



FOCUS WV BROWNFIELDS

Foundation for Overcoming Challenges & Utilizing Strengths

2012 Program Training

August 31st, 2011

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Northern WV Brownfields Assistance Center

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Background: What is a *Brownfield*?

- *Properties...whose...redevelopment...may be complicated by the presence or potential presence of a...contaminant*

Examples:

- Former service stations
- Landfills
- Former dry cleaners
- Vacant warehouses & factories
- Mine-scarred lands





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Background: *WV Assistance Centers*

- WV Legislature created 2 brownfields assistance centers in 2005 to collaborate with WV DEP



- Centers provide communities with technical & financial brownfields redevelopment assistance
- FOCUS WV Brownfields program one form of assistance provided



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Background: *Program*

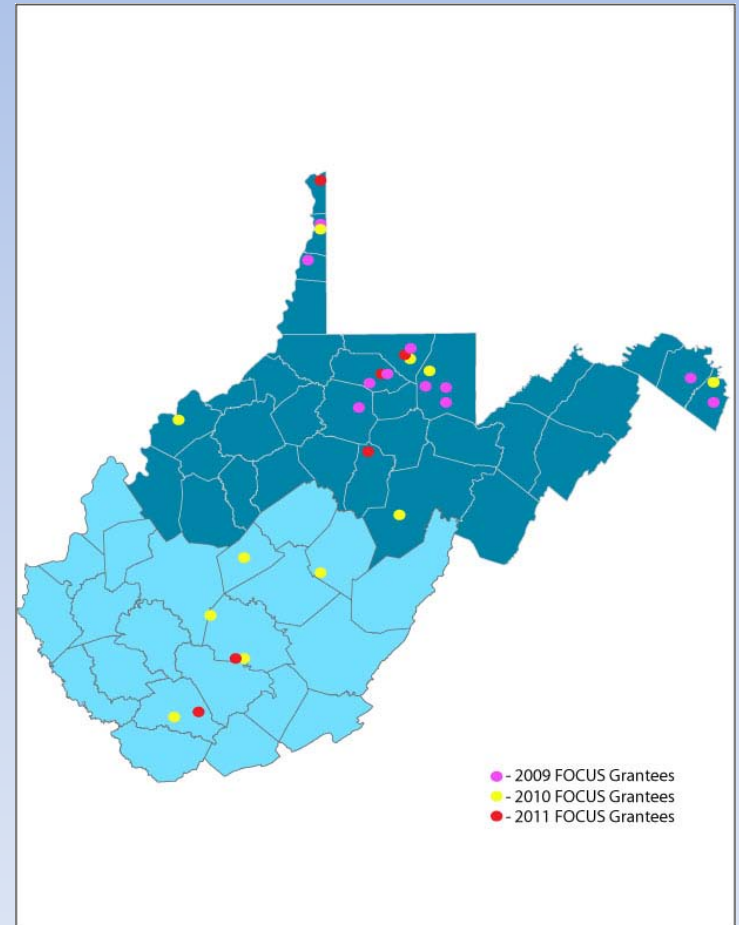
- In 2008, Northern Center creates grant program through Benedum Foundation funding
- Site-specific brownfields redevelopment assistance
 - community development, education & entrepreneurship
- Facilitates revitalization in two stages:
 - Stage I—Site Analysis & Revitalization Planning*
 - Stage II—Site Design & Marketing Implementation*

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Program Accomplishments

- \$268,000 in grants
 - Funded 33 Stage I Projects
 - Funded 13 Stage II Projects
- Leveraged \$5.6 million in grants, donations, and services
- Engaged over 1,200 community volunteers, thousands of hours
- 3 EPA Cleanup grants awarded in 2011 to FOCUS Projects





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Program Objectives

1. Promote redevelopment of brownfields
2. Enable communities to market challenging, but strategic sites
3. Enhance community capacity to engage in community redevelopment through education & entrepreneurship
4. Increase community ability to develop & implement redevelopment vision



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Funding Opportunity

To overcome challenges to redevelopment of a specific brownfields site

- \$5,000 grant for *Stage I: Site Analysis & Revitalization Planning*
- Technical support (e.g., site analysis tools)
- Programmatic support from NBAC staff
- Opportunity for additional \$12,000 for *Stage II: Site Design & Marketing Implementation*

