



NORTHERN WEST VIRGINIA BROWNFIELDS ASSISTANCE CENTER

2010 Annual Report

2010 Highlights

- The Benedum Foundation awarded the Center \$225,000 to support additional rounds of the FOCUS WV Brownfields Program.
- 2010 recipient of the Environmental Partnership Award from the WV Department of Environmental Protection.
- Supported Parkersburg in their successful application for an award of a \$200,000 U.S. EPA brownfields assessment grant.
- Co-hosted the 2010 State Brownfields Conference, attracting 220 participants.
- Assisted West Virginia communities submit \$2,650,000 in EPA brownfields grant applications.
- Launched the West Virginia Redevelopment Collaborative with a \$202,000 grant from the Benedum Foundation.
- Updated and redesigned the www.wvbrownfields.com website.
- Coordinated the implementation of a \$200,000 clean-up grant for the Fostoria Glass Plant in Moundsville.
- Partnered with the Office of Coalfield Community Development to engage counties to complete Land Use Master Plans.
- Provided financial and technical assistance to over 25 brownfield projects.



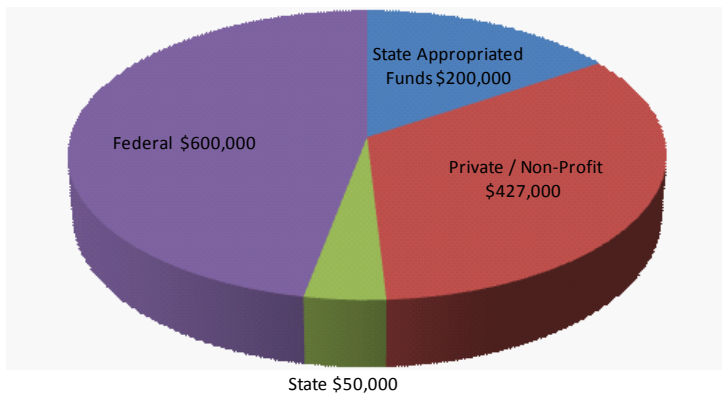
The Northern West Virginia Brownfields Assistance Center is a program of the West Virginia Water Research Institute at West Virginia University's National Research Center for Coal & Energy, Paul Ziemkiewicz, Ph.D., Director.

The Northern West Virginia Brownfields Assistance Center

The Northern West Virginia Brownfields Assistance Center (NBAC) was created in 2005 by the WV State Legislature to promote economic development and environmental and public health protection through innovative redevelopment of brownfield sites in West Virginia's 33 northern counties. The Center facilitates the redevelopment of brownfield property by providing training and technical assistance, coordinating site preparation efforts, engaging community stakeholders as well as helping with grant writing and leveraging project funding.

As a program of the West Virginia Water Research Institute located at the National Research Center for Coal and Energy at West Virginia University, NBAC is ideally positioned to tackle the myriad issues associated with the successful redevelopment of abandoned and underutilized properties. NBAC has leveraged this year's \$200,000 State appropriation with an additional \$667,000, increasing our economic development capacity.

Northern West Virginia Brownfields 2010 Funding Portfolio



The 2010 Northern West Virginia Brownfields Assistance Center programs were supported by a diverse funding portfolio currently amounting to \$1,517,000 in funding from Federal, State and Private sources.

Why Redevelop Brownfields?

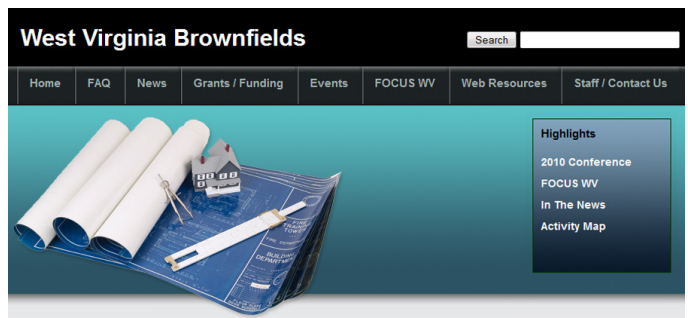
Many areas across the country that were once used for industrial and commercial purposes have been abandoned or are underused for their location —some are also contaminated.

Lenders, investors, and developers often fear that involvement with these sites may make them liable for cleaning up contamination they did not create. Therefore, they are often more attracted to developing sites in pristine areas, called “greenfields.” The result can be deteriorated areas with abandoned or underused facilities that create safety and health risks for the residents, drive up unemployment, and foster a sense of hopelessness. These are “brownfields.”

