

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

The northern-most county in West Virginia’s storied Southern coalfields, Fayette County struggles to diversify its coal mining economy and foster equitable economic development in its once thriving communities. From 1888 to 1903 Fayette County led the state’s counties in coal production, but increased mechanization and cheaper energy alternatives steadily resulted in mine closures affecting machines shops, trucking companies and local services supported by high-wage miners. The attrition in the region’s primary industry has taken its toll. As indicated in the U.S. Census’ Small Area Income and Poverty Estimates, Fayette County experiences persistent poverty: 22.7% of its population lived in poverty in 1989, 20.6% in 2000, 22.6% in 2010, and 20% in 2018. More recently, Fayette County has seen an acute 44.9% decrease in mine employment (588) jobs from peak employment in 2011¹ earning the “Distressed” designation from the Appalachian Regional Commission and contributing to Fayette County’s Three-Year Average Unemployment Rate (2016–2018) of 5.2%.

Along Appalachian Corridor L (U.S. Route 19), 15 minutes north of the City of Beckley, and 7 miles south of the recently redesignated New River Gorge National Park and Preserve (NERI), the City of Oak Hill (pop. 8,098) is the target area for this project. Incorporated in 1903, Oak Hill became an important banking and regional trading center in the early 1900’s when the White Oak branch of the Chesapeake & Ohio Railway and its competitor the Virginian Railway snaked through the city. Oak Hill’s growth accelerated in the early 20th century, fluctuated with boom and bust cycles in the New River Coalfields, and stabilized in the 1990s, benefiting from the construction of U.S. Route 19 and the growth of tourism in the region.

Though it remains Fayette County’s population center, Oak Hill has lost 8.7% of its population since the city’s 2010 peak of 8,865 residents. A rate of population loss double that of WV’s along with vacant and abandoned sites scattered through the community each demonstrate a foundational challenge facing the municipality: Oak Hill has not filled the economic void created by the coal industry’s contraction. 99 vacant properties and 38 dilapidated structures in the 9.74 mi² municipality hinder economic opportunity contributing to the City’s 23.5% poverty rate and a Median Household Income only 57% that of the nation’s. These challenges coupled with a citizenry of which 20.9% is aged 65 and over, predict that the trend of population loss will continue absent aggressive measures to attract investment that will spur Oak Hill’s revitalization.

	Oak Hill	Fayette County	WV	U.S.
Population:	8 098 ¹	42,406 ¹	1,792,147 ¹	328,239,523 ¹
Population Change, 2010-2019	-8.7% ¹	-8.8% ¹	-3.5% ¹	+5.8% ¹
Unemployment:	4.4% ³	3.5% ³	3.2% ²	3.5% ²
Poverty Rate:	23.5% ³	20.0% ³	16.0% ²	12.3% ²
Persons 65 and Over	20.9%	21.8% ²	20.5% ²	16.5% ²
Poverty Rate for Minors:	29.7%	29.9% ²	24.2% ²	19.5% ²
Median Household Income:	\$37,567	\$40,379 ²	\$48,850 ²	\$65,712 ²
Black or African American percentage of population	7.8	5.1 ²	3.3 ²	12.6 ²

¹ U.S. Census Bureau, 2019 ACS Demographic and Housing Estimates

² U.S. Census Bureau, 2019 American Community Survey 1 -Year Estimates; Subject Tables

³ U.S. Census Bureau, 2018: ACS 5-Year Estimates Data Profiles

1.a.ii. Description of the Brownfield Site(s)

Oak Hill city leadership has inventoried 14 nuisance properties per mi² in the 9.74 mi² municipality. Abandoned and vacant commercial properties are particularly prevalent along WV Route 16 (Main Street) - Oak Hill's 3 mile downtown corridor. These include a 5 ac auto scrap and salvage yard that operated for over 30 years before closing in 2010 leaving scrap remnants and contaminants near a residential neighborhood; a vacant gas station on a ¾ ac lot across from a neighborhood pharmacy; and a 12,000 ft² car dealership located near Arbuckle creek, a tributary of the Lower New River. Given the city's proximity to NERI and projections showing that the redesignation of NERI from a national river to a national park will raise tourism by approximately 20% resulting in an estimated 1.8 M annual tourists to the area,¹ these commercial properties present excellent opportunities to create jobs and grow the outdoor recreation economy in Oak Hill, Fayette County, and the New River Gorge Region.

