R03-19-A-021

Business Development Corporation
of the Northern Panhandle

Phone: (304) 748 5041
Fax: (304) 914-4687
324A Penco Road
Weirton, WV 26062

IV.D. NARRATIVE INFORMATION SHEET

1. Applicant Identification
   Business Development Corporation of the Northern Panhandle
   324A Penco Road, Weirton, WV 26062

2. Funding Requested
   a. Assessment Grant Type: Coalition
   b. Federal Funds Requested:
      i. $600,000
      ii. Site-specific Assessment Grant waiver not applicable
   c. Contamination: $404,250 hazardous substances and $195,750 petroleum.

3. Location
   Brooke County (WV), Hancock County (WV), & Jefferson County (OH)

4. Property Information for Site-Specific Proposals : Not a site-specific proposal

5. Contacts

Project Director:	Patrick Ford
	304.748.5041 (Ph), pford007@gmail.com (E-mail)
Mailing address:	324A Penco Road, Weirton, WV 26062
Chief Executive:	C. William D'Alesio, President of the Board of Directors
	304-670-0803 (Ph), bmwbill46@gmail.com (E-mail)
Mailing address:	324A Penco Road, Weirton, WV 26062

6. Population (US Census 2017 Estimates)
   22,443 (Brooke County, WV), 29,448 (Hancock County, WV), & 66,359 (Jefferson County, OH)

7. Other Factors Checklist

Other Factors	**Page #**
Community population is 10,000 or less.	1,2,3,4,5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2,3,4,5, 10
The priority site(s) is in a federally designated flood plain.	1,2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority
Letter from the West Virginia Department of Environmental Protection is attached.

west virginia department of environmental protection

Office of Environmental Remediation
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0455

Austin Caperton, Cabinet Secretary
dep.wv.gov

January 21, 2019

Mr. Patrick Ford, Executive Director
Business Development Corporation of the Northern Panhandle
324A Penco Road
Weirton, WV 26062

Re: State Environmental Authority Acknowledgement Letter
FY19 U.S. EPA Brownfields Assessment Coalition Grant Proposal
EPA-OLEM-OBLR-18-06

Dear Mr. Ford,

Thank you for your continued efforts to further enhance the state's environment, economy, and quality of life by applying for a U.S. EPA Brownfields Assessment Coalition Grant in partnership with the Brooke-Hancock Regional Planning and Development Council and the Jefferson County Port Authority.

The "3-2-1" Initiative, in which three counties in two states are working to repurpose brownfields to create economic development areas, is a model for crossing traditional geographic borders to tackle shared challenges, maximize all available resources, and create solutions together for regional advancement. Through your remarkable efforts over the past several years, redevelopment in the Weirton-Steubenville Metropolitan Statistical Area has gained significant momentum; however, with the long history of steel manufacturing and other industrial businesses operating in the Ohio Valley, many abandoned and under-utilized properties still remain today. This grant will ensure continued development, investment, revitalization, and success in the region.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assisting you assess,

remediate, and redevelop vacant, underutilized, and contaminated properties within the Weirton-Steubenville Metropolitan Statistical Area into productive and positive new uses. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Casey E. Korbini

Casey E. Korbini
Deputy Director for Remediation Programs

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The Weirton-Steubenville Metropolitan Statistical Area (***MSA***) is a ***3-county***, (Brooke and Hancock, WV and Jefferson County, OH), ***2-state*** (West Virginia and Ohio), and ***1-Economic Market*** separated by 2 federal regions (Region 3-Philadelphia, PA, and Region 5-Chicago, IL) known as ***"3-2-1 Brownfields Coalition Corridor of Opportunity"*** (***3-2-1***). ***"Three counties, two states and one goal!"*** We are the Business Development Corporation of the Northern Panhandle (***BDC***), Brooke-Hancock Regional Planning & Development Council (***BH***), and Jefferson County Port Authority (***JCPA***). Representing the West Virginia (WV) Northern Panhandle and Eastern Ohio (OH), separated by the Ohio River Valley, we have joined forces to achieve 1 goal: create economic development opportunities.

The ***MSA*** was once an iron and steel-making giant that fueled America's Industrial Revolution. Generations of workers, dating back to 1872, labored and raised their families in the shadows of titanic manufacturing facilities that lined the Ohio River flood plain. Integrated metal-making output peaked in the mid-1960s. ***Weirton Steel*** *(Weirton, WV)* and ***Wheeling-Pittsburgh Steel*** *(Steubenville & Mingo Junction, OH)* employed more than 12,000 workers each. At the end of the 1970s, these industrial giants and their bloodline of support services down-sized, closed one-by-one, and forced a generation of youth to flee the valley. Today, Weirton Steel, operated by ArcelorMittal, employs less than 900. Wheeling-Pittsburgh ceased operations in 2009.

Generations of workers and their families lived just hundreds of yards from large steel mills and rail yards built along the Ohio River in federally designated flood zones. Many residents continue to experience poor health, limited employment opportunities, social apathy, and blight. By the end of the 1970s, as the steel industry contracted, industrial plants, supported by steel-making, closed and the young generation fled the valley. Numerous commercial buildings, factories, filling stations, and schools, throughout the ***3-2-1*** corridor, closed as the population declined. Built as *"company communities"*, these once populated and industrial spaces are now characterized as BAD (**B**rownfield, **A**bandoned & **D**ilapidated).

What follows is a short background and description of ***3-2-1's*** four **Target Areas (TA)**:

TA1 Census Tract 213, Weirton (WV), population 3,243: A **Qualified Opportunity Zone** ***(QOZ)*** in Weirton's north Central Business District. A Low-Income Community with 32.5% of the population living in poverty. The estimated Median Household Income is $29,036 and 7.2% of the workforce is unemployed. A mix of commercial and residential properties, the tract abuts the ArcelorMittal facility and ***Frontier Crossings***.

TA2 Wellsburg (WV), population 2,669: Founded on the Ohio River's low-plains (over 3/8s of the city is in the 100-year floodplain) in 1790, Wellsburg precedes West Virginia's statehood and claims many notable persons and sites that mark the early history of Virginia's North Panhandle and West Virginia's Statehood. Today, 18.5% of the population live in poverty with an estimated Median Household Income of $37,396.

