

Campus Neighborhoods Revitalization Corporation

Applicant Information Sheet

(1) Applicant Identification: Campus Neighborhoods Revitalization Corporation, Inc.

(2) Website URL: <https://morgantownpartnership.com/community-revitalization/about/>

(3) Funding Requested

- Grant Type: Community-Wide
- b. Federal Funds Requested: \$500,000

(4) Location:

a) Morgantown, b) Monongalia County, c) West Virginia

(5) Target Area and Priority Site Information:

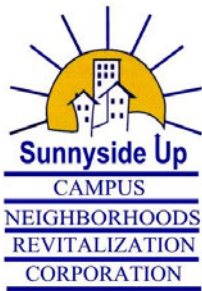
The target area for the **Sunnyside Up Assessment Program** is the growing *Beechurst Avenue Commercial Corridor*, which is bordered on the southwest by the Monongahela River, on the northeast by Beechurst Avenue, on the northwest by the Caperton Trail, and on the southeast by portions of the West Virginia University campus. This target area crosses three census tracts: 54061010103, 54061010104, and 54061010400.

Priority sites include:

- Beaumont Glass, 101 4th Street, Morgantown, WV 26505
- Greer Truck Terminal, 59 Indigo Ln, Morgantown, WV 26505
- Beechurst Lot 1, 505-541 Beechurst Ave., Morgantown, WV 26505
- Chico Bakery, 407 Beechurst Ave., Morgantown, WV 26505

(6) Contacts

- Project Director
Erik Carlson, Vice President
304-292-3311, x1003
erik@morgantownpartnership.com
265 Spruce Street, Suite 100
Morgantown, WV 26505
- Chief Executive/Highest-Ranking Elected Official
Russ Rogerson, President & CEO
304-292-3311, x1010
russ@morgantownpartnership.com



Campus Neighborhoods Revitalization Corporation

265 Spruce Street, Suite 100
Morgantown, WV 26505

(7) Population: The population of Morgantown, WV is 30,347 (2020 Census)

(8) Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/
The priority site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1-5
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	n/a

(9) Letter from the State or Tribal Environmental Authority (not included in the three-page limit)

Letter from WV Department of Environmental Protection is attached.

(10) Releasing Copies of Applications

Not Applicable



west virginia department of environmental protection

Office of Environmental Remediation
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0499

Harold D. Ward, Cabinet Secretary
dep.wv.gov

January 13, 2026

Mr. Russ Rogerson, President & CEO
Campus Neighborhoods Revitalization Corporation, Inc.
265 Spruce Street, Suite 100
Morgantown, WV 26505

RE: State Environmental Authority Acknowledgement Letter
FY26 U.S. EPA Brownfields Community-Wide Assessment Grant Application
EPA-OLEM-OBLR-25-04

Dear Mr. Rogerson,

Thank you for your continued efforts to further enhance the state's environment, economy, and quality of life by applying for an FY26 U.S. EPA Brownfields Community-Wide Assessment Grant.

Phase I and II Environmental Site Assessments, reuse planning and visioning activities at Beaumont Glass and Greer docks brownfield sites, and market and economic feasibility analyses within the Sunnyside neighborhood will greatly benefit the Morgantown community. Assessments and planning efforts are vital first steps for redevelopment in the Sunnyside neighborhood and surrounding communities in West Virginia. Due to the clear need and obvious benefit of these assessment activities, the WVDEP Office of Environmental Remediation fully supports your grant application.

We are committed to assist you throughout the assessment and eventual remediation of your target areas, and we look forward to future redevelopment. Please do not hesitate to contact me with any questions or needs. I can be reached at (304) 893-4285 or at Erin.R.Brittain@wv.gov.

Sincerely,

A handwritten signature in blue ink that reads "Erin R. Brittain".