A prominent site to be assessed is the former Collins Middle School (CMS) campus. Built in 1945, CMS sits on a 16.5 ac site .5 mi from downtown Oak Hill. Comprised of four buildings, CMS provided 104,742 ft² of instructional space for 811 students during the 2014 academic year. In January of 2015, two of the campus' four buildings were condemned when inspection revealed that the foundations of each structure had settled to the point of instability. Over 400 students were immediately displaced from the campus. In 2019 as part of a broad school consolidation plan, 3,471 k-12 students were configured into five schools located at the Oak Hill Education Complex which includes the new CMS campus. The former CMS campus still sits empty attracting vandalism and the city's unhoused. It is suspected that the 75-year-old buildings contain asbestos, lead paint, and mold, due to five years of idle HVAC, creating exposure hazards in a primarily residential area. The proposed funding will be key in helping turn this environmental liability into an asset that contributes to Fayette County public education.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Assessment of Oak Hill's prominent vacant and dilapidated properties will identify environmental hazards present on sites in and around the city's downtown corridor. Planning to address identified hazards accordingly will facilitate reuse of these commercial properties to grow the local economy which is in keeping with recommendations from the 2012 City of Oak Hill Comprehensive Plan Update², specifically: "Identify growth areas along existing commercial corridors and potential sites and strive to concentrate commercial development in those identified and appropriately zoned areas." Oak Hill's Comprehensive Plan also recommends that "The City should investigate opportunities for cooperation between the City and the Fayette County Board of Education to provide facilities and programs to area residents, and to improve the overall educational achievement."

Fayette Institute of Technology (FIT) is recognized as one of the County's prime education assets. Located at the Oak Hill Education Complex, 1.5 miles away from the former CMS

¹ <https://www.manchin.senate.gov/newsroom/press-releases/manchin-capito-miller-ensure-legislation-included-in-year-end-package-to-establish-new-river-gorge-as-park-and-preserve>

² City of Oak Hill Update to the 1968 Comprehensive Plan ~ May 18, 2012
<https://oakhillwv.gov/administration/page/oak-hill-comprehensive-plan>

campus, FIT is a state leader in career and technical education offering 20 fields of academic study to students from Fayette County's high schools including automotive technology, forestry, health science education, tourism industries, HVAC, and pre-engineering,. The technical school offers adult and community programs, was honored as WV's top Adult Education Program in 2019, and was named a WV School of Excellence in 2012. FIT's programs are so effective that acceptance is competitive and many students are turned away for lack of capacity.

Redevelopment planning for the former CMS property presents an opportunity for Oak Hill, project partners, and stakeholders to facilitate an expansion of the effective career and technical education programs offered at FIT to help improve educational achievement. This project would also align with Fayette County's 2011 Comprehensive Plan Amendment which recommends that citizens "Recognize the importance of good schools to economic development and work with the county and schools to improve county schools and overall educational achievement."³

1.b. ii. Outcomes and Benefits of Reuse Strategy

The strategy to reuse the former CMS property to expand career and technical education is in line with the FCBOE's efforts to efficiently deploy dwindling public resources to improve educational outcomes. To achieve more efficiencies, the FCBOE is exploring the potential of relocating its aging bus garage and maintenance facility from Fayetteville, 7 miles away, to Oak Hill where 60% of FCBOE students attend class. With its proximity to the Oak Hill Education Complex, the former CMS property is a logical location for a new state-of-the-art bus and maintenance facility which will employ energy management technologies in their operation to assure that FCBOE buildings perform at optimum levels. Given that FIT offers training in automotive technology, HVAC, and pre-engineering, a new bus and maintenance facility can also be used for instructional purposes giving students practical experience with energy management and efficient transportation systems. Fostering the development of a skilled workforce while making strides towards redevelopment of blighted commercial properties in Oak Hill's downtown corridor will each help cultivate an entrepreneurial ecosystem that is poised to grow with the New River Gorge region's outdoor recreation economy.

