## Weirton Steel FY18 Brownfield Cleanup Grant Application

*The following application will be updated and submitted as two separate EPA Cleanup Grant Applications. The applications together will request funding for the cleanup asbestos that has been located in 6 structures on Main Street in Weirton, spanning north of the Open Hearth Building.*

## COMMUNITY NEED (16 points)

## Target Community and Brownfields (6 points)

1. **Community and Target Area Descriptions (2 points)**

The Mountain State, as West Virginia (WV) has been nicknamed, is located in the rugged Appalachian Mountains of the eastern United States (U.S.). The state was built on natural resource extraction and industry related to coal, petroleum and natural gas, chemical production, glass manufacturing, and primary metals. These industries supported the economy and its residents beginning in the late 1800s. Ernest T. Weir saw the state’s resource potential and traveled from the Pittsburgh-area steel empire to create his own in Weirton, WV in 1909. In its prime, Weirton Steel was the largest employer in West Virginia, with 13,000 on the payroll, and the largest taxpayer in the state. However, in the 1980s, foreign competition began to surpass Weirton Steel. An employee buy-out occurred in 1984 and dominated national headlines. The buy-out took Weirton Steel through until the 1990s when the international reorganization of the steel industry resulted in the company’s dismantling, bit-by-bit, in front of the community’s eyes. Layoffs drove multi-generation, steel-built families out of the area. In 2005, only 2,100 were employed by Weirton Steel and today the count has dwindled to fewer than 1,000.

Weirton is a prime example of a Rust Belt city affected by the industrial decline of the steel industry. With Weirton Steel properties occupying 2,000 centrally located acres of the City of Weirton’s 12,000 total acres, 16% of the City is laden with vacant facilities, creating a significant void space that the community is working to revitalize. Weirton’s Main Street sits on the Ohio River and while being just 1.5 miles from the border of Southwestern Pennsylvania, 18 miles from the Pittsburgh International Airport and 30 miles from downtown Pittsburgh.

Main Street in Weirton is conjoined with US Route 2, the community’s major vehicular thoroughfare, in the southern half of the city. Main Street splits from Route 2 midway through the city and runs parallel to it for .8 miles before reconnecting to it in northern Weirton. The spur of Main Street that is separate from Route 2 has become a focused improvement area for industrial revitalization. Local private and public partners are working to divide parcels, evaluate infrastructure reuse potential, assess sites’ environmental needs, and reuse propertys with available resources.

Earlier in 2017, community partners addressed one of the properties on Main Street, returning the former Weirton Steel Machine shop to productive use in a matter of months. The 110,000 square foot Machine Shop structure is currently in use by Biddel Oil and Gas. The requested Brownfield Cleanup Funds will target the Open Hearth Building, a 50,000 square foot structure that has approximately 700 feet of frontage on Main Street. The structure is within 200 feet of the Machine Shop Property. The separate structures, together with properties surrounding them along the Main Street Corridor, are slated for redevelopment as a revitalized mixed-use industrial park.

In the Fall of 2017, the BDC obtained $300,000 to use for revitalization planning of Weirton Steel Properties. The planning process will further develop revitalization plans for the Main Street Corridor and weave them into revitalization plans to be implemented throughout the city.

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

Weirton’s unhealthy economic climate is a consequence of the steel industry collapse. Issues that continue to err undesirable compared to national standards include dwindling population, incomes, labor force, and home values, along with rising median age, poverty, disability, and ages of homes. Collectively, these issues continue to impact the digressing economy, making the area unappealing for new businesses, professionals, laborers, etc. that may help reverse the area’s negative economic patterns.

Weirton’s population has been steadily decreasing, as population composition has grown in age and instance of poverty and disability since the 1970’s. Between 1970 and 2013, Weirton’s population declined from 27,131 to 19,746, reflecting a 27% population loss. In fact, a large proportion of this loss occurred between 1980 and 2000 when Weirton’s population declined from 24,736 to 20,411, a decrease of 17% of the total population.