TA3/4 Census Tract 8/118, Steubenville/Mingo Jct. (OH), population 4,266: These tracts are a contiguous ***QOZ***; Tract 8 in south Steubenville and Tract 118 Mingo Jct. An average of 33% of the target area's population (51.5%/15.4%) live in poverty and 10.4% of the workforce is unemployed. In Tract 8, over 90% of the households have an income less than $35,000. The ***QOZ*** is a mix of industrial (remnants of ***Wheeling-Pittsburgh*** in Steubenville and ***JSW*** operating in Mingo Jct.), commercial, and residential land use. (all demographics above were found at: CDFI Fund CIMS Mapping Tool)

ii. Description of the Priority Brownfield Site(s): **TA1** ***Frontier Crossings*** is 1,300 acres abutting ***Census Tract 213*** that once supported ***Weirton Steel's*** integrated iron-making facilities dating back to 1909. The site housed a Basic Oxygen Furnace, Continuous Slab Caster, Blast

Furnaces, Sinter Plant, Ore Storage Yard, and Open-Hearth Furnaces. At purchase on February 2017, ***Frontier*** began general site cleanup, asbestos abatement, and material recycling to prepare land for business redevelopment. ***Frontier Crossings*** is subject to a 1996 Consent Order for RCRA Corrective Action issued by USEPA. ***3-2-1*** has received USEPA approval to spend USEPA Coalition Assessment dollars to perform a Phase II ESA on a 270-acre subset (aka Iron and Steel-Making Area). Suspected contaminants include metals, VOCs, SVOCs, and PCBs related to past manufacturing activities. FEMA (Map#54029C0111E) shows 250 acres of ***Frontier Crossing*** (Browns Island) in Zone AE. **Priority Site #1 in Hancock County; requires Phase II ESA.**

TA2 ***Gen-Pak*** last produced molded plastic products in the early 1990s in a 160,000-sq ft-two-story building in ***Wellsburg***. ***3-2-1*** initiated a Phase II ESA in September 2017. However, two juveniles vandalized the property and ignited the contents, destroying much of the building. The building is partially razed and presents a safety hazard to adjacent neighborhoods. Suspected hazardous waste includes SOV related to previous manufacturing activities and PCB from electrical transformers, capacitors, and hydraulic equipment. FEMA (Map#54009C0088D) lists the site in Zone AE. **Priority Site #1 in Brooke County; requires Phase II ESA.**

TA3 ***Former Honey Creek*** a 7.8-acre site in ***Census Tract 8***. In 1902 Pope Tin Plate Company started manufacture of rolled tinplate at the site. ***Weirton Steel*** acquired the facility in 1911 and ceased operations in 1981. The property is vacant. The target area consolidates land holdings in Steubenville's South Gateway first assessed with a USEPA grant in 2009. Suspected contaminants are VOCs and SVOCs related to manufacturing activities and asbestos materials used in building construction. FEMA (Map#39081C0276D) lists the site in Zone AE. **Priority Site #1 in Jefferson County; requires Phase II ESA.**

TA4 ***Former Smith Truck Service*** a 0.63-acre lot in ***Census Tract 118*** Mingo Jct. ***Smith Truck Service*** began operations in 1968. The site includes a maintenance building and a suspected underground storage tank (UST), possibly a 29,000-gallon rail tank car, used for fuel storage and dispensing. Operations ceased in 2007. The contents of the UST are unknown. Probable contaminants are Petroleum-Contaminated Soils (PCS) plus total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, total xylenes (BTEX) and polynuclear aromatic hydrocarbons (PAHs). FEMA (Map#39081C0278D) lists the site in Zone AE. **Petroleum Substance Site in Jefferson County; requires Phase I and Phase II ESA.**

b. Revitalization of the Target Areas

i. Redevelopment Strategy and Alignment with Revitalization Plans: This project builds upon ***3-2-1's*** 12 years of brownfield experience. ***3-2-1's*** far-reaching vision aligns with the 5-Year Comprehensive Economic Development Strategy (CEDS), the 2011 USEDA-funded Regional Investment Strategy, and the 20-Year Transportation Plan adopted by Brooke, Hancock, and Jefferson counties (inclusive of land use and revitalization strategies). A $400,000 USEDA Weirton Area Reuse Plan (WARP), initiated by the ***BDC***, Weirton government officials, and ***Frontier*** further supports the redevelopment strategy for **TA1**. The scope is to plan for orderly redevelopment and repurposing of land (identify road, water, and wastewater infrastructure needs) at ***Frontier Crossings***. Regarding **TA2**, ***3-2-1*** is actively working with the Wellsburg Urban Redevelopment Authority (URA) to develop a marketing strategy for prospects involved in the energy and plastics manufacturing industry. The site, as well as the other two, is in the shale gas rich reserves of the Ohio River Valley, proximate to the Ohio River and WV Route 2 (a major principal arterial highway), and adjacent to a Class I rail line, Norfolk Southern Railroad, for receipt and shipment of product. In **TA3,** the owner, ***Tidewater Logistics***, developed a Master Plan to reuse the ***Former Honey Creek*** site as a multimodal transfer and processing facility to support Midstream Shale Gas Operations in eastern Ohio, northern West Virginia, and western Pennsylvania. Steubenville has agreed to finance water upgrades to support the plan and site

marketability. **TA4** ***Former Smith Truck Service***, combined with an adjacent 11-acres, is part of a $5 million investment by FeX Group, to expand its existing metals reclamation and processing operations in Mingo Jct. to provide additional support services to ***JSW Steel*** next to the site.
Mingo Jct., Steubenville, and Weirton are MS4 communities. All redevelopment plans must consider using environmental management techniques such as Low Impact Development and efficient Storm Water Retention to prevent untreated stormwater from washing contaminants on site into the Ohio River watershed.

ii. **Outcomes and Benefits of Redevelopment Strategy:** The ***3-2-1*** strategy is to breathe new life into **QOZ** designated brownfield properties and neighborhoods. **QOZ** investors can defer and reduce taxes on current capital gains and potentially eliminate taxes on future gains on investments in target areas **TA1**, **TA3**, and **TA4**. In addition to investor tax benefits and improved local government tax base, other tangible outcomes and benefits are: (1) improved quality of life, (2) clean water supply ***(Ohio River)***, (3) improved infrastructure, (4) affordable transportation and housing options, (5) healthy recreational resources for residents and visitors, and (6) revitalized centers of employment. **Using methodologies found in *Stabilization of US Manufacture Sector and Its Impact on Industrial Space* funded by the NAIOP Research Foundation (June 2013), *3-2-1* estimates 1,000-acres of assessed brownfield land could create as many as 3,750 General Manufacturing jobs in the MSA over the next 5-10 years with an average annual wage of $41,875 (Bureau of Labor Statistics) generating $157,031,250 in new payroll.** However, ***3-2-1*** cannot secure the projected investment unless our brownfields are assessed and planned with this EPA grant. This "front end" money is critical for development. Our coalition partners, at a USEDA sponsored Regional Economic Diversification Summit, also referred to as REDS, are queuing up "back end" funding with the EDA, FHWA, WV Department of Commerce, and private investors. This assessment grant is necessary to stimulate economic development on these sites. The grant provides us the resources to enter the sites into our voluntary remediation programs, assess, plan, remediate, and secure "certificates of completion" or "no further actions" from our WVDEP and OEPA, which are necessary to develop our brownfields.

