R03-19-A-024

West Virginia Land Stewardship Corporation

709 Beechurst Avenue, Suite 30 • Morgantown, WV 26505 • www.wvlsc.org • 304.943.7476

Narrative Information Sheet

1. Applicant Identification

West Virginia Land Stewardship Corporation
709 Beechurst Avenue, Suite 30
Morgantown, WV 26505

2. Funding Requested

   a. Assessment Grant Type: Community-wide

   b. Federal Funds Requested: $300,000

   c. Contamination: $250,000 hazardous substances and $50,000 petroleum

3. Location:

Morgantown, Westover, Granville, and Star City, Monongalia County, WV

4. Property Information for Site-Specific Proposals

Not applicable; community wide assessment grant application

5. Contacts

   a. Project Director

Patricia A. Hickman, Executive Director
709 Beechurst Avenue, Suite 30
Morgantown, WV 26505
304.943.7476
admin@wvlsc.org

   b. Chief Executive/Highest Ranking Elected Official

Patricia A. Hickman, Executive Director
709 Beechurst Avenue, Suite 30
Morgantown, WV 26505
304.943.7476
admin@wvlsc.org

6. Population

Morgantown, WV: 30,547 as of 2017[1]
Westover, WV: 4,182 as of 2017[2]
Granville, WV: 2,560 as of 2017[3]
Star City, WV: 1,958 as of 2017[4]
State of West Virginia: 1,815,857[5]

Other Factors Checklist

Other Factors	**Page #**
Community population is 10,000 or less.	
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.	X
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).	X
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	X
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.	

[1] https://www.census.gov/search-results.html?q=morgantown%2C+wv+population&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8
[2] https://www.census.gov/search-results.html?q=westover%2C+wv+population&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8
[3] https://www.census.gov/search-results.html?q=granville%2C+wv+population&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8
[4] https://www.census.gov/search-results.html?q=star+city%2C+wv+population&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8
[5] https://www.census.gov/quickfacts/wv

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 18, 2019

Ms. Patricia Hickman, Executive Director
WV Land Stewardship Corporation
709 Beechurst Avenue, Suite 30
Morgantown, WV 26505

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

Dear Ms. Hickman,

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 Community-Wide Assessment Grant.

The Mon River Sustainable Planning and Assessment for Recreation and Commerce (SPARC) Project is an exciting and promising initiative for the region, and this grant is a vital component of project success. Although Morgantown's waterfront provides significant opportunities for community recreation and commerce expansion, the prior uses of many properties along the Monongahela River have created barriers to future development. By inventorying properties with perceived contamination, assessing those properties with high potential, planning comprehensively for reuse, and identifying possible government resources and private investment sources, the WV Land Stewardship Corporation—in partnership with the region's communities and other nonprofit organizations—will stimulate revitalization and enhancement along the river.

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 along the

Monongahela River 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

A shared industrial history unites four municipalities and a fast-growing county along a five-mile stretch of the Monongahela (Mon) River in north central West Virginia. With its large number of flat lots compared to much of the surrounding land and easy access to vehicle, rail, and barge traffic, the Mon Riverfront presents a prime opportunity for redevelopment that could significantly affect all of Monongalia County and the surrounding region. Despite this potential, the environmental legacy left by the industries that once attracted many residents to the area—including glass factories, coal processing facilities, ordinance manufacturing facilities, cement factories, and railroad-related businesses—now hinders modern riverfront revitalization efforts.

The City of Morgantown was established along the banks of the Mon River in 1785, a few miles south of the Pennsylvania border. Morgantown is the county seat of Monongalia County and home to West Virginia University (WVU), a public, land-grant institution founded in 1867. WVU has grown rapidly over the last 20 years, as have the healthcare and pharmaceutical industries also headquartered in Morgantown. Recent growth in these industries has made Morgantown the fastest growing city in West Virginia and one of only two areas in the state to see population increases over the last 20 years.