The median age of residents in Weirton is 47.4 years, 9.8 years older than the national average of 37.6 years. The poverty rate of 17.2% in Weirton and 16.2% in Hancock County is higher than the national average of 15.5%. Even more alarming is the increase from 14.4% to 30.6% in the number of people under the age of 18 who are below the poverty level over the same 13 year period from 2000 to 2013. From 2000 to 2013 the median age in Weirton increased from 43.5 to 45.7 years. Forty-eight percent of the Blockgroup 540290214004, which surrounds Weirton, is low income (<2x poverty level). Hancock County’s poverty rate at 16.2% is significantly higher than the national rate of 15.5%. Weirton’s rate exceeds both, with a staggering rate of 17.2%. The per capita income in Weirton is only $25,849 and 13.3% of residents are receiving food stamps/ SNAP benefits. The median household income is $39,832 compared the national median household income of $53,889.The disability rates of individuals under 65 years old in Weirton and Brooke and Hancock counties is over 5% higher than the national average of 8.4%.

**Weirton Demographic Information**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Weirton City | Hancock County | Statewide | National |
| Population: |  19,746 |  30,676 |  1,831,102 | 316,127,5131 |
| Poverty Rate: |  17.2% |  16.2% |  18.0% | 15.5 %1 |
| Percent Minority: |  5.8% |  1.7% |  6.4% | 37.8%2 |
| Median Household Income: |  $39,832 |  $39,959 |  $41,751 | $53,8891 |
| Median House Value: |  $89,300 |  $86,400 |  $103,800 |  $178,600 |
| Population Not In Labor Force |  43.5% |  42.6% |  46.1% |  36.3% |
| Disability Rate Under 65 Years Old |  13.9 % |  13.8% |  14.2% |  8.4% |
| Median Age |  47.4 |  45.6 |  41.8 |  37.6 |
| *Source: U.S. Census Bureau. American Factfinder, 2010-2014 American Community Survey 5-Year Estimates*1*Employment Ratefor Newell, CDP listed Full Employment {0.00%} with a Percent Margin of Error +/- 6.50%* |

In Weirton, 43.5% of the population is not in the labor force. This is 7.2% higher than the national average of 36.3%. From 2003 to 2010 Weirton Steel moved from the 5th largest employer in West Virginia to the 67th. In 1980, Weirton Steel employed approximately 14,000, which was 57% of Weirton’s population of 24,736. Thirty years later in 2010, less than 1,000 employees remained at the facility, which translates to only 5% of Weirton’s population of 19,746. Weirton’s workforce has had difficulty rebounding, and this proportion of workers employed by Weirton Steel remains consistent at 5% from 2010 to present.

Another indicator of Weirton’s poor economy is the increasing age of the local housing stock. The housing stock in Weirton is significantly older than the national average. The percentage of homes built in 1979 and earlier in Weirton is 86.9%, nearly 30% higher than the national average of 57%. As of 2013, only 9% of the homes in Weirton were constructed since 1990, more than 20% lower than the national average of 29.2%.

1. **Brownfields and Their Impacts (2 points)**

A 1,100 acre footprint of largely vacant infrastructure was left behind from what was, by far, Weirton’s primary employer. This makes the community less attractive for residential development and retention. Vacancy throughout the community creates attractive nuisance and provides opportunity and perception of crime. Asbestos and other harmful materials in the Open Hearth Building and other unmaintained structures, is releasing particulate matter that is causing poor air quality throughout the community. Common contaminants found on Weirton Steel Industrial Complex in Weirton include asbestos, lead, heavy metals, volatile organic compounds (VOCs), and petroleum related contaminants, among others.

The region has unusually high cancer rates, and power plants in the Ohio Valley emit 1,042,805 tons of nitrogen oxide, equivalent to nitrogen oxide emissions from 53 million cars. Adding to this are the emissions from upwind power plants, resulting in 2,849,190 million tons of this pollution—or the equivalent of 146 million cars. EPA’s “Envirofacts” website clearly documents the elevated number of other sources that are potentially contributing to environmental (soil, surface water, groundwater, and air quality) and related health problems, including 242 registered air emission sites, 149 toxic release sites, 77 Greenhouse Gas sites, 50 Toxic Substances Control Act sites, 2,608 RCRA hazardous waste sites, and 3,709 permitted water discharge sites with either direct or tributary discharges into the Ohio River.

