4,000                        | \$15,000              |                         | \$40,000  |
| <b>Total Budget</b>  | \$21,000                                     | \$4,000                        | \$205,000             | 10,000                  | \$240,000 |

<sup>1</sup> Travel to brownfield-related training conferences is an acceptable use of these grant funds.  
<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Cleanup Grants.  
<sup>3</sup> Applicants must include the cost share in the budget even if applying for a cost share waiver. If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiation.  
 Reminder: Administrative costs, such as indirect costs, of grant administration with the exception of financial and performance reporting costs are ineligible grant activities.

c. **Ability to Leverage (5 points)**

**Sample Format for Leveraging Resources** (supplement as appropriate using additional rows or text).

| Source   | Purpose/Role  | Amount (\$)      | Status (Secured resource with attached documentation, pending, or potential resource) |
|--|---|------------------|---|
| <i>E.g. City of X, Community Development Dept.</i> | <i>In-kind services towards the management of the cooperative agreement</i> | <i>\$10,000</i>  | <i>Secured resource</i>   |
| <i>E.g., local developer</i>                       | <i>Funding to remediate</i>   | <i>\$100,000</i> | <i>Pending resource</i>   |

|  |                      |  |  |
|--|----------------------|--|--|
|  | <i>sites A&amp;B</i> |  |  |
|--|----------------------|--|--|

**3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS (20 points)**

**a. Engaging the Community (8 points)**

The BDC has formed a partnership with the Newell Community Council to engage the public with the Building cleanup. Together, they will hold meetings to inform the community about the cleanup and its results.

**b. Partnerships with Government Agencies (5 points)**

The BDC is also involved with the Hancock County Commission and the Brooke-Hancock-Jefferson Metropolitan Planning Commission. These agencies oversee Hancock county, where Newell is located, as well as the surrounding areas of the Ohio River Valley.

The Brooke-Hancock-Jefferson Metropolitan Planning Commission (BHJ-MPC) implemented the BHJ Brownfields Task Force. This task force, created to seek out brownfields in the area and find solutions for them, is made up of local leaders, development organizations, and state DEP officials. The Brownfields Task Force helps to engage the community by publishing a newsletter every quarter, containing details and updates on cleanup projects.

**c. Partnerships with Community Organizations (5 points)**

**i. Community Organization Description & Role (3 points)**

One of the community organizations in support of the Building cleanup is the Newell Lions Club. This nonprofit club is made up of citizens who volunteer for humanitarian causes in their community and beyond. The Lions support these causes by raising money and participating in service projects to benefit research and education, the disabled population, the community, and the environment. The club voices support for the Building cleanup because it will alleviate environmental issues and benefit the community of Newell.

The Newell Lions club has pledged to lend their gathering space for meetings regarding the Former Newell Porcelain Facility.

**ii. Letters of Commitment (2 points)**

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**d. Partnerships with Workforce Development Programs (2 points)**

**4. PROJECT BENEFITS (14 points)**

**a. Welfare, Environmental, and Public Health Benefits (8 points)**

PROGRAM BENEFITS 4.a. Health and/or Welfare and Environmental Benefits – On multiple identified Ohio Valley brownfields, volatile organic compounds (VOCs), are a major contaminant of concern. VOCs can migrate as a vapor and enter buildings with sensitive populations (including young children, child-bearing women, and elderly), and this exposure pathway can cause leukemia, damage kidneys, and create reproductive risks (www.atsdr.cdc.gov). Remediation of such sites will reduce or eliminate this exposure pathway for site neighbors, improving the health of the community. Site redevelopment will also provide substantial social welfare benefits that include reduction in blight, incentive for in-migration to the community, improved care of nearby properties, and overall improvement in the reputation and perception of the current economically disadvantaged region. Because redevelopment will occur on existing abandoned/dilapidated sites within communities, residents will gain these benefits without being displaced. Environmental benefits include remediated land; site contaminant stabilization; and improved air, surface water, groundwater, and soil quality in and around the site. Furthermore, since the Building is adjacent to existing water, sewer, and roadway facilities, redevelopment of this site will not require infrastructure expansion. By utilizing existing infrastructure, energy consumption and generation of air pollutant emissions, including greenhouse gases, will be minimized in this EPA non-attainment region.

**b. Economic and Community Benefits (6 points)**

Economic and Community Benefits – The cleanup of the Building will raise property values in Newell by reducing the appearance of blight. This will drive more residents to the area, which will stimulate Newell’s economy by expanding the tax base. Another benefit this cleanup would bring is jobs. Norfolk Southern plans to create rail service jobs at the site due to its proximity to the rail line. This will decrease Newell’s high unemployment rate, and increase the median household income.

Because of this, Norfolk Southern was involved in the sale, and plans to bring rail service jobs back to Newell once the site is cleaned up. This surge of job creation will hopefully serve to reduce unemployment and raise the median household income in Newell.