Across the River from Morgantown is Westover, a town of around 4,000 people[1]. In the early 1900s, a planing mill and lumber yard, a machine shop, a textile shop, and two glass factories lined the Morgantown and Westover waterfronts. Just north of Westover lies Granville, which has a population of 2,560 and is home to an active coal load-out and a former coal processing facility.[2] North of Granville lies Star City, population 1,958,[3] with its own unique industrial history. Star City was home to 13 active glass factories at the beginning of the last century. Only one active glass factory remains in Star City today. Coal mining has had a large presence in the region historically but is in serious decline across West Virginia. The state's coal production peaked in the late 2000s and then decreased steadily thereafter as the shale gas boom caused natural gas prices to plummet, making coal less attractive. A 2018 study by WVU and the University of Tennessee found that Appalachian coal production fell nearly 45% between 2005 and 2015, more than double the rate of coal's national decline.[4] Coal mining jobs peaked in West Virginia at 130,000 in 1940 and fell nearly 90% by 2017.[5] Less coal production meant fewer barges moving coal on the Mon River, which led the U.S. Army Corps of Engineers to limit access to the

[1] The population of Westover, WV was 4,182 as of the 2017 census. https://www.census.gov/search-results.html?q=westover%2C+wv+population&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8

[2] https://www.census.gov/search-results.html?q=granville%2C+wv+population&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8

[3] https://www.census.gov/search-results.html?q=star+city%2C+wv+population&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8

[4] https://www.knoxnews.com/story/money/business/2018/02/04/study-coal-job-losses-appalachia-impact-study-tennessee-west-virginia/1083544001/

[5] *Id.*

Morgantown Lock and Dam to weekdays only and close entirely the Opekiska and Hildebrand locks upstream of Morgantown.[6]

Redevelopment efforts in Morgantown during the 1990s brought several businesses to a previously unused portion of the waterfront known as the Wharf District, but progress in that area has since stalled, and many vacant lots remain. While implementing an Areawide Brownfields Assessment Grant managed by the City of Morgantown from 2014 to 2018, local stakeholders identified the Mon Riverfront as an asset around which to focus community revitalization efforts. In early 2018, the City of Morgantown received a $4.1 million grant from a private foundation to enhance an existing riverfront park, which the City hopes will increase demand for and access to events at the park's amphitheater and drive traffic to the trails that parallel and connect the park, the River, and the nearby downtown. The City of Granville has benefited from substantial new private development including a new $21-million ball park that is home to both the WVU Mountaineers baseball team and the West Virginia Black Bears minor league team, but none of this development occurred along its waterfront. Despite these successes, brownfields continue to either dominate or interrupt newer development along the waterfront, which remains marred by the remnants of past industrial use.

The West Virginia Land Stewardship Corporation (WVLSC), a statewide 501(c)(3) nonprofit organization, promotes sustainable economic development by facilitating reuse of commercial, industrial, and mining sites. The WVLSC proposes the Mon River Sustainable Planning and Assessment for Recreation and Commerce (SPARC) Project to support brownfields assessment and planning activities along the Mon Riverfront in Monongalia County. The SPARC Project focuses on sites that were not supported by the previous City of Morgantown grant and builds on the efforts of the City of Morgantown Mon River Revitalization Task Force, which is working to create and execute a thoughtful development plan for Morgantown's riverfront.

The WVLSC is requesting a $300,000 US EPA Brownfields Community-Wide Hazardous and Petroleum Assessment Grant ($250,000 HS, $50,000 P) for the Mon River SPARC Project to assess sites in a targeted area that spans approximately 5 miles along the Upper Mon River and includes the riverfronts of Morgantown, Westover, Granville, and Star City.[7] The SPARC Project impacts approximately 40,000 people living in those municipalities, as well as the surrounding metro population of over 136,000.[8] This project will unite these individual cities' multi-year efforts to revitalize their respective riverfronts and attempt to capitalize on the area's character-rich infrastructure while addressing potentially harmful materials. Working in partnership with these four affected municipalities, the WVLSC plans to perform environmental assessments, identify properties with high redevelopment potential, and help communities with reuse planning that will maximize other federal and state resources and private investment.

ii. Description of the Priority Brownfields Site(s)

One priority property is a 2.8-acre former power plant site located at the gateway to the City of Morgantown in the Morgantown Industrial Park. This property sits just above the Mon River and contains four dilapidated 20-story smoke stacks that dominate the landscape. Despite its prime location in the center of an active industrial park, the environmental issues at this site have made demolition of existing infrastructure economically unfeasible and caused it to sit idle for

[6] https://www.timeswv.com/news/local_news/closure-of-locks-limits-use-of-monongahela/article_6e702c13-95de-5c6e-98c9-794223cfc141.html

[7] The affected census tracts are 54061011100, 54061010102, 54061011200, and 54061010400.