## Welfare, Environmental, and Public Health Impacts (6 points)

1. **Welfare Impacts (2 points)**

Weirton has a cluster of abandoned buildings on Main Street, including the 88,000-square foot Open Hearth building. The structures are run-down, intimidating in size and pose serious threats to the safety of community members in the city of Weirton. The Open Hearth structure specifically, is contaminated with asbestos and is hindering the clean-up and revitalization project of Weirton. This troublesome vacancy trend has now spread past the industrial main street of Weirton and has extended into commercial, public and residential ares of town. There is an estimated 8.4% of abandoned housing units in the city of Weirton.

Expand on blight, safety, and lack of services

1. **Cumulative Environmental Issues (2 points)**

Weirton is subject to the air emissions from the many industries located in and near the Ohio River Valley. Ozone levels in the Ohio River Valley are impacted by multiple power plants along the river, as well as by upwind power plants. Power plants in the Valley emit 1,042,805 tons of nitrogen oxide, equivalent to nitrogen oxide emissions from 53 million cars (source?). Adding to this are the emissions from upwind power plants resulting in 2,849,190 tons of this pollution, or the equivalent of emissions from 146 million cars. This combination of emissions has negative ramifications on air quality in the region.

Weirton falls within a region that historically has failed the EPA air-quality requirements for ozone, coarse particulate matter, sulfur dioxide, and radon. “Bad” ozone, evaluated by the Ozone 8-hour 1997 EPA Standard, can trigger a variety of health problems, particularly for children, the elderly, and people of all ages who have lung diseases such as asthma. The Weirton area did not meet the particulate matter air quality standard, also known as PM2.5 24-hour 1997 and 2006 EPA Standards. In 2010 Weirton and Steubenville's annual concentration of 47 µg/m3 failed to meet the national standard of 35 µg/m3. Particulate matter is a complex mixture of extremely small particles and liquid droplets comprised of acids, organic chemicals, metals, and dust that have been linked to premature death in people with heart/lung disease, nonfatal heart attacks, irregular heartbeat, asthma, decreased lung function, and respiratory irritation, coughing, and shortness of breath (<https://www.epa.gov/so2-pollution>, https://www.epa.gov/green-book).Additionally, the region failed the 2010 sulfur dioxide air-quality standard with a concentration of 117 ppb, which failed to meet the national standard of 75 ppb. High concentrations of sulfur dioxide, even with short-term exposure, increase visits to emergency departments and hospital admissions for respiratory illnesses, particularly in at-risk populations including children, the elderly, and asthmatics (lhttps://www3.epa.gov/airquality/greenbook/tbtc.html). Radon exposure is the second leading cause of lung cancer in the U.S and according to the USEPA, Hancock and Brooke counties fall within Zone 1 for Radon. Homes in the Weirton area are predicted to have an average indoor radon screening above 4 pCi/L. Homes in this zone that test at 2-4 pCi/L are recommended for remediation to reduce the risk of lung cancer. (<http://air-quality-by-city.findthedata.com/l/35/Weirton-WV-Steubenville-OH>).

1. Cumulative Public Health Impacts (2 points)

In 2015, 9.5% of residents did not have health insurance in Weirton which creates a serious vulnerability issue as high concentrations of radon, sulfur-dioxide, particulate matter, and bad ozone, along with other environmental issues, compounded with the negative impact of brownfield presence such as the Open Hearth Building in Weirton has clearly had a detrimental effect on the health of residents. This is illustrated local statistics relating to local causes of death relating to various illnesses, overall hospital visits, and instances of cancer.

In West Virginia, children under the age of three with blood lead levels from 5-9 ug/dL is 3.1% but, in Hancock County the rate more than doubles to 8.2%. Lead causes impaired mental and physical development which leads to deficient academic performance.