The BDC is currently working with an Ohio-based developer, specifically for turning brownfield sites into renewable energy generators. Specifically, we are working on two projects: a solar project and a co-generation facility. Both projects involve a combined heat and power plant (the CHP Project) to sell energy and steam to industrial hosts on the property that will provide low cost and high-quality energy to consumers in the BH region.

c. **Strategy for Leveraging Resources**

i. **Resources Needed for Site Reuse:** Through three USEPA Assessment Grants, ***BH*** 2008 Community, ***BDC*** 2016 Coalition, and ***BH*** 2017 Coalition grants, ***3-2-1*** has stimulated over $50 million in private and public funds to assess, cleanup, and revitalize the current state of several sites in the ***MSA***. For instance, USEPA assessment funds helped ***BDC*** secure USEDA technical assistance for a Weirton Area Regional Economic Development Summit (REDS) held October 2018, a Weirton Area Reuse Plan (WARP) with $300,000 from the EDA and $100,000 from the City of Weirton, a $2.6 million USEDA grant for capital improvements at the Beech Bottom Industrial Park in Beech Bottom, and $1.2 million for a business access road in Weirton's Three Springs Business Park. With a US EPA funded Phase II ESA, ***JCPA*** was able to acquire $225,000 in Ohio Development Service Agency funds to cleanup the former Staffilino Auto Dealership (Ohio Motor Group) petroleum site in Steubenville, OH. Other eligible funding resources available to ***3-2-1*** include MARAD Maritime Administration, Build America Bureau INFRA Grant Program, Appalachian Regional Commission, Ohio and West Virginia DOTs, Appalachian Partnership for Economic Growth, Ohio EPA, West Virginia Department of Commerce, WV Department of Environmental Protection, and City of Weirton Brownfields Revolving Loan Fund.

ii. **Use of Existing Infrastructure:** This grant allows us to apply sustainable principles to land use and growth management in our region. We can redirect growth from scattered fringe areas to our urban cores, where people, services, and infrastructure exist. By repurposing our abandoned factories, we provide opportunities for urban renewal and to build livable communities: efficient, compact, vibrant urban neighborhoods integrated with public transit systems (Weirton Transit & Steel Valley Transit), which offer a mix of uses as well as affordable housing. Our brownfield sites are in urban areas, tap into existing infrastructure, limit the need to build new roads, gridlines, and amenities, thus reducing land consumption. Plans are already in place to expand existing wastewater treatment plants, jumpstart abandoned river terminals, improve existing and underutilized roads, and breathe life into idled water, sewer, gas, and power transmission lines.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. **The Community's Need for Funding:** The decline in the MSA population and employment, coupled with a 50% cut in local economic development funding (https://www.wvnews.com/statejournal/opinion/west-virginia-economic-development-council-outlook/article_fb12c4ce-afdf-565e-85f6-2c83e94a59ea.html) and decreased tax revenues, have left local governments struggling to maintain current infrastructure, making it all but impossible to find and dedicate local resources to the development of brownfield sites. Industrial and commercial buildings abandoned and in disrepair for decades dominate our ***3-2-1*** communities. For example, at its peak in the 1970s, Wheeling-Pittsburgh Steel in Mingo Jct. accounted for two-thirds of the Village's tax revenue, 60% of the water revenue, and 70% of the garbage fees. (NY Times, July 28, 1985). Like a thief in the night, the tax base and its proceeds were swiftly gone in 2009 when the mill ceased operations. This is but a snapshot of the collapsed economic conditions in the target areas, impacted by the decline of the steel industry. Our communities struggle to repay debt or borrow to meet budget deficits with declining tax revenues.

ii. **Threats to Sensitive Populations**

(1) **Health or Welfare of Sensitive Populations:** Defined by HUD as low- to moderate-income communities, these environmental justice target areas (in Steubenville, Weirton, and Wellsburg) contain the greatest concentration of sensitive populations living in the metropolitan area. The population includes high concentrations of children less than 9 years of age living in poverty, childbearing women aged 15 to 44, citizens over 65 years of age, and households with no vehicle available. The 2010 Census lists over one-third of the population in target areas as minority. More than three-eighths of the residents live in a household with an income below poverty. The unemployment rate is 30 percent higher than the national average. After more than a century of prosperity, the target areas, built up adjacent to manufacturing sites and railroad lines that established the American Industrial Revolution, represented thriving Central Business Districts and population centers in Steubenville, Weirton, and Wellsburg. ***3-2-1*** **proposes to prioritize brownfield sites that disproportionately and adversely impact low income and minority populations and assure these population groups receive a proportionate share of economic benefits from federal and state environmental assessment and mitigation investments.**

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The target areas, once densely populated urban neighborhoods, built over 200-years ago along the Ohio River valley, are situated near existing and 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 and lead. Older transportation service facilities pose risks from petroleum products. Industrial and energy production sites, that remain active, release airborne pollutants such as fine particulate matter ($PM_{2.5}$), volatile organic compounds (VOC), hydrocarbons (HC),

nitrogen oxides (NO_X), and ozone (O_3). Temperature inversions trap these pollutants in the region's Ohio River valley along the western edge of the Appalachian range. The USEPA lists all of Brooke, Hancock, and Jefferson counties as a Maintenance Area for the 1997 and 2006 $PM_{2.5}$ standards and parts of Brooke and Jefferson counties as non-attainment for 2010 Sulfur Dioxide Standards. Sources include coke and steel-making facilities, metal fabrication, and coal-fired power generating plants located in the ***MSA***. These facilities along with westerly winds contribute to an air quality problem that can lead to lung and cardio-vascular disease and cancer. Contaminants found in brownfield sites circulate with fine particulate matter in the air, eventually mix with storm water, penetrate groundwater, and finally enter the Ohio River watershed.

Exposure to toxic substances historically used in the region's mining, production, and manufacturing operations have been directly linked to increased occurrences of asthma, respiratory irritations, lung disorders, and cancers. Cited occurrences include: 1) *2017 County Cancer Profiles, OH Department of Health* reports cancer incidence rate Jefferson County 464.1, Ohio 459.8 and U.S. 442.7 per 100,000. 2) cancer mortality rate Jefferson County 188.8, Ohio 81.1 and U.S. 166.1 per 100,000. 3) *Ohio Department of Health* 2013 reports Jefferson County children with elevated lead blood levels were the state's third highest at 4.38%. 4) A *2010 OHEPA All OH Air Toxics Report* showed Jefferson County has the highest cancer and noncancerous risk estimates for volatile organic compounds.

The *2011 WV Cancer Registry* indicates that all cancer incidence rates in Hancock County are statistically higher than all of West Virginia. A *2014 WV Behavioral Health* report demonstrates that Brooke and Hancock counties exceed state and national cancer mortality rates for breast, colon, lung & bronchus, and prostate. A *Weirton Medical Center Community Health Needs Assessment in 2016* concluded that nationally, the MSA compared unfavorably for air pollution. In 2009, *Business Insider* listed Brooke County as having the fourth most toxic air pollution in the country. County residents breathe cancerous toxins from fumes of metal, cadmium, nickel, and chromium, known to cause lung cancer.