Comprised of Fayette, Raleigh, Nicholas, and Summers Counties, the New River Gorge region features the NERI, Bluestone National Scenic River, and Gauley River National Recreation Area offering world-class outdoor recreation. A 2018 National Park Service⁴ report shows that 1,361,722 visitors spent \$60,371,000 in communities near these three parks in 2018. That spending supported 847 jobs and had a cumulative local economic benefit of \$69,987,000. Accordingly, the region's leisure and hospitality sector has shown a growth rate of roughly 0.5% over the past ten years with growth projected to continue through 2023⁵. As visitation to the region increases with the establishment of America's 63rd national park, this project will help Oak Hill to locate businesses related to tourism and outdoor recreation facilitating economic

³ 2011 Comprehensive Plan Amendment, Fayette County, West Virginia

http://fayettecounty.wv.gov/Documents/2011_Fayette_County_WV_Comprehensive_Plan_Amendment.pdf

⁴ 2018 National Park Visitor Spending Effects Economic Contributions to Local Communities, States, and the Nation, National Park Service, US Department of Interior

⁵ US Bureau of Labor Statistics; West Virginia University College of Business and Economics, Bureau of Business and Economic Research. New River Gorge Area Economic Outlook 2019-2023. 2019.

expansion in a rural county experiencing persistent poverty, population loss, and high unemployment due to the decline of its primary industry.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

Under the proposed project, the Fayette County Commission plans to hire an appropriately experienced environmental contractor to work with County staff and the City of Oak Hill to conduct environmental site assessments (ESA) needed to identify environmental hazards and site reuse options in the city's downtown corridor. Information derived from ESAs will initiate planning processes that will allow the project partners to compile funding strategies to guide transformation of environmental liabilities into community assets. Assessment of the former CMS property will provide current property information that will aid in the development of a remediation plan that will position the project team to pursue FY 23 EPA Cleanup funding. Following remediation and redevelopment planning, the FBOE will be able to articulate reuse plans for the former CMS property to the WV School Building Authority in a proposal for Major Improvement Project Grant funds. Additionally, given the demographics of Oak Hill, the Community Development Block Grant program administered through the WV Development Office is an annual funding source that is well suited to cover costs of remediating vacant and underutilized commercial sites in Oak Hill's downtown corridor.

1.c.ii. Use of Existing Infrastructure

Sites to be targeted for assessment will be those on and near Main Street, Oak Hill's established 3 mile commercial corridor, allowing for reuse of onsite infrastructure to lower development costs and increase feasibility of successful redevelopment. Given that the former CMS property was in use as of 2015, the need for major infrastructure improvements is unlikely; however, conducting an infrastructure evaluation of the CMS site will help the project team understand how much existing infrastructure can be reused or needs to be upgraded for reuse. With CMS located along the 8 mile White-Oak-Rail-Trail⁶, an infrastructure evaluation will examine connections from the site to the rail-trail to facilitate alternative transportation for students.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

In January of 2016, Fayette County saw a \$66 M decrease in assessed, taxable value for industrial personal property for the year, and a \$27.9 M decrease in business personal property due to coal's depreciation and coal company bankruptcy filings,⁷ resulting in an estimated \$450,000 loss from the County's general fund for fiscal year 2017.⁸ Attraction of residents and employers needed to fill Fayette County's growing fiscal hole is stifled by blighted communities and an unskilled workforce evident in Oak Hill's rate of population loss. With the FCBOE focused on school consolidation and the City of Oak Hill focused on maintaining city services,