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Eligible Grant Activities

- **Site Assessment/Education**: (e.g., Researching property ownership & environmental concerns)
- **Capacity Building/Community Development**: (e.g., Community visioning workshops)
- **Revitalization Planning/Entrepreneurship**: (e.g., Developing site-specific business plans)





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Eligible Grant Activities

Site Assessment/Education

- Phase I Site Assessment
- Researching property ownership/liens/tax issues
- Public meetings

Capacity Building/Community Development

- Hiring meeting facilitator
- Hospitality , facility rental for community meetings

Revitalization Planning/Entrepreneurship

- Supplies for site plan, presentation
- Developing site specific business plans
- Events to encourage site investment



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Ineligible Grant Activities

- Construction or Demolition Costs
- Most Equipment
- Indirect Costs (*not directly associated with project*)
 - Fringe Benefits (*health insurance*)
 - Overhead (*facility costs like rent*)
 - Administrative (*general office supplies*)



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Applicant Eligibility

- Units of local government
- Non-profit organizations
- Quasi-governmental entities
- Government Entity Created by State Legislature
- Regional Councils, Redevelopment Agencies
- *Previously awarded applicants*



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Site Eligibility

- Brownfields sites in WV
 - unless site received a FOCUS award in past
- Up to 2 sites per applicant
- Each site requires separate application
- *Site ownership is not a requirement*

A photograph of a stream with white foam and red bricks. The stream is filled with white foam and red bricks, and the water is a vibrant blue color. The background is a light blue gradient.

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Application

- **DUE: October 28th, 2011**
- **Electronic Submissions:**
focuswv@mail.wvu.edu no later than 11:59 p.m.
EST October 28th, 2011
- **Hard Copy Submissions:**
Must be postmarked by October 28th, 2011 to:
Attn: FOCUS WV Brownfields Program
Northern WV Brownfields Assistance Center
385 Evansdale Drive, Suite 204 (*for commercial delivery service*)
PO Box 6064 (*for U.S. Postal Service*)
Morgantown, WV 26506-6064



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Evaluation Criteria - *Threshold*

1. Site located in West Virginia
2. Applicant meets eligibility requirements, per administrative guidelines
3. Application is complete, timely, & follows application guidelines



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Evaluation Criteria - *Ranking*

1. Project Description

- Site identification
- Issues hindering redevelopment, proposed activities, vision
- Connection with program, community initiatives

2. Capacity for Project Implementation

- Applicant's ability to administer project
- Supporting partners
- Project sustainability (e.g., maintaining momentum)
- Increasing community capacity



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Applicant Obligations – *Stage I*

- 1. Capacity for Implementation**
 - *Complete by August 24th, 2012*
- 2. Check Presentation Availability**
 - *Before March 31st, 2012*
- 3. Reporting (i.e., midterm & final reports)**
- 4. Deliverables:**
 - Community Outreach Plan
 - Site-specific Revitalization Plan
- 5. Showcase Event**
 - Poster presentation at State Brownfields Conference in September 2012

2009 FOCUS WV Brownfields Projects

Project Name	Grantee	Stage I Objectives	Size	End Use
Adamston Flat Glass Factory	City of Clarksburg	redevelopment vision, site assessment	5.6 acres	mixed
Beaumont Glass Factory	City of Morgantown	redevelopment vision	3.0 acres	mixed
Berkeley County Trails	Region 9 PDC	stakeholder group creation & meetings, recreational trail planning	N/A	public
Cheat River Coal Prep Plant *	Friends of the Cheat	phase I environmental assessment, community event, redevelopment vision	17 acres	public, mixed
Decker Avenue Power Station	City of Morgantown	phase I environmental assessment, redevelopment plan with stakeholders	0.7 acres	public
Fairmont Box Factory	City of Fairmont	soil investigation, redevelopment plan	2.4 acres	industrial
Old J&B Filling Station	Friends of Deckers Creek	community visioning, tank investigation, revitalization vision	0.4 acres	commercial
Old North Park Landfill	City of Wheeling	phase I & limited phase II environmental assessment, outreach	30 acres	public
Owens Illinois Glass Factory *	Marion Regional Development Council	environmental remediation action plan with stakeholders	26 acres	mixed
Penn Wheeling Closure	City of Wheeling	environmental remediation plan	2.0 acres	industrial
Police Shooting Range	City of Wheeling	environmental sampling, outreach	0.7 acres	public
Powhatan Place Foundry	City of Ranson	redevelopment plan with stakeholders	8.0 acres	mixed
Rowlesburg School *	Rowlesburg Revitalization Committee	community outreach, business development plan	25,000 ft ²	commercial, public
Shinnston City Garage	City of Shinnston	visioning workshops, soil testing	68,000 ft ²	public
Weirton Rail Yard *	Brooke Hancock RPDC	community visioning events, revitalization plan	70 acres	industrial

* Projects awarded additional funding (\$12,000 each) for Stage II: *Site Design & Marketing Implementation*, project duration: September 2009 - June 2010.