Erin R. Brittain, CHMM
WVDEP Brownfields Program Manager

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The Sunnyside neighborhood of Morgantown, WV is nestled along the southwest facing hillside above the Monongahela River. Now the home to university students, local businesses, and blighted industrial sites, this 130-acre neighborhood has strong industrial roots tied to the glass manufacturing history of the area. The area grew rapidly in the late nineteenth century as immigrants from Europe and transplants from across the United States moved to the area to work at one of the several glass factories that dotted the riverfront. As nearby West Virginia University grew, students began to move into the neighborhood, living alongside industrial workers in this predominantly working-class part of town. Through the 1920s, this shift in demographics continued; as more students moved into the residential area, additional local businesses serving students, including markets, mechanics, and laundromats, began to populate the hillside.¹

In the years following World War II, the University grew dramatically, shifting the culture and makeup not only of the Sunnyside neighborhood but of broader Morgantown. Students shifted from on-campus housing to integrating more fully into the broader residential neighborhoods. Sunnyside's proximity to campus and the school's football facility made it ripe for student housing. This growth, paired with the downturn and closure of the glass factories in the area, meant that by 1960 the neighborhood was almost completely dominated by students and economic development was targeted at the student population, including restaurants, bars, and other services. The housing stock, long owned and maintained by industrial workers and their families, shifted to meet the growing need for rental housing, with houses often neglected and blighted due to the transient nature of the population and negligent landlords.¹ Industrial properties remained vacant and blighted, their environmental impacts adding to the disinvestment in the neighborhood.

In the decades that followed, WVU grew and Sunnyside solidified itself as a student neighborhood. University and local leaders recognized the importance of investing in the safety, development, and planning of the area. In 2002, the City of Morgantown and WVU joined forces to establish the Campus Neighborhoods Revitalization Corporation (CNRC), known locally as Sunnyside Up, to transform the neighborhood through partnership, collaboration, and investment in public funds through a Tax Increment Financing (TIF) District. Since 2002, the area has seen growth in redevelopment, including the remediation and reuse of a prominent former glass factory into the Seneca Center, featuring local businesses, restaurants, offices, and senior housing.

The continued growth not only of the University but also the associated healthcare system as well as emerging growth of advanced technology in the nearby "I-79 High-Tech Corridor" has led to growth across Morgantown and Monongalia County. While some of that growth has positively impacted Sunnyside, the old housing stock and environmental uncertainty due to its industrial past continue to hinder a full economic renaissance in the neighborhood. Much of the development seen in the area has been student-centric, with roughly 800 new student residential units constructed in recent years. Despite this increase in housing density, former industrial sites and sites with unknown levels of contamination remain in the neighborhood, ripe for redevelopment into services for the student and broader population. Dilapidated glass factories and vacant lots

¹ Masterson, Taylor et. al. "Sunnyside." Clío: Your Guide to History. July 30, 2020. Accessed January 16, 2026. <https://theclio.com/entry/28905>

with industrial histories as machine shops and filling stations stand between viable businesses along the main commercial corridor and limit residential access to the Mon River Rail Trail and recreation on the Monongahela River. Residents in the neighborhood are within walking distance to recreational opportunities but cut off from these resources by blighted properties and environmental uncertainty.

b. Description of the Priority Brownfield Site(s)

Sunnyside Up has identified nine sites for redevelopment in Census Tracts 101.03, 101.04, and a small portion of 54061010400. These priority properties meet the CNRC's prioritization criteria as outlined in the section on identifying additional sites. These sites include a former glass plant – separate from the aforementioned Seneca Center, an underutilized industrial lot with river access, a vacant industrial baking facility, and vacant lots adjacent to a growing commercial corridor. The sites inventoried have suspected hazardous substance contamination and need Phase I Environmental Site Assessments (ESAs), Phase II ESAs, reuse planning, and economic assessment activities to identify site options and remedial action strategies. Four of the priority sites are detailed below:

Site Name: Beaumont Glass **Size: 3.82 acres**

History/Planned Reuse: Former glass manufacturing facility until it closed in 1991; formerly the site of USTs and storage for solvents and paints; site has long been the subject of redevelopment interest for the City and CNRC, but has been stalled due to ownership status. Assessed under previous EPA grant for City, but this data is almost 10 years old and will need to be updated. Potential reuse options include mixed-use development with public green space as a center for the neighborhood, as well as commercial businesses to serve the residents and recreational trail and river users. Additional planning needed.

Contaminants of Concern: heavy metals, arsenic, petroleum, solvents, ACM, and lead

Planned Grant Activities: Phase I, Phase II, site reuse planning, and economic analysis

Site Name: Greer Truck Terminal **Size: 5.61 acres**

History/Planned Reuse: Property is currently being used by Greer Limestone to load and unload barges from the Monongahela River for transport to their facility approximately 3.5 miles upriver. The location of this site along the river, adjacent to the rail trail and practice facilities for the WVU Rowing Team, make it a prime candidate for a stronger, more beneficial reuse.