(3) Economically Impoverished/Disproportionately Impacted Populations: Economic conditions are bleak. High poverty in the target areas, median household incomes substantially less than the national and state average in target areas, and populations less than 5,000 in one of the three target areas and less than 20,000 in the other two targeted areas all point to the fact that local municipalities are unable to draw on other sources of funding. The target areas once represented thriving business districts and population centers built adjacent to prosperous manufacturing sites in Steubenville, Weirton, and Wellsburg. Today, shuttered gas stations, empty commercial buildings, and dilapidated houses line the streets of a once bustling industrial and commercial economy. These deteriorated structures attract trespassers, illicit activity, and vandalism. The economic downturn has resulted in job losses in most sectors, and the population continues to decline. **The goal is to fill these brownfield cavities with job opportunities and a better quality of life. The *3-2-1* plan is to enter sites into Ohio's VAP and West Virginia's VRP, to reduce environmental threats, implement institutional and engineering controls to ensure properties remain in productive and protective use for residents.**

b. Community Engagement

i. Community Involvement: In 2003, ***3-2-1 Coalition*** partner BH, with Northern WV Brownfields Assistance Center (NBAC) assistance, founded the BHJ Brownfields Task Force (BTF) to involve community leaders, citizens, businesses, and federal/state stakeholders. Over the years, the NBAC provided technical expertise, information, and training tools designed to capture economic, environmental, and social benefits of remediation and adaptive reuse of brownfields. Through its eventual involvement with USEPA assessment grants, the BTF has been a proven and successful approach. The BTF holds public meetings quarterly and maintains an open dialogue

with communities and stakeholders. Through the BTF, targeted communities, past and present, have provided input for brownfield redevelopment. ***3-2-1*** continues to convene and engage the BTF. ***3-2-1*** chairs the BTF and meets bi-monthly to develop an agenda, prioritize site selection criteria, and meet with the contracted environmental consultant to review progress. The BTF received the 2015 WV Brownfield Award in Environmental Impact in recognition of the Task Force's dedication to brownfields redevelopment in WV. The BTF partners include community organizations (i.e. neighborhood groups, citizen groups, chambers of commerce, park boards, etc.). West Virginia partners include Wellsburg Urban Renewal Authority (URA), WV Development Office, Department of Environmental Protection (WVDEP), and Department of Transportation (WVDOT). Ohio partners include Jefferson County Land Bank (JCLB), Appalachian Partnership for Economic Growth (APEG), Development Services Agency (ODSA), Environmental Protection Agency (OEPA), and Department of Transportation (ODOT).

Partner Name	**Contact (name, phone & email)**	**Specific Role in Project**
URA	Sue Simonetti (304)737-2104 mayorsimonetti@comcast.net	Leverage Funds for Site Revitalization & Prioritization
Weirton City	Mark Miller (304) 797-8500 mmiller@cityofweirton.com	Revolving Loan Fund, Site Revitalization & Prioritization
WVDEP	Casey E. Korbini (304) 238-1220 Casey.E.Korbini@wv.gov	Loans & Technical Assistance, Certify Petroleum Sites
Weirton Chamber	Brenda Mull (304) 748-7212 brenda@weirtonchamber.com	Business Contacts & Speakers Bureau
Rotary Club of Steubenville	Keith Murdock (740) 282-1261 steubenvillerotary@yahoo.com	Community Organization & Speakers Bureau
APEG	Ed Looman (740) 381-4119 elooman@apeg.com	Business Retention & Expansion
OEPA	Katie Courtright (614) 644-2938 katie.courtright@epa.ohio.gov	Loans & Technical Assistance, Certify Petroleum Sites
JCLB	Ray Agresta (740) 283-8572 ragresta@jeffersoncountyoh.com	Site Revitalization & Prioritization
Old Fort Steuben Project	Judy Bratten (740) 283-1787 judy@oldfortsteuben.com	Community Meeting Space
Brooke Health Dep't	Mike Bolen (304) 737-3665 Michael.S.Bolen@wv.gov	Public outreach to ensure protection of public health and welfare
Hancock Health Dep't	Jackie Huff (304) 564-3343 Jackie.I.Huff@wv.gov	Public outreach to ensure protection of public health and welfare
Hancock Senior Center	Beth Wolanski (304) 387-3251 bwolanski@hancocksrsvs.org	Provide meeting space and public information meeting opportunities
Frontier Group of Companies	David Franjoine (716) 447-7587 dpfranjoine@fic-services.com	Represents private property owners, developers, and interests.

ii. **Incorporating Community Input:** ***3-2-1*** publicly promotes achievements through traditional (newspaper, television, and radio) and social media (e-newsletters, Facebook, Instagram, Twitter, etc.). In every instance, ***3-2-1*** accepts comment from citizens and stakeholders and provides timely answers. ***BTF*** meetings and public media is appropriate and effective since the community receives their news from traditional and social media sources. The ***BTF*** and community meetings, include: (1) introductory workshop 90 days after "Notice to Proceed" to identify and prioritize

sites, (2) quarterly, in-person community sessions to solicit input, (3) update after the consultant completes 50% of the Phase Is, (4) second update session after completing 30% of the Phase IIs, and (5) meetings to discuss site redevelopment and reuse. ***BTF*** meetings provide public input opportunities and discussion regarding site identification, health and environmental concerns, and end-use redevelopment decisions.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

The focus is to maximize the number of Phase I and II Environmental Site Assessments (ESAs) and Remedial Action Plans (RAPs) for potential site redevelopment. Within three months of finalizing the cooperative agreement, ***3-2-1*** will procure a Qualified Environmental Professional (QEP) to perform the technical tasks. ***3-2-1*** and the QEP will develop a site inventory and start performing Phase I and II ESAs and RAPs on **4 of 16 sites within 6-months**. Based on site prioritizations and demand, the QEP will initiate and complete the ESAs and RAPs, for the remaining **12 sites, as directed by *3-2-1* over the following 18-24 months**.

Task 1: Site Inventory and Prioritization: $10,000. ***3-2-1*** and their stakeholders, with QEP assistance, will establish site priorities based on our revitalization and land use plans. First, ***3-2-1*** establishes site eligibility. Then, if the site is eligible, ***3-2-1*** will use the following site selection and prioritization criteria: (1) potential to address and eliminate public health, safety, and environmental issues; (2) eligibility with the West Virginia Voluntary Remediation Program (VRP) and Ohio Voluntary Action Program (VAP); (3) benefit to low- and moderate-income areas; (4) condition of existing infrastructure available for reuse; and (5) potential redevelopment and job creation opportunity. **TASK/ACTIVITY LEAD: BDC.**