[8] https://datausa.io/profile/geo/morgantown-wv-metro-area/

nearly 50 years. An additional 16 acres of the Industrial Park is the site of a former industrial landfill with limited redevelopment potential. This area has been the focus of a study for use as a solar energy facility, but cost barriers have inhibited movement on the project.

Another priority property in Star City is a former 84 Lumber facility, adjacent to the Mon River. The site previously housed a lumber yard and requires evaluation to determine whether reuse would adversely impact human health. Possible contaminants on this site include chromium, arsenic, and petroleum products. The site's proximity to the Mon River Trail and a frequently used park along with kayak and boat access make it a prime candidate for redevelopment. The former Dinsmore Tire property, located along the eastern bank of the Mon River in Morgantown, was assessed under Morgantown's 2014 Brownfields Assessment Grant, and it will be a focus of reuse planning, including a Remedial Action Plan (RAP), to ensure that its future use is in harmony with surrounding properties, the Mon River Trail, and the overall goals of the SPARC Project. By assessing these and other properties and creating an inventory of available developable sites within the target area, the SPARC Project will unite existing neighborhoods and communities by connecting the undeveloped portions of the Mon River Trail and stimulate further economic development by attracting additional complimentary businesses to the area.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Monongalia County is quite hilly, and its communities contain small neighborhoods with meandering streets that do not follow a grid. This landscape severely limits the land available for new development, and these physical limitations, combined with a strong demand for real estate and a lack of county-wide planning, have led to significant sprawl. To grow responsibly while maintaining a high quality of life, reusing existing brownfields is essential. Morgantown and Westover identified the Mon Riverfront in their 2013 Comprehensive Plans as a targeted area for revitalization and redevelopment that fits within a larger strategy of promoting positive infill growth. Star City and Granville are also actively working to improve their respective riverfronts.

To put these plans into action, local stakeholders came together to form the City of Morgantown Mon River Revitalization Task Force, whose members include the WVLSC, the City of Morgantown, West Virginia University, local nonprofits, and other interested organizations and individuals. The Task Force meets regularly with the goal of developing a shared vision and implementing a master plan for riverfront revitalization for the Greater Morgantown Area. The Upper Mon River Association is another local group with a similar goal of uniting stakeholders interested in increasing commercial use of the Mon River. The Mon River Valley Coalition, which formed as part of a River Towns Program initiative, represents a broader effort to bring river communities together across state lines to create and implement a coordinated redevelopment strategy to increase both recreational and commercial use of the Mon River and surrounding areas.

ii. Outcomes and Benefits of Redevelopment Strategy

Specific sites identified for their high potential for both redevelopment and solar energy use are located next to the Mon River in the Morgantown Industrial Park. Remediating these properties will enhance existing infrastructure by making way for a new railroad spur and better barge access to the Industrial Park, which will boost local efforts to increase commercial barge traffic on the River. Removing the unused smokestacks on one parcel and properly addressing environmental concerns will make way for enhanced infrastructure on and around the property, including a new railroad spur and better access for barges on the Mon River; support existing industrial and advanced manufacturing facilities in the Morgantown Industrial Park; and provide a substantial

boost to an ongoing community effort to increase commercial barge traffic on the Mon River. A 16-acre portion of the Industrial Park is the location of a former landfill with limited redevelopment opportunities. A proposed solar energy facility would be a valuable reuse of this section of the property, and environmental assessment is a necessary first step to move forward with that plan. Due to its proximity to river access, the 84 Lumber property is being considered for kayak storage and shell storage for the University crew team. Assessment of the site will ensure it is safe for recreational use.