A report completed in 2013, by the Weirton Medical Center (WMC), which included fourteen zip codes surrounding Weirton as their service area, found that in 2008 the service area had higher and more negative rates for causes of death in 11 different categories (compared to national averages) including: heart disease, cancer, strokes, chronic lower respiratory diseases, accidents, Alzheimer’s disease, diabetes, influenza/pneumonia, liver diseases, suicide, and septicemia. Forty-four percent of all patient discharges from WMC were from the Weirton zip code, where only 6% of the total WMC service area’s population lives. (<http://www.weirtonmedical.com/pdfs/WMC-2013-Assessment.pdf>).

In 2010, a comparison of the WMC service area to the national average indicated that the highest percentage of causes of death included heart disease (41% higher than the national average), chronic lower respiratory diseases (50% higher), septicemia (60% higher), cancer (30% higher), liver disease (45% higher), strokes (37% higher), and influenza/pneumonia (31% higher).

The national cancer rate of new cases for men and women was 454.8 per 100,000 residents (2008-2012 reference study here). In WV that rate was even higher at 497.8 per 100,000 residents, and in Hancock County it was significantly higher at 559.7 per 100,000 residents. The 2008-2012 national cancer rate for men only was at 516.8 per 100,000 residents, even higher in West Virginia at 577.5 per 100,000 residents. A similar trend occurred with women, where the national rate was at 411.2 per 100,000 residents, while West Virginia women showed 442.6 new cases per 100,000 residents. (reference here)

## Financial Need (4 points)

1. Economic Conditions (2 points)

The Business Development Corporation (BDC), the site owner, receives revenue from property sales and leases through its role as the Regional Economic Development Authority to be able to support investment into demolition and redevelopment activities. Considering the capacity and overall priorities of the BDC, there is simply not enough revenue to tackle the environmental clean-up associated with the needed remediation activities without additional investment from public and private sources. High unemployment and poverty rates negatively impact public funds as they lead to the inability of counties and municipalities to collect additional revenues.

1. Economic Effects of Brownfields (2 points)

The Open Hearth Building is one of many abandoned structures in close proximity to neighborhoods where residents can be exposed to contaminants. Like the Open Hearth Building, the other properties have been left by the 20-year decline in the steel, pottery, and glass-making industries. The cumulative local effect of this decline has been devastating and have resulted in a significant decline in tax revenue, a stagnant economy with little or no investment in redevelopment, unemployment rates higher than the national average, a median household income lower than the national average, a population decline from 28,201 in 1960 to 19,634 today, along with the threats posed from large abandon, polluted structures.

The City of Weirton must now respond to the impact of the decline of these industries. A population already facing negative impacts of the recession in 2008 and continues to feel the impacts of both economic disruptions. Continued job loss in the manufacturing sector is projected in Weirton through 2020 (source?). The areas high poverty and unemployment rates effect the ability of local municipalities to collect sufficient income tax revenues to support the current system.

## PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (30 points)

## Project Description (15 points)

1. Existing Conditions (2 points)

The 88,000 square foot Open Hearth Building and the 15,000 square foot Ladle House Building (hereafter referred to as the "Buildings") was formerly used by Weirton Steel for steel manufacturing activities. The Buildings sit on an (parcel size) acre parcel that is part of the 1100 acre Weirton Steel industrial complex.

A staff of approximately 40 laborers, hired by Frontier Industries, the owner of the majority of Weirton Steel properties, is currently working to dissemble and scrap materials from unusable structures and infrastructure, primarily to the South of the Buildings. There is a cluster of buildings North of the Buildings that are currently undergoing assessment and reuse planning. The Open Hearth Building is the highest priority within the cluster for cleanup and reuse because of its impact on local air quality as well as its reuse potential.