Task 2: Phase I & Phase II Environmental Site Assessments: $475,000. The QEP will perform this task. ***3-2-1*** plans to assess 16 sites (minimum of 3 sites in each county): 10 hazardous substance and 6 petroleum Phase I ESA. An estimate of 7 hazardous substance and 4 petroleum Phase II ESA. Prior to Phase II ESA work, the QEP will develop a quality assurance/quality control project plan (QAPP) for USEPA approval. Phase II ESA work will include a site-specific sampling and analysis plan (SAP) for USEPA approval, and a site-specific health and safety plan (HASP) prior to field work. A VAP and VRP Certified Professional will oversee all assessment work. The QEP will perform all Phase I ESA work in accordance with USEPA All Appropriate Inquiry standards (ASTM E1527-13), and in some instances, to meet the requirements of the VAP and VRP. Meeting VAP and VRP standards qualifies these sites for added State and USEPA cleanup funds. The QEP will complete hazardous substance site Phase II work according to ASTM 1903-11 and VAP and VRP guidance. Petroleum sites will follow OH's Bureau of Underground Storage Tank Regulations (BUSTR) and WVDEP's Underground Storage Tank (UST) Regulations, as required. **TASK/ACTIVITY LEAD: QEP.**

Task 3: Remedial and End Use Planning: $60,000. After Phase II ESA completion, an estimated five hazardous substance sites and three petroleum sites will need remedial action planning. For each site, the QEP will prepare a remedial action plan (RAP) that includes alternatives and costs for site cleanup. Work includes assisting potential property owners or developers to integrate remedial alternatives with property redevelopment. ***3-2-1*** will use these RAPs to pursue cleanup funds from the USEPA, WVDEP, City of Weirton RLF, and the Jobs OH Revitalization Funds (up to $1,000,000). ***3-2-1*** pursues development funds from USEDA, ARC, state programs, and private investors. **TASK/ACTIVITY LEAD: QEP.**

Task 4: Community Outreach: $15,000. Since 2003, ***3-2-1*** has engaged government officials, neighborhood associations, business and property owners, developers, and other parties through the BTF. ***3-2-1*** will continue this program through quarterly meetings and special events. ***3-2-***1

will lead these meetings with support from the QEP. This task includes maintaining a GIS web-based site inventory system. Other costs include facility rental and supplies for BTF meetings and special events. **TASK/ACTIVITY LEAD: BH.**

Task 5: Program Management: $28,000. Program oversight will include: 1) procuring a QEP; 2) quarterly reporting through ACRES; 3) planning and leading ***3-2-1*** and public involvement meetings; 4) preparing site eligibility forms; and 4) performing project closeout activities. This proposal requests funds for travel expenses for two ***3-2-1*** staff to two national (2019 and 2021) and three regional (2019, 2020 and 2021) brownfield conferences. ***3-2-1*** members will provide approximately 720 hours per year (2,160 hours over the grant period) of in-kind staff time (valued at $50/hour totaling $108,000) for program management tasks, including BTF meetings, public outreach, Property Approval Questionnaire (PAQ) and Property-Specific Site Determination Information (PDI) if circumstances arise, ACRES & Quarterly/Closeout reporting requirements. **TASK/ACTIVITY LEAD: BH.**

Task 6: Administration: $12,000 Accounts for direct administrative costs incurred during the grant period. Tasks include: preparation of budget, scope of work, and program plan revisions, maintain and operate financial management systems, handling of payment requests, quarterly and closeout financial reporting. **TASK/ACTIVITY LEAD: BDC.**

b. Cost Estimates and Outputs

Task 1, Site Inventory and Prioritization - $10,000

Contractual Costs: $10,000

Outputs: 36 conference calls, 12 meetings, and a GIS web-based inventory system

Task 2, Phase I & Phase II Environmental Site Assessments - $475,000

Contractual Costs: $475,000

- Quality Assurance Project Plan at a cost of $5,000
- 10 hazardous site Phase I ESAs at average cost of $5,000 =$50,000
- 6 petroleum site Phase I ESAs at average cost of $3,300 = $20,000
- 7 hazardous site Phase II ESAs at average cost of $40,000 =$280,000
- 4 petroleum site Phase II ESAs at average cost of $30,000 = $120,000

Outputs: 1 QAPP, 16 Phase I ESA's and 11 Phase II ESA's

Task 3, Remedial and End Use Planning - $60,000

Contractual Costs: 8 RAPs at an average cost of $7,500 = $60,000

Outputs: 8 RAPs

Task 4, Community Outreach - $15,000

Supplies: Facility rental ($1,500) + food/supplies ($1,000) = $2,500

Contractual Costs: Qualified Environmental Professional, $11,000

Other Costs: GIS-Based Web Site Management, $1,500

Outputs: 12 meetings, 3 public events

Task 5, Program Management - $28,000

Travel Costs: $12,000

- Two staff to two National BF Conferences, 4 x $1,500 = $6,000
- Two staff to three Regional BF Conferences, 6 x $1,000 = $6,000

Contractual Costs: Qualified Environmental Professional, $1,000

Other Costs: Oversight Management, $15,000

Outputs: QEP procurement, 16 site eligibility forms, 12 quarterly reports, project closeout and final performance/financial reports

Task 6, Administrative Costs - $12,000

Direct Costs: $600,000 (Total Requested) x 2.0% = $12,000

Outputs: Administration of Project Budget

	Budget Categories	Task 1 Site Inventory & Prioritization	Task 2 Site Assessments	Task 3 Remedial & End-Use Planning	Task 4 Community Outreach	Task 5 Program Management	Task 6 Administrative Costs	Total
Direct Cots	Travel - H	--	--	--	--	$6,000	--	**$6,000**
	Travel - P	--	--	--	--	$6,000	--	**$6,000**
	Supplies - H	--	--	--	$1,250	--	--	**$1,250**
	Supplies - P	--	--	--	$1,250	--	--	**$1,250**
	Contractual - H	$6,000	$335,000	$30,000	$6,500	$500	--	**$378,000**
	Contractual - P	$4,000	$140,000	$30,000	$4,500	$500	--	**$179,000**
	Other – H				$1,000	$10,000	$8,000	**$19,000**
	Other - P				$500	$5,000	$4,000	**$9,500**
Total Direct Costs - H							--	**$404,250**
Total Direct Costs - P							--	**$195,750**
Total Budget		**$10,000**	**$475,000**	**$60,000**	**$15,000**	**$28,000**	**$12,000**	**$600,000**

H = Hazardous Sites P = Petroleum Sites

c. Measuring Environmental Results: The ***3-2-1*** strategy for tracking and measuring progress has the following elements: 1) Evaluate achievements against milestones established within the grant application and work plan. 2) Evaluate whether the grant and projects have redeveloped priority sites and improved local brownfields management fundamentals such as management, acquisition, and the leveraging of outside dollars; and 3) Document project outcomes and outputs quarterly via the EPA ACRES system and at quarterly public meetings. In narrative form, ***3-2-1*** will document project progress and share with the Community Outreach outlets.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure: ***3-2-1*** has a strong grant management team, in place for over 5 years, to accomplish this proposal. The lead agencies, ***BDC*** (Brooke & Hancock counties, WV) and ***JCPA*** (Jefferson County, OH) are the economic development experts. These agencies develop the site inventories and secure site access for the environmental contractor. They are responsible for site development planning and secure additional private and public investments for cleanup, if necessary, and job creation. Key contacts are Executive Directors Patrick Ford (***BDC***) and Evan Scurti (***JCPA***). Mr. Ford has been involved in nearly 1,000 acres of brownfields redevelopment, the attraction of over $75 million in investment, and creation of approximately 1,400 jobs. Mr. Scurti has a 15-year history of successful economic development, the last six years with the ***JCPA***. He works closely with APEG, a JobsOhio Network partner for southern and eastern Ohio. ***BH*** Executive Director Michael Paprocki will serve as project administrator. With over 26 years of experience in local and regional government project management, Mr. Paprocki has been involved in transportation management projects and has created land use and demographic forecast modeling techniques for travel demand modeling projects used for Air Quality Conformity demonstrations and Environmental Justice assessments. The executive directors of ***3-2-1*** will

jointly chair the coalition. They will establish eligibility through the US EPA PAQ process and PDI (if specific circumstances arise). They will track benefits through the following indicators: construction jobs, permanent jobs, payroll, investment, and health indicators.