The SPARC Project focuses heavily on properties adjacent to the 29-mile Mon River Trail, which follows the path of former railroad tracks north to the Pennsylvania state line and south to Fairmont. Multiple brownfields line the waterfront next to the Trail, and these sites attract criminal activity that discourages citizens from fully utilizing the Trail. Enhancing waterfront properties by revitalizing the former industrial/petroleum sites that are interspersed with already redeveloped areas will make the Trail safer and more accessible by increasing community presence, while driving additional traffic to local businesses, raising property values, and enhancing tax revenues. Assessment of these and other properties within the SPARC Project area will be coordinated with the affected communities for an overall benefit to the region's economic development and to fit with local comprehensive plans for revitalization.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The West Virginia Legislature created the West Virginia Land Stewardship Corporation to facilitate the redevelopment of former commercial, industrial, and mining properties with environmental issues to promote property reuse and sustainable economic development in West Virginia. The Legislature specifically directed the WVLSC to create a Land Bank to take title to commercial real estate and enable clean-up through environmental assessment, remediation, building demolition, and other efforts, with the goal of placing properties back into productive use. With its statewide reach, the WVLSC is poised to take on properties that show great potential but aren't being utilized because their owners or local development authorities are unable to take on the associated liabilities. The brownfields lining the Monongahela River in the targeted area are just such properties—high potential parcels with intimidating environmental legacies.

Obtaining an assessment grant will allow the WVLSC to conduct the environmental assessments needed to accept properties into its Land Bank and pave the way to access other funding sources, including EPA cleanup grants and revolving loan funds, other federal and state funds, private foundation funding, and in-kind contributions from developers who have a vested interest in particular properties. Concentrating these efforts on the waterfront will promote infill growth and redevelopment of existing properties. The WVLSC has already received an offer from the developer of a priority site located in the Morgantown Industrial Park to assist with demolition costs. We plan to seek other grants from sources such as the Abandoned Mine Lands (AML) Pilot Program; Appalachian Regional Commission (ARC); or Power of 32, a regional redevelopment program covering 32 counties in Pennsylvania and West Virginia, including Monongalia County; to complete the necessary remediation and redevelop the property.

ii. Use of Existing Infrastructure

The SPARC Project will promote and enhance the use of existing infrastructure such as the Mon River, railroads, highways, and the Mon River Trail. Assessing and eventually redeveloping properties along the Mon River Trail will help to maximize use of all 29 miles of the Trail by connecting existing neighborhoods and communities to the Trail. By addressing contamination at

the Morgantown Industrial Park, the SPARC Project will enable the owners of the surrounding property to install a rail spur and improve barge access adjacent to the property to benefit the entire Industrial Park, making the Park more accessible for both trains and barges to increase these underused transportation methods.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The small communities of Westover, Granville, and Star City have limited resources to address the contamination resulting from historic industrial uses of property in the SPARC Project area. The presence of legacy properties along the Mon Riverfront deters new businesses from locating in these towns. Although Morgantown has been more economically vital in recent years than other West Virginia communities, it has its own problems. Mylan Pharmaceuticals, a major employer in Morgantown, laid off approximately 500 employees – comprising nearly 15% of its workforce – in 2018, and the resulting loss of residents and tax income leveled a serious blow to the community's sense of cohesion and the City's finances.

The target area has a significant need for economic revitalization, as indicated by the fact that the median income in each of the municipalities in the target area is far below the national average, and the poverty rates greatly exceed national averages – sometimes by more than twice as much. Median household income nationally in 2017 was $59,039[9], and the national poverty rate was 12.7%. In contrast, the communities in the target area had median household incomes of $35,502 in Morgantown; $41,053 in Westover; $32,237 in Granville; and $43,030 in Star City. Poverty rates ranged from 20.4%[10] in Westover to 35.3% in Morgantown.[11]

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Monongalia County's child and infant mortality rates exceed the national average,[12] and the area's minority children experience poverty at over twice the rate experienced by children nationally.[13] Children lack access to recreational areas and low income may restrict families' ability to travel to open greenspace. Assessment of brownfields properties and elimination of exposure to environmental contaminants will improve the health outcomes of children and other sensitive populations. Because railroads typically have a slope of less than 2%, trails developed on former railways such as the Mon River Trail provide ideal recreational and exercise opportunities, increasing accessibility for both walking and biking routes through all four towns in the target area and improving bike and pedestrian safety by eliminating the dangers from collision.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Although Monongalia County ranks second out of 55 counties in West Virginia for overall health outcomes according to the Robert Woods Johnson Foundation, the county ranks poorly on key health measures connected to the presence of brownfields and other cumulative environmental