The Decision Enhancer Tool

Decision Enhancer Tool Summary		Real Yield
1	Address	100 West Main
2	Town, State	Wellston, PA
3	Mail or contact	John Brown
4	Phone number	304-797-8666
5	Community	
6	How would you describe your community?	Struggling and declining in population
7	How attractive is your community to developers?	A few developers look at our community each year
8	Does your community have a comprehensive master plan?	Yes
9	If yes, what land use does the plan call for? (check all that apply)	Residential Commercial (professional / office) Retail Industrial Warehouse Housing/affordable Mixed Use Energy Government
10	Are there unique economic drivers in the region?	Yes
11	If yes, what types of drivers? (choose yes for all that apply)	Abundance of natural resources Tourist destinations Outdoor recreational resources Universities or colleges Religious and/or other culture institutions Major government presence Major employers or employment sectors

NBAC developed the Decision Enhancer Tool (DET or “the Tool”) to help communities and local governments understand viable reuse opportunities for a particular site through regional demographics, community characteristics, and localized market information. The Tool helps one gather the information needed to begin reuse planning and allows one to evaluate the financial feasibility of a potential project.



Visit www.wvbrownfields.com where a newly redesigned website contains the latest in West Virginia Brownfields news, events, resources and information.

What is a Brownfield?

A Brownfield is a portion of a piece of real property, that has actual or perceived contamination and an active potential for redevelopment or reuse.

Featured Program

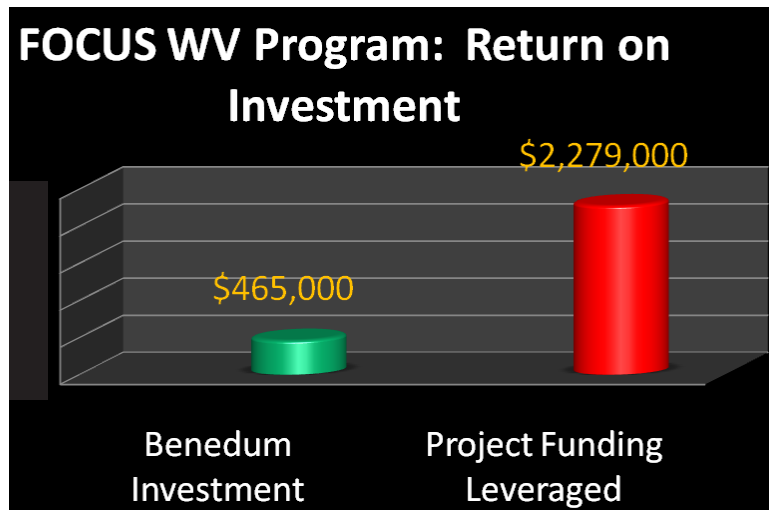
FOCUS WV Brownfields

The FOCUS (Foundations for Overcoming Challenges and Utilizing Strengths) WV Brownfields program is a small grant program supporting brownfield redevelopment projects in communities across West Virginia. FOCUS WV grants range from \$5,000 to \$12,000 and are intended to help communities identify barriers to redevelopment, convene key stakeholders, conduct environmental analysis, and create site revitalization plans. To date, the program has given 27 communities \$238,000 for 32 projects.

In 2010, \$103,000 in private grant funds were awarded for fourteen projects. Over 1,200 community members have been involved in FOCUS projects, 77 new partnerships with government agencies, civic groups, business owners and non-profits have been created, and more than \$2.2 million in additional funding has been raised. Projects include working toward remediating a municipal dump site into a county library in Shepherdstown, restoring industrial riverfront property to a productive use in Parkersburg, and turning an abandoned industrial site in Montgomery into an Environmental Education Center. Now entering its third year in 2011, the FOCUS Program will support an additional seven projects and continue to work with its current grantees to help bring their redevelopment projects to fruition.