**5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (20 points)**

The BDC was formed in 1993 and chartered as a 501(c)(3) organization. The BDC is the designated economic development organization for Brooke and Hancock counties and is supported financially by the WV Development Office, WV Economic Development Authority, USEDA, USEPA, Benedum Foundation, private investors, Brooke County Commission, Hancock County Commission, and the municipal governments of Bethany, Beech Bottom, Weirton, New Cumberland, and Chester. The project director of this EPA Cleanup Grant for The Lodge site will be Patrick Ford, the BDC’s Executive Director and Project Manager. Mr. Ford has 25 years of experience in project management, land development, and economic and community development. He has worked as a development executive in WV, Pennsylvania, Virginia, Maryland, and Florida. Mr. Ford holds both Bachelor’s and Master’s degrees in city planning from the University of Virginia, and is a graduate of Leadership West Virginia. Ford has been recognized as “Who’s Who Top Entrepreneurs in West Virginia” by the *West Virginia Business Journal*.

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Marvin Six is the Assistant Director and Assistant Project Manager of the BDC. Mr. Six has 35 years of experience in corporate management and 15 years in economic and community development in WV. Mr. Six holds a Bachelor's Degree in Business Management and Master's Degree in Industrial Safety from WV University, and is a graduate of the University of Pittsburgh Katz Graduate School Entrepreneurial Fellows Center.

Beyond the skills of staff and board of the BDC (which includes a balance of professionals from the private and public sectors), the BDC regularly retains professionals for a contractual services in project development, civil and structural engineering, site assessment, planning, accounting, and contract law.

If the BDC were to contract additional necessary expertise, it would contract such professionals via standard procurement procedures that meet all state and federal guidelines and have been employed in the past. The procedures include soliciting statements of qualifications and price proposals to be reviewed by the staff and executive board of the BDC. The BDC will engage a WV Licensed Remediation Specialist (LRS) to perform the specific assessment work on The Lodge, under supervision from the WVDEP.

**a. Audit Findings [2 points]**

The BDC has not had any adverse audit findings. On an annual basis, the BDC obtains an independent audit to validate its financial affairs. The BDC complies with the OMB Circular A-133 that requires recipients that expend \$300,000 or more in total Federal funds. For the 2012 USEPA cleanup grant, quarterly reports were filed on or before due dates and no ineligible costs were noted. The BDC and its officers, on a monthly basis, formally review and approve vouchers and expenses.

**b. Past Performance and Accomplishments [6 points]**

**i. Currently or Has Ever Received an EPA Brownfields Grant [6 points]**

**1. Compliance with Grant Requirements (3 points)**

In 2012, the BDC was awarded a \$200,000 USEPA cleanup grant for the TS&T site. The BDC was in full compliance with this grant's work plan, schedule, and terms and conditions. While the grant was originally planned for a three year period, **the work was completed within one year by special request from the EPA**. Grant dollars have been fully expended and the grant has been closed out.

The BDC was the recipient of three Targeted Brownfields Assessment (TBA) grants for three specific properties in 2014. The BDC was awarded \$225,000 for the former Wheeling Corrugating Plant property located in Beech Bottom, WV; \$70,000 for the former Brooke Glass site in Wellsburg; and \$90,000 for the Jimmy Carey Stadium located in Weirton. The BDC was awarded a USEPA Cleanup grant for the Wheeling Corrugating Plant and Brooke Glass in 2015. The grant period for these two cleanup grants is October 1, 2015 to November 30, 2018. We are currently preparing an RFP to solicit contractors to perform the cleanup work. Work will be completed in the grant period. The BDC was also awarded \$70,000 through a 2014 USEPA Site-specific Assessment grant for the TS&T riverbank property in 2014. The assessment work has been completed. The BDC also received a USEPA Cleanup grant for the TS&T riverbank in 2015. The

grant period for this cleanup grant is October 1, 2015 to November 30, 2018. We are currently working with the WVDEP to develop an acceptable approach to remediate the riverbank while preserving the hillside on the river's edge. Once an approach is approved by WVDEP, the BDC will solicit contactors to perform the cleanup work. The work will be completed in the grant period.

**2. Accomplishments (3 points)**

The USEPA produced a podcast on the work of the BDC that aired at the 2015 National Brownfields Conference, illustrating the BDC approach as a model for other communities. One example highlighted in the podcast was the cleanup and redevelopment of the former TS&T site in Chester, WV. The project achieved the following outcomes: 1) The original \$5,000 investment leveraged over \$1,300,000 from 14 funding streams to remediate the site; 2) Community input and support were garnered from almost two dozen meetings; and 3) The project won a competitive grant from the WV Redevelopment Collaborative from WVU and the Benedum Foundation

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