Contaminants of Concern: petroleum; others unknown

Planned Grant Activities: Phase I and Phase II ESAs, site reuse planning

Site Name: Beechurst Lots **Size: 0.88 acres**

History/Planned Reuse: Currently vacant lots that for many years were the site of dilapidated commercial and residential buildings; EPA's Cleanups in my Community indicates past use of at least one lot as machine shop, foundry, and auto repair shop between 1906 and 1921 and another as an auto filling station from 1925-1941. Previous assessment work of these lots identified COCs and RECs, but data is more than 10 years old and will need updated. CNRC purchased and demolished this collection of narrow parcels, creating two vacant lots large enough for potential commercial use in this growing corridor.

Contaminants of Concern: solvents, paints, petroleum, PCBs, VOCs, SVOCs, and heavy metals

Planned Grant Activities: Phase I & II ESA; site reuse planning

Site Name: Chico Bakery **Size: 0.11 acres**

History/Planned Reuse: Home to family-owned bakery starting in 1971 until factory moved to another facility in Morgantown; prime location makes site a great candidate for mixed-use development in the key Beechurst Commercial Corridor.

Contaminants of Concern: asbestos containing materials

Planned Grant Activities: Phase I ESA; asbestos testing; site reuse planning

c. Identifying Additional Sites

CNRC will establish a Sunnyside Assessment Task Force comprised of local leaders from business, university, and municipal organizations to identify additional sites for redevelopment in consultation and with input from local community stakeholders, including neighborhood residents, university students, adjacent property owners, trail users, and the general public. Prioritization criteria will include: (1) eligibility for assessment based on the requirements of U.S. EPA and the WV Department of Environmental Protection (WVDEP) Voluntary Remediation Program (VRP); (2) property location and opportunities for redevelopment; (3) viable property owners to partner with on environmental due diligence studies and provide site access; (4) marketability of the site; (5) extent/perception of contamination hindering development; and (6) potential positive impact on the surrounding community to be realized via site reuse.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

In 2022, the Sunnyside Neighborhood Master Plan, developed for the CNRC identified plans for the core areas of the neighborhood, including the target area identified by this project. The Master Plan identifies a goal of complementing downtown life and showcasing the river, focusing on physical and economic sustainability to “create a vibrant destination for living, dining, commerce, recreation, and street life.” The Plan identifies several parts of the neighborhood, including the West Gateway, Riverfront, and Commercial Redevelopment, which align with the brownfields target area. Plans for this area include identifying ways to connect residents and visitors to the riverfront and the trail, enhancing existing commercial development like the Seneca Center, and developing a new mixed-use commercial center that utilizes several of the sites listed in this proposal, including the Beechurst Lots and Beaumont Glass. This proposal is a natural next step of that Master Plan process, providing an opportunity to develop more detailed plans and conduct site research to ensure that redevelopment occurs with maximum community engagement and complete environmental histories of the target sites.

These plans align well with Morgantown 2033, the City of Morgantown’s current comprehensive plan adopted in 2023. Through a series of public meetings, the City identified priorities for the coming decade, including local desires to “maximize the City’s competitive advantage by creating mixed use environments that are connected via transportation and other amenities,” and to “expand on [existing] opportunities by repurposing underutilized property and creating shovel (pad) ready sites for new business development.”² This translated into Land Management Strategy 2.6 to “Develop strategies and partnerships that can bring underutilized properties, including historic properties, parking areas, and commercial or industrial areas into productive and sustainable applications that will support increased residential, commercial, or a mix of uses.”² The eventual redevelopment of the Beechurst Commercial Corridor will do just this, building a stronger neighborhood for the residents and businesses in this area and the city as a whole. Sunnyside plans also align with the Monongalia County Comprehensive Plan adopted in 2023, which aims to “Encourage new development, and infill development, to occur in existing activity centers, neighborhoods, and areas within the Planning Buffer Areas of the [Future Land Use Map] to encourage the creation of job opportunities in areas of the County that have adequate supporting community infrastructure and amenities,” and “collaborate with the development community to

² <https://www.morgantownwv.gov/DocumentCenter/View/5492/Morgantown-2033-Comprehensive-Plan-FINAL>

develop incentives for revitalization and renewal projects.”³ The Sunnyside Assessment Program will help to move these goals forward by identifying opportunities for redevelopment, answering environmental concerns, and planning for reuse, all of which will help to attract new investment.