[9] https://www.census.gov/library/publications/2017/demo/p60-259.html
[10] https://datausa.io/profile/geo/westover-wv/
[11] https://datausa.io/profile/geo/morgantown-wv/
[12] https://www.statista.com/statistics/252064/us-infant-mortality-rate-by-ethnicity-2011/
[13] http://www.countyhealthrankings.org/app/west-virginia/2018/rankings/monongalia/county/outcomes/overall/snapshot

issues, including low birth weight and premature deaths.[14] Monongalia County residents experience higher than average poor physical and mental health days.[15] Thirty percent of area residents are obese and 25% of local residents are physically inactive.[16]

(3) Economically Impoverished/Disproportionately Impacted Populations

Brownfields are negatively impacting Monongalia County in many ways. Vacant lots and underused properties detract from the potential tax base both because the taxes on those sites are comparatively low and because they discourage potential tax-paying businesses from locating nearby. Under-utilized properties further drain the tax base by continuing to use costly municipal services, such as utility maintenance and fire/police protection, without making a corresponding financial contribution. These cumulative economic affects reduce local morale and community investment and contribute to an ongoing cycle of economic decline, poverty, and abandonment. The broader community suffers from negative consequences caused by industrial operations. Two power plants are located within the target area. A coal-fired power station, the Morgantown Energy Facility, which supplies WVU with both steam and electricity, is located adjacent to the Mon River Trail. That plant emitted over 3000 tons of carbon dioxide, 507 tons of sulfur dioxide, 407 tons of nitric oxide and nitric dioxide, almost 11,000 pounds of nitrous oxide, and over 7000 pounds of methane in 2009 (2009 EPA eGRID data). Fort Martin Power Station is located approximately 9 miles north of Morgantown. It emitted over 4 million tons of carbon dioxide, over 47,000 tons of sulfur dioxide, over 5000 tons of nitric oxide and nitric dioxide, over 140,000 pounds of nitrous oxide, and almost 100,000 pounds of methane in 2009 (2009 EPA eGRID data). Carbon dioxide, methane, and nitrous oxide are considered greenhouse gases, and they can cause premature death and respiratory and cardiovascular disease. Large industrial-sized trucks use narrow local roads and downtown streets to haul coal ash away from the Morgantown Energy Facility and limestone from a quarry outside of town to barges on the Mon, leaving dust and noise pollution in their tracks. Nearly 5.1% of Monongalia County's roadways are operating at levels above their efficient capacity. Eighteen separate corridors were identified as operating with capacity deficiencies, and as a result, the City of Morgantown alone averaged 3 to 4 accidents per day on its roadways between June 2008 and December 2011.[17] Due to Monongalia County's high level of income inequality,[18] these effects disproportionately affect the area's poor and more vulnerable residents who are unable to relocate away from environmental hazards.

b. Community Engagement

i. Community Involvement

WVLSC has included the following partners in discussions and planning for the SPARC Project and gained their support for Project efforts:

Partner Name	Point of contact (name, email, phone)	Specific role in the project
City of Morgantown	Ryan Simonton; 304.284.7478; rsimonton@morgantownwv.gov	Identify assessment and reuse planning needs; coordinate public outreach

[14] *Id.*
[15] *Id.*
[16] *Id.*
[17] Morgantown Comprehensive Plan, June 2013.
[18] *Id.*

City of Westover	Dave Johnson; 304.296.6860 cityofwestover@comcast.net	Identify assessment needs; coordinate public outreach
Town of Granville	Ron Snyder; 304.599.5080; gmmanager@wvgranville.com	Identify assessment needs; coordinate public outreach
Town of Star City	Herman Reid; 304.599.3550; mayor@starcitywv.com	Identify assessment needs; coordinate public outreach
Downstream Strategies, LLC	Marc Glass; 304.322.4597; mglass@downstreamstrategies.com	Reuse planning due to knowledge about specific brownfields properties
City of Morgantown Mon River Revitalization Task Force	Anna Withrow; 304.293.7002 Anna.Withrow@mail.wvu.edu	Reuse planning; public outreach
Adrian Enterprises, LLC	Kevin Adrian; 304.598.5713; kadrian@adrianenterprisesllc.com	Funds for demolition and redevelopment; reuse planning

ii. Incorporating Community Input

The WVLSC will solicit input and provide regular project updates through agenda items at meetings of the City of Morgantown Mon River Revitalization Task Force and the Mon River Valley Coalition. The WVLSC will also regularly engage project stakeholders to identify their respective assessment needs and to invite their participation in reuse visioning activities. Upon identifying a list of the best potential end-uses, the WVLSC will coordinate the redevelopment of properties by working with the four local municipalities to connect property owners and developers and manage site control, remediation activities, and eventual redevelopment.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

WVLSC is requesting $300,000 to complete this project, with overall budget split between hazardous substances assessment ($250,000) and petroleum assessment ($50,000). The scope of work includes completion of 5 distinct tasks as outlined below.