2009 FOCUS *Project Example*

Old J&B Filling Station

- Visioning workshops with community
- Underground tank removal with WV Department of Environmental Protection
- Use of Land Use Decision Enhancer tool to inform economic decision making



former gas station

*abandoned eyesore with
underground tanks near major
intersection in heart of community*

End Use: Commercial



2010 FOCUS *Project Example*

Shepherdstown Library Project

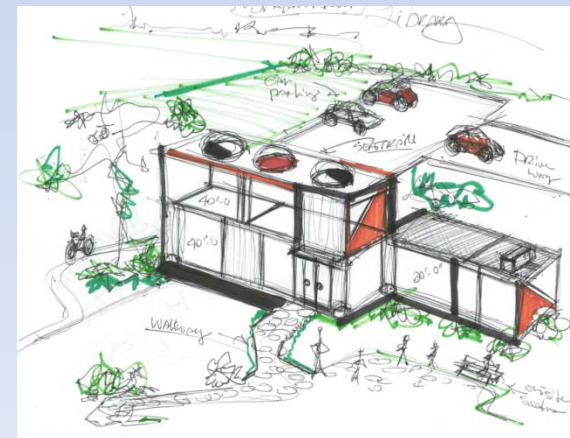
- Visioning and design workshops with local community
- Partnered with local Development Authority
- Worked with DEP to gather old environmental reports and conduct new studies
- Received \$200,000 EPA Cleanup Grant in June, 2011



Municipal Dump

Walking distance to historic downtown and local schools

End Use: Public (park)



2011 FOCUS *Project Example*

Former TS&T Pottery

- Created community Task Force – develop goodwill
- Applying for EPA Cleanup funding
- Use of Land Use Decision Enhancer tool to inform economic decision making



Former manufacturing

River adjacent, next to residential area, and near downtown Chester

*End Use: **Mixed Use***



A photograph of a polluted stream. The water is white with foam, and there are red bricks and blue plastic bags floating in it. The stream is surrounded by rocks and more plastic bags.

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Helpful Hints from past grantees

- **Have a realistic plan...**including knowing what your project could bring to the community along with the steps [needed] to see the project to completion.
- **Develop public interests** and awareness because you can't do things alone.
- **Create a local taskforce:** Have active communication with all partners...keep communication open and often.
- **Be patient:** It's a long process... aim to gather smaller victories [to] get to your ultimate desired outcomes.



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2012 Program Schedule

August 5th, 2011

Release of Request for Applications

September 30th

Program Training WebEx

October 28th, 2011

Stage I Applications Due

November 16th, 2011

Stage I Funding decisions made

January 2nd, 2012

Awards Distributed

May 25th, 2012

Midterm Reports Due

August 24th, 2012

Stage I Final Report Due, Stage II
Applications Due

September 2012

FOCUS WV Brownfields Showcase
at State Brownfields Conference

September 2012

Stage II Funding decisions made

October 2012

Stage II Awards Distributed



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Focus Questions

- Do you have a specific underutilized, but strategic site (i.e., brownfield) in your community?
- How does the site impact community?
- What is a barrier to redevelopment of that site?
- How will this program help overcome that barrier?

Questions?

www.wvbrownfields.org

Program or Application Questions:

Luke Elser, *Project Manager*

FOCUS WV Brownfields Program

Northern WV Brownfields Assistance Center

304-293-6990

Luke.Elser@mail.wvu.edu



General Questions, contact your regional center director:

Patrick Kirby, *Director*

Northern WV Brownfields Assistance Center

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Patrick.Kirby@mail.wvu.edu

George Carico, *Program Coordinator*

WV Brownfields Assistance Center at Marshall University

304-696-5456

Carico@marshall.edu