The Building has been vacant since 2007. (Insert data from pending Environmental Site Assessment). Further, the Building is open on two ends, allowing particulates to waft throughout the property, adjacent street, and surrounding community. The Building has x linear feet of frontage on Main Street, causing it to have a significant impact on the community's environment and also making it a valuable, accessible facility for industrial redevelopment. At x square feet, the Building is the largest within the cluster of potential reusable structures. The Building is also across the Main Street Corridor from the recently redeveloped Biddel Oil and Gas facility. Therefore, the remediated structure will be part of a revitalized industrial complex within the city.

1. Proposed Cleanup Plan (8 points)

 See ABCA

1. Alignment with Revitalization Plans (5 points)

The BDC participates in the Brooke Hancock Jefferson Brownfields Task Force, which meets quarterly to coordinate brownfield planning and redevelopment efforts as well as discuss the pursuit and management of brownfield projects and grants. The Task Force completed a Comprehensive Economic Development Strategy in 2015 that identifies downtown revitalization in Weirton as a priority project. Revitalization of Former Weirton Steel Properties is the City of Weirton’s top economic development and revitalization priority, as the sites dominate the community. In October 2017, the BDC, in partnership with the City of Weirton, secured $300,000 in U.S. Economic Development Authority funds and $100,000 in City of Weirton funding for reuse planning of underutilized portions of Weirton Steel properties. Project partners are working to develop plans for the Former Weirton Steel Properties to be redeveloped as a mixed use campus with industrial facilities for value added metals, chemical companies, and energy companies as well as a transportation logistics hub, healthcare facilities, offices, and retail stores.

Weirton Steel properties were owned by Arcelor Mittal Steel until recently. In the Summer of 2017, Arcelor Mittal sold the majority of Weirton Steel Properties, totaling 1,100 acres, to Frontier Industries, a company that has been a cooperative partner with the BDC and other local organizations. With the property transfer has come new opportunities for community revitalization. The BDC has been in close contact with management at Frontier Industries to set redevelopment priorities, etc. As local partners are working to coordinate efforts to manage the significant revitalization planning project, BDC, the City of Weirton, and Frontier Industries is working to deconstruct unusable infrastructure as well as update reusable infrastructure. Earlier in 2017, the BDC obtained ownership of the former Weirton Steel Machine Shop, which was repaired and leased to Biddel Oil and Gas in a few months’ time. While the Machine Shop was listed for sale, entities including Southwestern and Marathon expressed interest in leasing the structure. The BDC is working to reuse additional structures based on this perceived market need. The Open Hearth Building Cleanup will lead to local sustainable and equitable development by engaging the community to provide input through the redevelopment process that will provide new jobs in a vacant facility.

Partnering entities are in pursuit of WV Development Office Industrial Access Road funding for improvements to Main Street in Weirton, which is adjacent to the Buildings. Therefore, the reused Open Hearth Building will be part of a central corridor of revitalized industrial property that will be part of local partners’ redevelopment plans for mixed use development in the community.

## Task Descriptions and Budget Table (10 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: $205,000):** 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 $205,000.

**Task 4-Reuse Planning (TOTAL BUDGET: $10,000):** 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. $10,000 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.

1. Budget Table (3 points)

|  |  |  |
| --- | --- | --- |
|  | **Project Tasks ($)** (programmatic costs only) |  |
| **Budget Categories** | Task 1 – Programmatic Oversight | Task 2 – Community Involvement | Task 3 – Site Cleanup | Task 4 – Reuse Planning | **Total** |
| Personnel |  |  |  |  |  |
| Fringe Benefits |  |  |  |  |  |
| Travel1 |  |  |  |  |  |
| Equipment2 |  |  |  |  |  |
| Supplies |  |  |  |  |  |
| Contractual |  |  | $190,000 | $10,000 | $200,000 |
| Other (include subawards) (specify) |  |  |  |  |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Total Federal Funding (not to exceed $200,000)** |  |  | $190,000 | $10,000 | $200,000 |
| **Cost Share (20% of requested federal funds)3** | $21,000 | $4,000 | $15,000 |  |  |
| **Total Budget** | $21,000 | $4,000 | $205,000 |  |  |
| 1 Travel to brownfield-related training conferences is an acceptable use of these grant funds.2 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.3 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. |