ii. Acquiring Additional Resources: *Contractor Procurement:* ***3-2-1*** uses a simplified two-step selection process. Interested contractors submit a ten-page Letter of Interest (LOI) detailing three key components: the Team Approach, Experience, and Project Approach. The LOI identifies the contractors and subcontractor qualifications to perform the necessary assessment task per USEPA regulations listed by Project Manager and key staff. It also describes staff capacity to perform work in a timely manner relative to workload and experience on similar projects. ***3-2-1*** members will individually score each LOI proposal based on five categories: Project Manager, Strength and Experience, Availability of Personnel, Past Performance, and Project Approach. ***3-2-1*** will then hold a controlled informal interview with the three highest scored applicants. ***3-2***-1 will then invite the contractor with highest score to negotiate a service contract.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

BF#96345801 - FY16 Brownfields Assessment Coalition Grant, BDC of the Northern Panhandle; $395,000 for hazardous substances and $205,000 for petroleum

BF#96346001 - FY16 Brownfields Cleanup Grant, BDC of the Northern Panhandle; $52,500

BF#96345901 - FY16 Brownfields Cleanup Grant, BDC of the Northern Panhandle; $106,000

(1) Accomplishments

BF#96345801-12 Phase I ($65,535) and 11 Phase II Reports ($332,465) completed or underway at a total expense of $398,000. Six properties (23 acres) are ready for reuse; leveraging 196 redevelopment jobs and $21,258,000 in funding. Work Plan Outputs and Outcomes achieved: 11 Phase II assessments of high priority sites complete or underway; 2 hazardous sites and 1 petroleum site entered in the State Voluntary Program; 3 Hazardous Sites assessed entered the VRP have received a Certificate of Completion; cleanup work on the OH VAP Petroleum Site started in January 2019 with an estimated April 2019 No Further Action.

BF#96346001-Jimmey Carey Stadium: Cleanup complete. Preparing Final Report.

BF#96345901-Williams Lodge: Cleanup complete. Preparing Final Report.

(2) Compliance with Grant Requirements

In **2012**, the USEPA awarded the BDC a **$200,000 cleanup grant** for the TS&T site. The BDC completed all work, fully expended all grant dollars, and closed out the grant. The BDC received a **Certificate of Completion** from the WVDEP for this site. The BDC was the recipient, and closed out, **three Targeted Brownfields Assessment (TBA) grants** for three specific properties in **2014**. The TBAs included $225,000 for the former Wheeling Corrugating Plant property located in Beech Bottom; $70,000 for the former Brooke Glass site in Wellsburg; and $90,000 for the Jimmy Carey Stadium located in Weirton. In **2015**, the USEPA awarded the BDC **three cleanup grants** for the Wheeling Corrugating Plant Brooke Glass, and TS&T Riverbank. The grant period for these two grants was October 1, 2015 to November 30, 2018. Wheeling Corrugating and TS&T Riverbank are closed out and the grant funds fully expended. The BDC received a **Certificate of Completion** from the WVDEP for both sites. Brooke Glass was extended to accommodate State Historic Preservation Office review prior to remediation. Grant remains open. In **2016**, the USEPA awarded the BDC **two cleanup grants** for the former Jimmy Carey Stadium and Williams Lodge. All dollars are expended, sites are remediated, and final reports are being prepared for closeout. In **2016**, the BDC also received a **Brownfields Assessment Grant**. The BDC has expended over 70% of the Assessment Cooperative Agreement by January 1, 2019. ACRES accurately reflects all outputs and outcomes; quarterly reports filed in a timely manner.

Business Development Corporation
of the Northern Panhandle

Phone: (304) 748 5041
Fax: (304) 914-4687
324A Penco Road
Weirton, WV 26062

STATEMENT OF "LEAD ENTITY" APPLICANT ELIGIBILITY
(SECTION III.B.1)

Coalitions applying for assessment grants must document how the applicant is an eligible.

Business Development Corporation of the Northern Panhandle (Lead Entity, Coalition Member)
The Business Development Corporation of the Northern Panhandle (BDC) is a nonprofit organization described in section 501(c)(3) of the Internal Revenue Code. By resolution, Brooke and Hancock counties created the BDC to be the lead economic development entity for their respective counties.

Jefferson County Port Authority (Coalition Member)
The Jefferson County Port Authority (JCPA) was organized in 2012 as a body corporate and politic according to provisions in the Ohio Revised Code (ORC), section 4582. As described in ORC 4582.02, Port Authorities in the State of Ohio are created through the actions of one or more political subdivisions. 4582.01-4582.20 describes the broad powers of Ohio port authorities, including their focus on economic development through powers to own and sell land, form partnerships with local governments, and serve as a financing vehicle during development projects. The Board of County Commissioners of Jefferson County and Steubenville City Council collaborated to form the new port authority and appoint members to the Board of Directors.

Brooke Hancock Regional Planning and Development Council (Coalition Member)
The Brooke-Hancock-Jefferson Metropolitan Planning Commission, established by agreement between Jefferson County and the City of Steubenville in Ohio and Brooke County and Hancock County and the cities of Weirton and Wellsburg in West Virginia, meets the criteria for metropolitan planning as set forth in Chapter 8, Article 26 of the West Virginia Code. This interstate regional planning commission should enhance cooperative governmental planning in developing the economic, social, and physical objectives of the bi-state region. The **Brooke-Hancock Regional Planning and Development Council** was created from the 1971 West Virginia Regional Planning & Development Act. The Act mandated that West Virginia be divided into 11 regions to serve as "development districts" more effectively utilize the State's resources and to maximize the opportunities for local communities and public service agencies to secure Federal assistance for economic development, water and sewer systems and other public projects.