⁶ <http://wvtrailtrails.org/rail-trail/white-oak-rail-trail/>

⁷ Register Herald http://www.register-herald.com/news/fayette-juggling-bills-as-tax-revenue-declines-jail-bills-rise/article_0b51148f-dbef-5a8e-acce-a06f699e0d3e.html

⁸ Register Herald http://www.register-herald.com/news/fayette-county-looks-to-bridge-many-divides-in-year-ahead/article_9b7bb0b4-c39a-5728-89a3-4e309c90462c.html

site reuse is not a priority for either entity’s dwindling fiscal resources. The planning and assessment activities covered by this funding opportunity are well-tailored to catalyze revitalization to help attract residents and employers and reverse the city’s prevalent trends.

2.a.ii. Threats to Sensitive Populations

As a dearth of economic opportunity and aging citizenry erode Oak Hill’s population, a corresponding deterioration of city services is manifested in poor health outcomes. Diminished opportunities to access fresh food, cultivate healthy lifestyles, use alternative transportation, or engage with residents and neighbors to build supportive social networks each contribute to Fayette County’s population health outcomes: 39.3% of residents are obese; 13% have diabetes; 26.6% struggle with depression; and 14.5% have cancer.⁹

Poor physical and social determinants of health hit 23.5% of Oak Hill residents living in poverty particularly hard, especially the 29.7% of Oak Hill’s population below the age of 18 and living in poverty. Given the community-wide distribution of blighted properties, these residents likely live in proximity to brownfields containing airborne contaminants like lead, asbestos, mold, and rodent droppings increasing impoverished youth’s susceptibility to allergies, asthma, and developmental delays associated with lead exposure. Equally concerning are the environmental impacts on the 20.9% of Oak Hill residents over age 65 with weak immune systems, limited mobility, and a history of exposure to environmental contaminants including fine particulate matter (PM 2.5) from active strip mines less than 7 miles away from the city. Data from the WV Department of Health and Human Services reports that between 2010 and 2014, 9.8% of Fayette County residents struggled with asthma;⁹ higher than national rate of 7.7%.¹⁰

The planning activities included in this project will help county and city leadership to characterize environmental contaminants and liabilities present in the at least 137 inventoried structures identified in Oak Hill. Subsequent remediation and redevelopment of blighted properties in the downtown corridor has the potential to support local entrepreneurial activities to help Oak Hill and Fayette County transition from an extraction based economy to a more diverse and resilient economy underpinned by small business supporting outdoor recreation and tourism.

2.b. Community Engagement

2.b.i. Project Involvement

2.b.ii. Project Roles

Name of Entity	Point of Contact	Specific involvement in the project or assistance provided
Structural Inspection Board (SIB)/ Oak Hill	Bill Hannabass, whannabass@oakhillwv.gov , 304-469-9541	Will assist with selection of environmental contractor, identification and prioritization of properties, contacting of property owners for site access, and further redevelopment fundraising efforts.
Fayette County	Gary Hough,	Key participant in assessment and reuse planning activities for former CMS property.

⁹ WV Department of Health and Human Resources Bureau for Behavioral Health and Health Facilities, *Fayette County Behavioral Health Epidemiological County Profile*. (December 2016)

¹⁰ Center for Disease Control and Prevention

Board of Education	gough@k12.wv.us , 304-574-1176 ext 2120	Will grant access to former CMS property and help engage FCBOE members in remediation planning and resource mapping.
New River Gorge Regional Development Authority (NRGRDA)	Jina Belcher, jbelcher@nrgrda.org , (304) 254-8115	Will participate in site prioritizations, redevelopment planning activities, and marketing of sites to developers. An FY 20 EPA Brownfields Cleanup grantee, the NRGRDA will participate and advise on remediation planning.
Destination: Downtown Oak Hill	Christa Rhea Hodges, christahodgeswv@gmail.com 304-731-8816	Will assist with generating public participation in public planning activities and fundraising for redevelopment activities in and around the downtown Oak Hill corridor
WV Brownfields Assistance Center	Ray Moeller raymond.moeller@mail.wvu.edu 304-293-0390	The state technical assistance entity will help project team structure and execute public prioritization and planning sessions to assure effective public dialogue. Will assist with further fundraising and resource mapping for remediation and redevelopment activities.