- Weirton Rail Yard • Adamston Flat Glass Factory, Clarksburg • Shinnston City Garage • Ranson Powhatan Place Foundry • Berkeley County Trails • Fairmont Owens Illinois Glass Factory • Fairmont Box Factory • Morgantown's Decker Avenue Power Station • Wheeling Old North Park Landfill • Penn Wheeling Closure Property • Wheeling Police Shooting Range • Reedsville Old J&B Filling Station • Cheat River Coal Prep Plant • Old Rowlesburg School • Arthurdale Revitalization • Morgantown Beaumont Glass Factory • Pocahontas County Barton Bench Ecological Restoration • Mt. Hope Coal Heritage Discovery Center • Horse Creek Lake • JG Bradley Campground • Little Kanawha Riverfront • Morris Creek Watershed Association Environmental Education Learning Center • Dellslow Pioneer Rocks Gateway • Camden-on-Gauley Reiss-Viking Redevelopment • Shepherdstown Landfill to Library • Weirton North End • TS&T Pottery Site, Chester • Fairmont Masonic Temple Project • Former Fairmont YMCA Project • Morgantown Ordnance Works • From Pitiful to Progressive - New Homes in Mount Hope • Old Itmann School • Buckhannon Latham House Project •



The FOCUS WV Brownfields Program was funded by the Claude Worthington Benedum Foundation for a two year period providing \$465,000 in private foundation funds. This investment was leveraged to capture an additional \$2,279,000 of project redevelopment funding.



Luke Elser (right), FOCUS WV Brownfields Program Manager, talks with Mike King, Morris Creek Watershed Association Board of Directors.

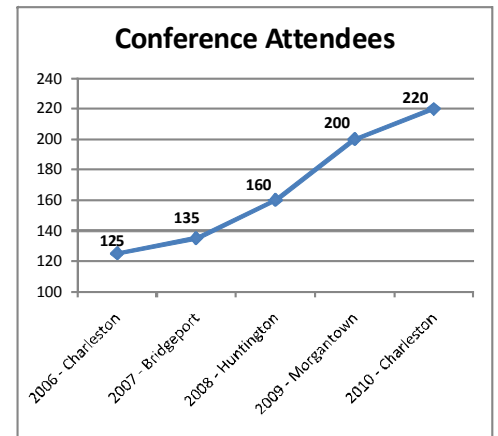
Hosted National Development Council Workshop

This one-day training session, sponsored by BB&T and taught by the National Development Council, gave practitioners a solid foundation in real estate finance, specifically the challenges of developing and marketing a reclaimed brownfield. Participants gained insights into the way investors see the brownfield real estate market, and how to meet their requirements. Specific Topics Included: Calculating project costs; Projecting the developer's pro forma; Determining debt capacity; Measuring equity attracted; Quantifying and closing the financing gap.

West Virginia Statewide Brownfields Conference

The Brownfields Assistance Centers held their 5th Annual Statewide Brownfields Conference in Charleston, WV in September, 2010 which included keynote addresses from Congresswoman Shelley Moore Capito and WV State Senator Brooks McCabe. The 2010 event saw 220 WV brownfields stakeholders gather at the Marriott Town Center to participate in 14 sessions with topics ranging from "Financing Your Project" and "EPA Region III Grant Writing" to "Brownfield Case Studies" and a "Vacant Properties Forum."

The 2nd Annual FOCUS Showcase and Brownopoly Networking session were included in the conference and connected attendees to brownfields redevelopment projects ongoing in 15 West Virginia communities. Plans are well underway for the 2011 event to be held in Morgantown at the Waterfront Place Hotel on September 14 & 15.



**WEST VIRGINIA BROWNFIELDS CONFERENCE
MORGANTOWN, WV WATERFRONT PLACE HOTEL
SEPTEMBER 14-15, 2011**

Northern West Virginia Brownfields Assistance Center

Advisory Board

Thank you to our Advisory Board for providing the advocacy, accountability and guidance, crucial in shaping our efforts to make a real and lasting difference in the region by:

- Advising Center staff on strategic planning.
- Linking brownfields redevelopment with West Virginia development objectives.
- Assisting to identify and prioritize sites and projects.
- Providing guidance on fulfilling legislative mandates.

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Director, Division of Land Restoration, WVDEP

Kent Spellman

Executive Director, WV Community Development Hub

Jennifer Giovannitti

Executive Director, Randolph County Development Authority

Mary M. Hunt-Lieving

Senior Program Officer, Claude W. Benedum Foundation

David Lieving

Manager, West Virginia Development Office

Tom Brand Jr.

Associate Director, WVU Cooperative Extension Service

Josh Jarrell

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Executive Director, Business Development Corporation of the Northern Panhandle

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Thank You to Our Partners