Automated Standard Application for Payments
ACCOUNT BALANCE INQUIRY

ALC/Region : 68128933/
Account ID : BF96345801
Recipient ID : 5433959
Account Status : OPEN

Short Name : LVFMC
Requestor ID : 5433959
As Of Date : 12/31/2018

Recipient ID	Short Name	Account ID		Cumulative Authorizations	Cumulative Draws/RP/BE	Current Avail Balance
5433959	BDC	BF96345801		$600,000.00	-$440,316.46	$159,683.54
			Totals:	$600,000.00	-$440,316.46	$159,683.54

BUSINESS DEVELOPMENT CORPORATION - BROWNSFIELD COALITION
Transaction Detail By Account
All Transactions

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
401 · EPA DRAWDOWNS									
Invoice	06/22/2017	1	HAZARDOUS	HAZARDOU...	PROGR...		11000 · Accou...	20,744.19	20,744.19
Invoice	06/22/2017	2	PETROLEUM	PETROLEU	PROGR		11000 · Accou...	4,473.19	25,217.38
Deposit	08/03/2017		HAZARDOUS	04/23/17-6/30...	PROGR...		110 · FIRST C...	21,261.58	46,478.96
Deposit	08/03/2017		PETROLEUM	04/23/17-6/30...	PROGR...		110 · FIRST C...	982.09	47,461.05
Deposit	09/07/2017		HAZARDOUS	SEPT DRAW	PROGR...		110 · FIRST C...	27,566.74	75,027.79
Deposit	09/07/2017		PETROLEUM	SEPT DRAW	PROGR...		110 · FIRST C...	215.17	75,242.96
Deposit	10/13/2017		HAZARDOUS	OCT DRAW	PROGR...		110 · FIRST C...	12,431.46	87,674.42
Deposit	10/13/2017		PETROLEUM	OCT DRAW	PROGR...		110 · FIRST C...	1,214.88	88,889.30
Deposit	11/27/2017		HAZARDOUS	05/15/17 DR...	PROGR...		110 · FIRST C...	12,474.24	101,363.54
Deposit	11/27/2017		PETROLEUM	05/15/17 DR...	PROGR...		110 · FIRST C...	2,899.40	104,262.94
Invoice	01/02/2018	3	HAZARDOUS		PROGR...		11000 · Accou...	65,824.07	170,087.01
Invoice	02/12/2018	4	HAZARDOUS		PROGR...		11000 · Accou...	24,637.94	194,724.95
Invoice	03/14/2018	5	HAZARDOUS		PROGR...		11000 · Accou...	14,769.55	209,494.50
Deposit	04/20/2018		HAZARDOUS	draw thru 04/...	PROGR...		110 · FIRST C...	34,176.33	243,670.83
Deposit	04/20/2018		PETROLEUM	draw thru 04/...	PROGR...		110 · FIRST C...	208.00	243,878.83
Deposit	05/15/2018		HAZARDOUS	thru 5/11/18	PROGR...		110 · FIRST C...	63,995.78	307,874.61
Deposit	05/15/2018		PETROLEUM	thru 5/11/18	PROGR...		110 · FIRST C...	1,893.93	309,768.54
Deposit	06/14/2018		HAZARDOUS	2018-17 draw	PROGR...		110 · FIRST C...	15,283.97	325,052.51
Deposit	06/14/2018		PETROLEUM	2018-17 draw	PROGR...		110 · FIRST C...	4,307.50	329,360.01
Deposit	07/23/2018		HAZARDOUS	DRAWDOW...	PROGR...		110 · FIRST C...	23,466.03	352,826.04
Deposit	07/23/2018		PETROLEUM	DRAWDOW...	PROGR...		110 · FIRST C...	5,141.75	357,967.79
Deposit	10/17/2018		HAZARDOUS	hazardous dr...	PROGR...		110 · FIRST C...	37,161.74	395,129.53
Deposit	10/24/2018		HAZARDOUS	DRAW THRU...	PROGR...		110 · FIRST C...	3,237.51	398,367.04
Deposit	10/24/2018		PETROLEUM	DRAW THRU...	PROGR...		110 · FIRST C...	1,062.07	399,429.11
Deposit	12/17/2018		HAZARDOUS	DRAW THRU...	PROGR...		110 · FIRST C...	4,375.56	403,804.67
Deposit	12/17/2018		PETROLEUM	DRAW THRU...	PROGR...		110 · FIRST C...	36,511.79	440,316.46
Deposit	01/11/2019		HAZARDOUS	DRAW 2019-1	PROGR...		110 · FIRST C...	223.81	440,540.27
Deposit	01/11/2019		PETROLEUM	DRAW 2019-1	PROGR...		110 · FIRST C...	115.26	440,655.53
Total 401 · EPA DRAWDOWNS								440,655.53	440,655.53
TOTAL								**440,655.53**	**440,655.53**

Business Development Corporation
of the Northern Panhandle

Phone: (304) 748 5041
Fax: (304) 914-4687
324A Penco Road
Weirton, WV 26062

DESCRIPTION OF COMMUNITY INVOLVEMENT (SECTION III.B.2)

Over the last 5 years, the BDC and Jefferson County Port Authority (JCPA) have relied on the Brooke-Hancock Regional Planning and Development Council (BH) to involve the community. It has been a successful approach and we will continue with this strategy. Through its past involvement with the USEPA Assessment Grant Programs, BH formed a Brownfields Task Force (BTF). Through the BTF, BH created a host of programs, committees, and public involvement activities for community support and communication. For this application, the BTF will be chaired by the executive directors of the coalition members and will meet quarterly. The 3-2-1 will apply a two-step approach.

Step 1. West Virginia Collaborative Redevelopment (WVRC) Model

The WVRC model, a program of the Northern WV Brownfields Assistance Center (NBAC), provides services and expertise for WV communities to capture the maximum economic, environmental, and social benefits from the remediation and adaptive reuse of brownfields. The first WVRC model project administered by BH was the TS&T Site in Chester. The WVRC has worked with several other EPA-funded projects in coordination with the BTF, including Brooke Glass in Wellsburg, Wheeling Corrugating in Beech Bottom, and Jimmy Carey Stadium in Weirton. The WVRC will provide information and training tools.

Step 2. Brownfields Task Force (BTF)

The BTF, chaired by the executive directors of the coalition members, will meet quarterly. Members include stakeholders and/or residents of targeted communities such as city managers, elected officials, and/or private business interests. West Virginia members include the BDC, WV Development Office, WV Department of Environmental Protection, WV Department of Transportation, and WV Brownfield Assistance Center. Ohio members include the Jefferson County Port Authority, Appalachian Partnership for Economic Growth, Jefferson Soil & Water Conservation District, Ohio Environmental Protection Agency, and Ohio Department of Transportation. Other members include a qualified environmental professional (Licensed Remediation Specialist), a representative of the real estate community, financial institutions, and workforce investment board. Task Force meetings are open to the public. The BTF received the 2015 WV Brownfield Award in Environmental Impact in recognition of the Task Force's dedication to brownfields redevelopment in West Virginia. The meeting schedule will include: (1) an introductory workshop within 90 days of receiving the grant; (2) after the first quarter, a session to solicit input, identify, and prioritize, (3) an update after the consultant completes 50% of the Phase Is, (4) a second update session after completing 30% of the Phase IIs, and (5) a meeting to discuss site redevelopment and reuse. These meetings will provide opportunities for public input and discussion regarding site identification, health and environmental concerns, and end-use redevelopment decisions. Meeting locations will rotate within specific target communities.