2.b.iii. Incorporating Community Input

A public prioritization meeting will be held no later than the second quarter of each project year. These meetings will gather community stakeholders and project partners to report on project goals, review update prioritized site inventory, and inform public of related reuse planning meetings. Reuse planning meetings will be held to generate a remediation plan and resource roadmap for the former CMS property and redevelopment plans for two sites located in or near the downtown Oak Hill corridor. Local organizations will be key in helping garner resident and small business input for project. Local government entities will receive regular updates at public meetings to apprise elected leadership of project progress and garner local government support for further redevelopment fundraising efforts. All public meetings initiated by project team will be video and tele conference enabled allowing for remote attendance. For those without remote access capabilities, meeting venues will allow ample space to maintain social distancing and will provide disposable face masks and hand sanitizer.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1: <i>Community Engagement</i>
i. Project Implementation: In collaboration with technical assistance providers, and project partners, the Fayette County Commission (FCC) will spearhead the organization and facilitation of 1 public prioritization meeting per project year. These meetings will inform the public of the goals of the assessment grant and will identify and prioritize sites on which

assessments will be conducted. Public outreach by FCC staff via a variety of information outlets will be an ongoing process to update governing bodies and residents on assessment activities and encourage public attendance.
ii. Anticipated Project Schedule: The public prioritization meeting will be held by the 2 nd quarter of each project year. Local governing bodies will be updated biannually.
iii. Task Lead: FCC Staff
iv. Outputs: 3 press release/ public meeting invite; 1 prioritized site inventory list; 3 local public prioritization meetings; At least 12 public project presentations over the grant period.
Task 2: Contract to conduct Phase I & Phase II ESAs
<p>i. Project Implementation: The FCC will work with the SIB and project partners to contact appropriately experienced environmental consulting companies to request bids for all assessment activities. Requests for proposals (RFP) will be widely distributed to include consideration of women-owned, locally and minority owned firms, and all contractors will be procured according to local, state, and federal requirements. Based on public prioritizations, at least twenty (20) Phase I Environmental Site Assessments (ESAs) will be conducted through a contractual agreement with a qualified environmental firm, using EPA’s “Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process.”</p> <p>Based on the results of Phase I ESAs, up to four (4) Phase II ESAs, will be performed by environmental contractor on commercial sites as per ASTM 1903-02 “Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.” As required under WV’s EPA approved Brownfields Program, Quality Assurance Project Plans (QAPP), a site-specific Sampling and Analysis Plan (SAP), and Health and Safety Plan (HASP) will be developed for each Phase II ESA conducted. Sites will be evaluated regarding eligibility for potential future assessment, cleanup, and revitalization within the WVDEP’s Voluntary Remediation and Redevelopment Program.</p>
ii. Anticipated Project Schedule: Issuance of RFP for environmental contractor and selection will be completed by quarter 1 of year 1. Up to 7 ESAs will be conducted in each project year. Phase II ESAs will begin by the second quarter of year two.
iii. Task Lead: FCC Staff and selected environmental contractor
iv. Outputs: 1 RFP for environmental contractors; 20 Phase I ESA reports entered into Assessment Cleanup and Redevelopment Exchange System (ACRES); : 4 approved generic QAPPs; 4 sites approved for Phase II investigation; 4 approved site-specific SAPs; 4 Phase II reports documenting results updated in ACRES
Task 3: Site Reuse & Redevelopment Planning:
i. Project Implementation - An RFP will be issued requesting bids from community planning specialists experienced in rural and small community redevelopment. Bids will be reviewed by the FCC with assistance from NRGRDA and City of Oak Hill staff. The contractor will be

procured according to local, state, and federal requirements, and the project team will include consideration of women-owned, locally, and minority owned firms. Sites with completed ESAs will be evaluated for reuse. Public remediation and redevelopment planning activities will be organized by the FCC in partnership with project partners and will be facilitated by the contractor. The project team will review site-specific environmental conditions and features conducive to business development, food access, recreation use, transportation alternatives, and development of affordable housing. At least 5 public reuse planning meetings will be held.