Task 1: Community Outreach, Site Inventory, and Site Prioritization

In coordination with community partners, WVLSC will identify priority properties in the SPARC Project area and incorporate these sites into project plans. The goals of the project and information on focus properties will be shared with the public through a website, informational materials, and displays for local meetings. WVLSC will coordinate with partners to finalize site prioritization and selection and host quarterly status meetings with project and government partners.

Task 2: Phase I Environmental Site Assessments (ESAs)

Results of site prioritization activities will be used to select sites for Phase I ESAs. Up to 12 Phase I ESAs (10 HS, 2 P) will be performed by a contracted, qualified environmental professional on identified properties of highest redevelopment priority.

Task 3: Phase II Environmental Site Assessments

Results of Phase I ESAs will be used to target up to 6 sites for Phase II ESAs by the same the same contracted, qualified environmental professional procured for Phase I ESAs. A Quality Assurance Program Plan (QAPP) will be developed for use on all Phase II ESAs. A site-specific Sampling

and Analysis Plan (SAP) and Health and Safety Plan (HASP) prior to conducting each Phase II ESA.

Task 4: Site Reuse & Remedial Planning
Upon completion of Phase I and Phase II ESAs under this proposal, Remedial Action Plans (RAPs) will be developed for site remediation, if required, considering future reuse plans and objectives. The RAPs will review alternative cleanup strategies, based on specific conditions and future reuse plans.

Task 5: Program Oversight
Program oversight activities include hiring and managing a contracted qualified environmental professional; monitoring project progress; financial management and accounting; entering data into the ACRES database and preparing and submitting quarterly report and a final project report.

b. Cost Estimates and Outputs
Task 1 Outputs: 1 designated project website; 1 informational brochure; 1 project presentation for use at community meetings; site inventory with up to 15 prioritized sites; and a minimum of 18 community and 12 status meetings. Two WVLSC staff will facilitate meetings and perform tasks related to site identification and prioritization for an estimated 240 hours at an hourly rate of $41 and an estimated cost of $9,840 ($8,200 HS, $1,640 P). Website design and maintenance, and materials and supplies for outreach and presentations will be produced at an estimated cost of $750 ($625 HS, $125 P). Travel for WVLSC staff from office to communities in the SPARC area and to priority sites is estimated at 12 miles round trip @ $.58/mile x 42 meetings = $294 ($245 HS, $49 P). **Total task cost: $10,884 ($9,070 HS, $1,814 P)**

Task 2 Outputs: Up to 12 Phase I ESAs (10 HS, 2 P) will be performed on identified properties of highest redevelopment priority Cost per ESA is estimated at $4,000 each. **Total task cost: $48,000 ($40,000 HS, $8,000 P)**

Task 3 Outputs: Up to 6 (5 HS, 1 P) Phase II ESAs will be performed at an estimated cost of $35,000 per assessment. **Total task cost: $210,000 ($175,000 HS, $35,000 P)**

Task 4 Outputs: WVLSC anticipates a task output of up to 6 RAPs (5 HS, 1 P) at a cost of $3000 per site. **Total task cost: $18,000 ($15,000 HS, $3,000 P)**

Task 5 Outputs: 1 Expression of Interest (EOI), 1 contract for scope of services, up to 12 Phase I ESA reviews, up to 6 Phase II ESA reviews, 11 quarterly reports, 1 final grant report. It is anticipated that WVLSC staff members will spend an estimated 240 hours (200 HS, 40 P) at an hourly rate of $41 on grant administration activities for a cost of $9,840 ($8,200 HS, $1,640 P). Included in this task is the cost of publishing legal ads at $600 ($500 HS $100 P) and travel and registration costs associated with attendance of training activities for staff at $2,676 ($2,230 HS, $446 P). **Total task cost: $13,116 ($10,930 HS, $2,186 P)**

Total Budgeted Cost: $300,000

SPARC Communitywide Brownfields Assessment Grant Project Budget:

Type	Budget Categories	Project Tasks					TOTAL
		Task 1: Outreach	Task 2: Phase I	Task 3: Phase II	Task 4: Planning	Task 5: Program Oversight	
Hazardous Substance	Personnel	$8,200				$8,200	$16,400
	Fringe benefits						
	Travel	$245				$2,230	$2,475
	Equipment						
	Supplies	$625					$625
	Contractual		$40,000	$175,000	$15,000		$230,000
	Other: legal ads					$500	$500
	Subtotal direct costs	**$9,070**	**$40,000**	**$175,000**	**$15,000**	**$10,930**	**$250,000**
	Subtotal indirect						
Petroleum	Personnel	$1,640				$1,640	$3,280
	Fringe benefits						
	Travel	$49				$446	$495
	Equipment						
	Supplies	$125					$125
	Contractual		$8,000	$35,000	$3,000		$46,000
	Other: legal ads					$100	$100
	Subtotal direct costs	**$1,814**	**$8,000**	**$35,000**	**$3,000**	**$2,186**	**$50,000**
	Subtotal Indirect						
Total Budget		**$10,884**	**$48,000**	**$210,000**	**$18,000**	**$13,116**	**$300,000**

c. Measuring Environmental Results

The WVLSC will select sites for assessment in coordination with leaders and stakeholders in Morgantown, Westover, Granville, and Star City, as well as other economic development and community-based partners who live and work directly in the target areas. All grant activities will be recorded in a comprehensive database with site-specific information documented. Project outputs and project outcomes will be tracked and summarized monthly, for sharing with project partners and included in quarterly grant reports. The grant workplan will be reviewed at status meetings to ensure progress towards effectively completing activities in a timely manner.

1. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The WVLSC is a small but nimble organization, staffed by an Executive Director with 28 years of experience in environmental assessment and site remediation and 10 years administering state and

federal grants, including three EPA Brownfields Assessment Grants. The WVLSC Director of Operations has a background in real estate law and commercial development with the capability to coordinate with community leaders, rail-trail contacts, and other stakeholders on area redevelopment efforts. The WVLSC Board of Directors consists of representatives from West Virginia business, labor, and environmental organizations; state agencies including WVDEP and the WV Development Office; and non-voting representatives of the WV Legislature. Board members have vast experience with environmental assessment, remediation, and protection as well as economic revitalization. These experts in their fields serve as vital resources to assist WVLSC staff achieve the goals of the WVLSC, including the SPARC Project.

ii. Acquiring Additional Resources

The WVLSC has ongoing relationships with respected regional environmental consulting firms, which it plans to engage in order to conduct the required Phase I and II assessments. The WVLSC has processes in place for requesting services and evaluating qualified respondents in accordance with state and federal regulations.

b. Past Performance and Accomplishments

i. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

The WVLSC received a $13.6 million grant from the West Virginia Department of Environmental Protection's (WVDEP) Office of Special Reclamation to oversee the design and construction of land reclamation and water treatment activities on multiple sites throughout West Virginia on 13 coal mining permits revoked due to bond forfeiture. Engineering designs for seven of the permits have been completed, three are currently being designed, and three are in the construction phase. Our project oversight has significantly decreased the time it normally takes the DEP to move a project from design to construction, minimizing environmental impacts while injecting thousands of dollars into the local economy. An $85,000 grant provided by the WVDEP's In-Lieu Fee Program has enabled the WVLSC to identify entities eligible to hold conservation easements and perform long-term stewardship functions; identify insurance options for defense of conservation easements; develop a conservation easement template for the In-Lieu Fee program; and review asset allocation optimization options. Based on the results of the initial project phase, the WVLSC is developing a master long-term stewardship agreement so WVLSC can serve as a conservation easement holder, long-term steward, and endowment administrator; establish an endowment process and agreement; provide financing arrangements for endowments; and seek accreditation by the Land Trust Alliance.

2. Compliance with Grant Requirements

After progressing on a timeframe that WVDEP could not meet internally on an initial pilot project, the WVLSC received a subsequent grant to perform engineering design and reclamation activities on 12 additional permits. The WVLSC is currently managing two multi-million-dollar construction projects and multiple engineering design contracts successfully, ensuring that projects are completed on time and within budget. The WVLSC submits quarterly reports and meets regularly with WVDEP staff to identify efficiencies and solve problems. We are also coordinating with partners to ensure the effective development of WVDEP's In-Lieu Fee conservation easement program. WVLSC provided all required deliverables and successfully closed out the first two phases of its In-Lieu Fee project in December 2018 and subsequently received a grant extension to complete additional activities.