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

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Source** | **Purpose/Role** | **Amount ($)** | **Status** (Secured resource with attached documentation, pending, or potential resource) |
| The Northern WV Brownfields Assistance Center | In-kind services towards the management of the cooperative agreement |  | Secured resource |
| WV Development Office – Industrial Access Road Funding | Improve site access through the redevelopment of Main Street | $400,000 | Pending Resource |
| End User (value added metal company or chemical/energy company), TBD | Lease or purchase the property upon site cleanup |  | Potential resource |

## COMMUNITY ENGAGEMENT AND PARTNERSHIPS (20 points)

The abundance of vacant and blighted land that has taken over Weirton will be tackled with a BDC lead initiative. As the BDC works to manage the Weirton Steel Revitalization Planning project with recently acquired US EDA funding, various community interest groups and stakeholders will be engaged in a community design process that will focus on the subject property as well as other properties formerly occupied by Weirton Steel.

The BDC will create a comprehensive reuse plan for viable manufacturing and mixed-use community development throughout Weirton. The City of Weirton will partner with the BDC to target the numerous closed steel facilities, including the Open Hearth Building, which will open these sites up for re-use to interested parties in the Oil and Gas industries. Frontier, who recently purchased the Open Hearth Building and other Arcelor Mittal properties has entered into cooperation with these forces to revitalize these previously neglected sites. Frontier is well known nationally for its large-scale industrial and commercial facility reuse, materials cycling, industrial land purposing, brownfield and real estate development, and energy production.

The BDC works closely with the Brooke-Hancock Brownfield Redevelopment Task Force (BHBTF): a group comprised of local city officials, community members, business people, site-adjacent residents, and civic leaders that formed in 2009 that inventories, assesses, and prioritizes brownfields in Brooke and Hancock counties. BHBTF has successfully guided the redevelopment of other sites, such as Three Springs Business Park, Half Moon Industrial Park, a variety abandoned gas stations, and the former Jimmy Carey Stadium. The BHBTF was a key driver in the public involvement process, helping to invite the community to public meetings and to share comments, and sharing information on the widely used community Facebook page.

## Engaging the Community (8 points)

All progress and news updates will be made available online at the BDC’s website, including links to online press releases and news stories. The BDC will also actively use its existing presence on social media (Facebook and Twitter) to communicate project updates and meeting reminders with local citizens. Additionally, local media representatives are invited to and frequently attend BHBTF meetings and report to the greater community on its progress.

The BDC participates in quarterly meetings with the Brooke-Hancock Brownfields Task Force (BHBTF) and The West Virginia Northern Brownfields Assistance Center. These meetings will be utilized to present the clean-up method, share news during and after the cleanup, and coordinate with local media to provide updates to the community. Media sources may include but are not limited to *The Review*, *Hancock County Courier*, and *Weirton Daily Times*.

## Partnerships with Government Agencies (5 points)

Government agencies partnering on this project include the Brooke-Hancock-Jefferson Metropolitan Planning Commission, the Brooke-Hancock Jefferson Metropolitan Planning and Commission, The City of Weirton, and The West Virginia Department of Environmental Protection. The WVDEP fully supports the BDC’s revitalization efforts in Weirton which will enhance the community and the environment. The BDC also works closely with the WVDEP’s Department of Land Revitalization and Division of Air Quality to ensure that all air and water quality standards are upheld during the environmental cleanup activities.

|  |
| --- |
| Partnerships with Government Agencies |
| Name/Title | Organization | Activities | Telephone No. |
| Casey Korbini, Project Manager | WVDEP- Division of Land Restoration | State Brownfields Authority | 304-926-0499 |
| Michael Paprocki, Director | Brooke-Hancock Jefferson Metropolitan Planning Commission | Regional Brownfields Partner | 304-797-9666 |
| Hancock County |  |  |  |
| City of Weirton |  |  |  |

## Partnerships with Community Organizations (5 points)

1. Community Organization Description & Role (3 points)
2. Letters of Commitment (2 points)

The BDC is working to coordinate all project efforts with a variety of community-based organizations, including the local churches near the Open Hearth Structure. These community composed groups all share the drive and desire to improve their community through revitalization efforts and encouraging new business development that will restore the economy in Weirton. They support the BDC and will assist by sharing community input and spreading positive perspective throughout the community regarding the restoration project.