ii. Anticipated Project Schedule: Issuance of RFP for environmental contractor and selection will be completed by quarter 4 of year 1. Remediation and reuse planning for the CMS property will occur by quarter 2 of project year 2. Redevelopment planning for downtown Oak Hill site will be initiated by quarter 1 of year 3 and completed by quarter 3 of year 3.

iii. Task/ Activity Lead: Selected planning contractor

iv. Outputs: 1 RFP for planning contractor; 2 public meetings to discuss and develop 1 remediation plan and 1 resource roadmap for the former CMS; 3 public meetings to discuss and develop 1 redevelopment plan for each of 3 downtown Oak Hill sites.

Task 4: Program Oversight

i. Project Implementation - Funds for this task will be used for FCC staff time spent on oversight of grant activities including: selection, hiring, and managing of contractors; monitoring project progress and reporting during the 3-year grant period; and financial management and accounting to meet grant reporting requirements. Costs associated with oversight activities include legal advertisement costs. Funds will also be used for applicable travel and registration costs for two (2) members of the project team to attend the WV Brownfields Conference in each year of the 3-year grant period, and one (1) project team representative to attend the national EPA Brownfields Conference once during the 3-year grant period. Conference attendance will provide information on state and national brownfield issues, provide guidance and insight for successful projects, and will allow project team to share successes and obstacles from the City of Oak Hill’s assessment activities.

ii. Anticipated Project Schedule: Attendance of WV Brownfields conference by 2 project team members will occur by quarter 4 of each project year. Attendance of national brownfields conference by 1 project team member will occur by quarter 3 of year 2.

iii. Task/ Activity Lead: Ami Dangerfield

iv. Outputs: 12 quarterly reports; 2 project team members will each receive 24 hrs of training with statewide brownfields each project year; 32 hrs of training with national brownfields leaders for 1 project team member

3.b. Cost Estimates

Task 1: Community Engagement - \$3,050

Personnel Costs: 1 FCC staff member - \$59,023 x .015 FTE x 3 years = \$2,650

Travel: 1 FCC staff member traveling from the Fayette County Courthouse in Fayetteville to Oak Hill 14 miles roundtrip @ \$.575/ mi. x 12 trips over 3 years = \$100

Supplies: Printed materials, facemasks, and hand sanitizer over 3 years @ \$100/ year = \$300

Task 2: Contract to conduct Phase I ESAs and Phase II ESAs - \$150,000

Contractual Costs: 20 Phase I ESAs at an average of \$3,500 per assessment = \$70,000

Contractual Costs: 4 Phase II ESAs at an average of \$20,000 per assessment = \$80,000

Task 3: Site Reuse & Redevelopment Planning- \$40,250

Contracted Costs: 5 planning documents for priority sites averaging \$7,500 per plan = \$37,500

Travel: 1 FCC Staff from Fayette County Courthouse in Fayetteville to Oak Hill 14 miles roundtrip @ \$.575/ mi. x 12 trips over 36 months = \$100

Personnel Costs (\$1,800): 1 FCC staff member - \$59,023 x .015 FTE x 3 years = \$2,650

Task 4: Program Oversight - \$6,700

Personnel Cost: 1 FCC staff member - \$59,023 x .015 FTE x 3 years = \$2,650

1 Commission staff accountant \$50,010 x .01 FTE x 3 years = \$1,500

Travel: 2 attendees to the WV Brownfields Conference, 1 attendee to the National Brownfields Conference -\$800 for transportation, \$700 for event registration, \$600 for hotel accommodations, and \$200 per diem for two team members = \$2,300