West Virginia Land Stewardship Corporation
709 Beechurst Avenue, Suite 30 • Morgantown, WV 26505 • www.wvlsc.org • 304.943.7476

Threshold Criteria for Assessment Grants

1. **Applicant Eligibility**

The West Virginia Land Stewardship Corporation (WVLSC) is a special-purpose nonprofit created by the West Virginia Legislature, with 501(c)(3) status.

2. **Community Involvement**

In preparation for submitting this community-wide assessment grant application for its Mon River Sustainable Planning and Assessment for Recreation and Commerce (SPARC) Project, the WVLSC spoke with officials from the four communities within the project area (being the cities of Morgantown, Westover, Granville, and Star City), members of the City of Morgantown Mon River Revitalization Task Force, and local environmental consultants and developers familiar with properties that potentially need to be assessed. The WVLSC informed these stakeholders of its intent to apply and engaged them as project partners to participate in grant planning, implementation, assessment activities, and reuse planning. The WVLSC will announce meetings regarding the SPARC Project by placing public notices, as appropriate, in the local newspapers and coordinating with the Northern West Virginia Brownfields Assistance Center (NBAC) to utilize its website at www.wvbrownfields.org and its brownfields outreach email list to provide notification of upcoming grant-related activities.

The WVLSC will also work with the NBAC to identify any potential stakeholders who have not yet been engaged and reach out to them. Potential local stakeholders include neighborhood associations, citizen groups, local businesses, property owners, developers, and other interest groups (such as recreation groups). Statewide stakeholders include the WVDEP, the State Historic Preservation Office, and the West Virginia Department of Commerce, including the West Virginia Development Office. The WVLSC will work with these groups to solicit input throughout the grant period and will provide regular project updates.

3. **Expenditure of Assessment Grant Funds**

The WVLSC does not have an active EPA Brownfields Assessment Grant.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 17 2016

WEST VIRGINIA LAND STEWARDSHIP
CORPORATION
C/O PAUL PAPADOPOULOS
300 KANAWHA BLVD E PO BOX 273
CHARLESTON, WV 25321

Employer Identification Number:
46-4631969
DLN:
17053092327006
Contact Person:
ZENIA LUK ID# 31522
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
January 28, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

WEST VIRGINIA LAND STEWARDSHIP

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 17 2016

WEST VIRGINIA LAND STEWARDSHIP
CORPORATION
C/O PAUL PAPADOPOULOS
300 KANAWHA BLVD E PO BOX 273
CHARLESTON, WV 25321

Employer Identification Number:
46-4631969
DLN:
17053092327006
Contact Person:
ZENIA LUK ID# 31522
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
January 28, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

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WEST VIRGINIA LAND STEWARDSHIP

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Sincerely,

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

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:

8. APPLICANT INFORMATION:

* a. Legal Name: West Virginia Land Stewardship Corporation

* b. Employer/Taxpayer Identification Number (EIN/TIN): 464631969

* c. Organizational DUNS: 0799524990000

d. Address:

* Street1: 709 Beechurst Avenue, Suite 30
Street2:
* City: Morgantown
County/Parish:
* State: WV: West Virginia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 26505-4689

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Patricia
Middle Name:
* Last Name: Hickman
Suffix:

Title: Executive Director

Organizational Affiliation:
West Virginia Land Stewardship Corporation

* Telephone Number: 304.943.7476
Fax Number:

* Email: admin@wvlsc.org

Application for Federal Assistance SF-424

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

N: Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

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.):

Add Attachment | Delete Attachment | View Attachment

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

Mon River Sustainable Planning and Assessment for Recreation and Commerce (SPARC) Project

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-001 * b. Program/Project WV-All

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

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	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 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: * First Name: Patricia

Middle Name:

* Last Name: Hickman

Suffix:

* Title: Executive Director

* Telephone Number: 304.943.7476 Fax Number:

* Email: admin@wvlsc.org

* Signature of Authorized Representative: Patricia Hickman * Date Signed: 01/29/2019