\*\*\*\* Table Needs Updated and Reviewed!\*\*\*

|  |
| --- |
| Community-based Organization Partners |
| Name/Title | Organization | Role | Commitment | Contact  |
| Patrick Kirby | Northern WV Brownfields Assistance Center | Brownfields expertise and technical assistance | 500 hours/$20,000 value | 304.293.6984 |
| ? | BDC ? | Community Involvement | $4,000 in meeting space | ? |
| ? | BHBTF ? | Community Involvement | Hours media and public relations | ? |

## Partnerships with Workforce Development Programs (2 points)

The BDC will select qualified contractors through a competitive bid process to complete remediation of the site.

## PROJECT BENEFITS (14 points)

This section of your proposal describes the anticipated outcomes and benefits expected from your project(s) in the context of the needs you discussed in the Community Need section.

Your proposal will be evaluated on the quality and extent to which it:

* Demonstrates the potential of the project(s), or the development plan for the project area(s), to realize significant outcomes and benefits to the public health, welfare and environment of the community;
* Contributes to the community plan for the revitalization of brownfield sites; and
* Stimulates economic or non-economic benefits.

## Welfare, Environmental, and Public Health Benefits (8 points)

Describe the future welfare, environmental, and public health benefits anticipated from this grant (or broader project), and how these benefits will address the challenges and sensitive populations discussed in the Community Need section of your narrative.

The cleanup of the Open Hearth and Ladle House Buildings will improve the health and welfare of residents directly through the removal and mitigation of asbestos contaminants. Removing the asbestos contamination on the site will improve the safety of all members in the community as this property sits adjacent to local businesses and churches. There are homes less than 500 feet from the site’s boundary. Environmental outcomes will include the removal and stabilization of site contaminants, improved air, soil and surface water quality around the site.

Correcting the vacancy trend will start with the revitalization of the industrial buildings found along Main Street which provide the infrastructure for business development and the sequential need for housing.

Redeveloping this site will contribute largely to the BDC’s focus on restoring the Weirton City industrial corridor to economic use. This site accounts for \_\_\_\_\_\_\_\_\_\_ area of the \_\_\_\_\_\_\_ area included in the redevelopment process. After cleanup, this revitalization will represent a huge milestone in the BDC’s target corridor and vastly improve the quality of life in Weirton. Removing the asbestos will improve the safety of the city as well improve the health and welfare of the residents, many of whom are especially vulnerable to these types of contaminants.

According to the Agency for Toxic Substances and Disease Registry ("Sensitive Populations and Chemical Exposure," 2009), individuals over the age of 65 often have weaker immune systems and tend to have more sensitive lungs, making fighting off health effects from breathable contaminates challenging. In Weirton, where the median age is 47.6 compared to the 37.4 national average, environmental hazerds such as asbestos pose a very serious threat to the majority of the population.

This grant to revitalize The Open Hearth Building will ensure an asbestos free facility, guarantee that hazardous waste will be properly removed and disposed of, and re­open this facility for business development and economic contribution. The reuse of this site will provide an estimated 138 jobs for residents. These new jobs and the buildings new use will raise property values and will reduce the number of abondened homes in Weirton which will in turn continue the increases property value trend. Illiminating vacant structures and providing the community with jobs will also reduce the number of residnets on food stamps, increase median household income and re-establish the need for business growth in hospitality, finance and recreation.

## Economic and Community Benefits (6 points)

The cleanup grant will make it possible for this massive structure to support an estimated 138 jobs in Weirton after its renovation. The structure will be used largely for the expansion of Frontier and its business ventures. These job opportunities will increase the median household income and reduce the level of poverty found in the homes of Weirton.

## 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.*

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.

1. **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.

1. **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.

1. **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 s 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.