Supplies: 2 Class II legal ads at \$125/ legal ad = \$250

Budget Categories	Project Tasks (\$)				Total
	Community Engagement	Phase I ESAs & Phase II ESAs	Site reuse & Redevelopment Planning	Program Oversight	
Personnel	2,650		2,650	4,150	9,450
Travel	100		100	2,300	2,500
Equipment					
Supplies	300			250	550
Contractual		150,000	37,500		187,500
Total Direct Costs	3,050	150,000	40,250	6,700	200,000
Indirect Costs					
Total Budget	3,050	150,000	40,250	6,700	200,000

3.c. Measuring Environmental Results

Progress of property assessments and project goals will be reported to stakeholders and project partners at a public project meeting to be held in quarter 2 of each project year. Oak Hill City Council and the Commission will be updated on a quarterly basis. The FCC will compile quarterly reports tracking outputs and outcomes and will work with environmental contractor to assure ESA reports are entered into EPA's ACRES online database.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a i-ii. Programmatic Capability

Ruth Lanier, Fayette County Staff Accountant has handled the finances for the Fayette County Commission since 2018 and will oversee financial management and accounting of the proposed funds. Ami Dangerfield, Fayette County Commission Executive Assistant, is the project lead on the Commission's FY 22 Assessment grant. Ms. Dangerfield will facilitate site prioritizations, contractor procurement, public engagement activities, coordinate with technical assistance providers and contractors, will oversee the execution of grant funded tasks, and will generate quarterly reports. The grant administration team has extensive experience in grant management, oversight of competitive bidding processes, and awarding of contracts. The administrative team members' offices are in the Fayette County Courthouse enabling regular and prompt communication.

4.a.iii. Acquiring Additional Resources

Fayette County Commission will go through a procurement process to contract with a qualified environmental consultant(s) and other service providers to address the technical requirements and planning activities of the project. Fayette County Commission follows standard procedures in procurement to ensure that all contracts meet the standards of grant requirements and state & federal regulations and distributes all RFPs widely to include consideration of women-owned, locally, and minority owned firms.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

An FY 18 Brownfields Assessment grant awarded to the Fayette County Commission has been used to complete 15 Phase I Environmental Site Assessments (ESAs) in Montgomery and Smithers per public prioritization meetings held in each of the first two years of the grant period. One Phase I ESA has led to the recommendation for a Phase II ESA, which will be completed in the first half of 2021. Funding has also been used to complete an Environmental Assessment (EA) for a vacant parcel in Montgomery helping leverage a \$100,000 Land and Water Conservation Fund for conversion to a park and public fishing pier¹¹.

Completion of environmental due diligence has led to reuse and redevelopment opportunities in both communities. Both Montgomery and Smithers were able to move their town halls into buildings following completion of Phase I ESAs. One assessed property is currently being redeveloped into corporate headquarters and materials storage for an ammunitions manufacturing

¹¹ *Planned Montgomery Park to Receive \$100K in Federal Funding*

https://www.wvgazette.com/metrokanawha/planned-montgomery-park-to-receive-100k-in-federal-funding/article_1a9508e2-10a3-5728-a351-a5b6dc5c2235.html

company creating 14 jobs¹². Phase I ESAs will facilitate the transfer of two properties from the former WVU Tech campus to the City of Montgomery for use as a community center and as office and living space with a waiting tenant. An assessed dilapidated school building in Smithers was awarded a \$20,000 USEPA Small Communities Technical Assistance Grant administered by the WVDEP for redevelopment planning. A Master Plan to redevelop the property into a riverside park has been completed.

All quarterly reports have been submitted on time and in accordance with reporting requirements, and all data and reports from ESAs conducted under FY 18 Brownfields funding have been entered into ACRES. Going into year 3 of the grant period, the Commission has expended over 85% of the \$200,000 awarded and has made substantial progress in achieving the outcomes and outputs articulated in cooperative agreement.

¹² *Trump Administration Invests \$7.5M in Business and Industry Loan Guarantee in Montgomery*
<https://www.rd.usda.gov/newsroom/news-release/trump-administration-invests-75m-business-and-industry-loan-guarantee>