IRS Department of the Treasury
Internal Revenue Service

CINCINNATI OH 45999-0038

In reply refer to: 0248164841
Jan. 06, 2015 LTR 4168C 0
55-0630721 000000 00
00024371
BODC: TE

BUSINESS DEVELOPMENT CORPORATION OF
THE NORTHERN PANHANDLE
3174 PENNSYLVANIA AVE
WEIRTON WV 26062

:6119

Employer Identification Number: 55-0630721
Person to Contact: B. Hall
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Dec. 29, 2014, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in January 1995.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

JEFFERSON COUNTY
PORT AUTHORITY

January 20, 2019

Patrick B. Ford, Executive Director
Business Development Corporation of the Northern Panhandle
324A Penco Road
Weirton, WV 26062

Re: USEPA Assessment Coalition Grant

Dear Mr. Ford:

The Jefferson County Port Authority (JCPA) supports the Business Development Corporation of the Northern Panhandle's (BDC) application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. The JCPA, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

Since the mid 1980's Brooke and Hancock Counties, in West Virginia, and Jefferson County, Ohio, have been negatively impacted by the loss of steel manufacturing. Many businesses have closed that were either directly related to the steel industry or were supported by the industry workforce. The results of these closures are the presence of numerous sites, with various degrees of environmental challenges, which remain vacant or underutilized. Without any environmental assessments or reuse plans for the properties, prospects are reluctant to purchase or lease these sites.

Our board of directors is committed to creating a fertile environment for economic growth and prosperity and will continue to collaborate with our partners to redevelop sites. We will also continue to diligently research and pursue State of Ohio programs, such as our 2018 Ohio Abandoned Gas Station Grant. That project was a great example of how complex sites often require multiple public and private funding vehicles to move sites along the spectrum of productive reuse. Other similar situations still exist in our county, and we will utilize the lessons learned in past years to continue the success of our coalition. We look forward to receiving a positive response to your request of USEPA, to maintain our momentum and trajectory dating back to our region's initial efforts to repurpose brownfields over 10 years ago.

Very truly yours,

Evan Scurti
Executive Director

Business Development Corporation
of the Northern Panhandle

Phone: (304) 748 5041
Fax: (304) 914-4687
324A Penco Road
Weirton, WV 26062

January 20, 2019

Patrick B. Ford, Executive Director
Business Development Corporation of the Northern Panhandle
324A Penco Road
Weirton, WV 26062

Re: USEPA Assessment Coalition Grant

The Board of Directors of the Business Development Corporation of the Northern Panhandle's (BDC) supports the BDC's application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. The BDC, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

Since the mid 1980's Brooke and Hancock Counties, in West Virginia, and Jefferson County, Ohio, have been negatively impacted by the loss of steel manufacturing. Many businesses have closed that were either directly related to the steel industry or were supported by the industry workforce. The results of these closures are the presence of numerous sites, with various degrees of environmental challenges, which remain vacant or underutilized. Without any environmental assessments or reuse plans, of the properties, prospects are reluctant to purchase or lease these sites.

Our board of directors is committed to creating a fertile environment for economic growth and prosperity and will continue to collaborate with our partners to develop sites for economic uses. We look forward to receiving a positive response to your request of USEPA, to maintain our momentum and trajectory, since our region's efforts began to repurpose brownfields over 10 years ago.

Very truly yours,

BUSINESS DEVELOPMENT CORPORATION OF THE NORTHERN PANHANDLE

Patrick B. Ford, Executive Director

BHJ-MPC
Brooke Hancock Jefferson
Metropolitan Planning Commission

www.bhjmpc.org
740-282-3685
Fax 740-282-1821

January 20, 2019

Patrick B. Ford, Executive Director
Business Development Corporation of the Northern Panhandle
324A Penco Road
Weirton, WV 26062

Re: USEPA Assessment Coalition Grant

The Brooke Hancock Jefferson Metropolitan Planning Commission (BHJ) supports the Business Development Corporation of the Northern Panhandle's (BDC) application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. The BHJ, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

Since the mid 1980's Brooke and Hancock Counties, in West Virginia, and Jefferson County, Ohio, have been negatively impacted by the loss of steel manufacturing. Many businesses have closed that were either directly related to the steel industry or were supported by the industry workforce. The results of these closures are the presence of numerous sites, with various degrees of environmental challenges, which remain vacant or underutilized. Without any environmental assessments or reuse plans, of the properties, prospects are reluctant to purchase or lease these sites.

Our board of directors is committed to creating a fertile environment for economic growth and prosperity and will continue to collaborate with our partners to develop sites for economic uses. We look forward to receiving a positive response to your request of USEPA, to maintain our momentum and trajectory, since our region's efforts began to repurpose brownfields over 10 years ago.

Very truly yours,

BROOKE HANCOCK JEFFERSON METROPOLITAN PLANNING COMMISSION

Michael Paprocki, Executive Director

124 North Fourth Street • Second Floor • Steubenville, Ohio 43952-4498

SF 424 Attachment

16.b Ohio District 6

SF 424 Attachment

14. Newell (Hancock Co.), WV 26050; New Cumberland (Hancock Co.), WV 26047; Weirton, WV 26062; Wellsburg (Brooke Co.), WV 26070; Beech Bottom, WV 26030; Toronto (Jefferson, Co.), OH 43964; Steubenville (Jefferson Co.), OH 43952 & 43953; and Mingo Junction (Jefferson Co.), OH 43938.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 01/29/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier: WV

8. APPLICANT INFORMATION:

* a. Legal Name: Business Dev Corp

* b. Employer/Taxpayer Identification Number (EIN/TIN): [redacted]

* c. Organizational DUNS: 8798865880000

d. Address:

* Street1: 324 A Penco Rd
Street2:
* City: Weirton
County/Parish: Hancock
* State: WV: West Virginia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 260623813

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Patrick
Middle Name: B
* Last Name: Ford
Suffix:

Title: Executive Director

Organizational Affiliation:
Business Dev Corp

* Telephone Number: 3047485041
Fax Number: 3049144687

* Email: pford007@gmail.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-BDC USEPA Grant SF 424 14. Attachment.

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Grant to assess industrial legacy properties and a backlog of regional sites within 3 counties,2 states and 2 EPA regions, with 1 goal- re purpose brown fields for economic development opportunities.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: WV 1st
* b. Program/Project: WV 1st

Attach an additional list of Program/Project Congressional Districts if needed.

1235-BDC USEPA Grant SF 424 16.b Attachmen | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019
* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ____.

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
* First Name: Patrick
Middle Name: B
* Last Name: Ford
Suffix:

* Title: Executive Director

* Telephone Number: 3047485041
Fax Number: 3049144687

* Email: pford007@gmail.com

* Signature of Authorized Representative: Marvin Six
* Date Signed: 01/29/2019