e. Outcomes and Benefits of Reuse Strategy

The Sunnyside Assessment Program will answer the uncertainty surrounding blighted structures and vacant lots in a neighborhood ripe for economic renaissance. By identifying and quantifying potential environmental concerns and planning for site reuse, the CNRC will be better positioned to pursue developers for the target site. One such developer has already been identified, with interest in developing the mixed-use community center concept identified in the Master Plan referenced above. This experienced developer has had great success in similar University towns and neighborhoods in nearby Pittsburgh and is in discussions with the CNRC. Investment from the CNRC through this assessment grant will help to further eliminate any doubts or concerns from the developer, helping to jump-start this relationship and potential economic development. Excitement and additional planning efforts from that key project will catalyze additional economic development and investment in the neighborhood, increasing local property values and building a stronger quality-of-life and sense of pride in community for the Sunnyside neighborhood. Community-informed design will incorporate walkability, access to the riverfront and recreational trails, preservation, and in some cases, creation of, additional greenspace to further build a neighborhood where residents can live, work, and play. Opportunities for undeveloped areas along the water, such as the places identified for potential passive recreation and open greenspace, and pervious surfaces incorporated into designs will help to reduce heat island effects and prevent future flash flooding in an area that has seen increased extreme weather events in recent years. Energy efficiency measures will be incorporated in new development where possible, to maintain sustainability and long-term affordability for residents and businesses.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

Identifying the unknown contaminants and extent of environmental issues at the target sites and developing potential reuse plans for them will be key in helping to identify potential developers and users of those sites. The CNRC is part of the Morgantown Area Partnership, which helps to drive projects and programs that affirm Morgantown as a vibrant and welcoming place to live, work, and grow. The staff have experience pursuing and managing state and federal grants for multiple programs and projects. The CNRC also works in conjunction with the City of Morgantown to implement TIF district funding in the target area and surrounding neighborhood to facilitate infrastructure and economic development. Priorities for near-future use of TIF funds include property acquisition, potentially at target sites, as well as infrastructure upgrades. Additionally, relationships in municipal, county, and state government will help to build project teams and seek funding for reuse and assessment from programs like the WV Development Office’s Ready Sites program, designed to aid funding for engineering or architectural needs, including environmental and geotechnical studies, to prepare sites for redevelopment. Funding for remediation identified at sites may be sought from the US EPA Brownfields program, as well as the WV Department of Environmental Protection, which currently has a Brownfields Revolving Loan Fund, or the Brownfields Assistance Center, which funds small-scale remediation projects and matching funds for larger projects to facilitate remediation of environmental contamination.

³https://cms2.revize.com/revize/monongoliacountywv/document_center/MONCPC/Comp%20Plan/CompPlan_2023_clickable.pdf?t=202506021116440&t=202506021116440

g. Use of Existing Infrastructure

Due to the topography of West Virginia, reusing existing buildings and former factories that were built out of the floodplain and next to critical infrastructure is a necessity in the region. The target sites identified are in strategic locations with connections to existing water, sewer, and roadway infrastructure, as well as river access in some cases. It is not anticipated that infrastructure updates will be necessary at any of the target sites for their planned reuses; however, should any infrastructure upgrade needs be identified, the CNRC will work with partners at the Morgantown Area Partnership and the Morgantown Metropolitan Planning Organization to identify and pursue funding sources, including the TIF funding which identifies such costs as a priority, as well as federal funding through the Appalachian Regional Commission, US EDA, and DOT, as well as state funding sources, such as the WV Infrastructure & Jobs Development Council.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

Facilitating the assessment and redevelopment of these sites will positively influence the health and economic wellness of the neighborhood and city. The target area in the Sunnyside neighborhood along a major traffic artery and adjacent to a densely populated student neighborhood make for a strategic opportunity to build upon amenities and commercial vitality available in other parts of Morgantown and the surrounding areas, bringing services to a population with lower income, home values, and other economic indicators than other parts of town, the state, and the nation. Without assistance from this grant, these sites will remain vacant and contaminated, as they have for years, with potential developers deterred by their unknown environmental status.

The two census tracts (combined population of 6,183) making up the target area have significantly lower income and higher poverty rates not only as compared to state and national data but even as

	Median Household Income	Poverty Rate
Tract 101.03	\$14,057	67.6%
Tract 101.04	\$20,500	53.7%
Morgantown	\$42,245	33.6%
Monongalia County	\$62,704	20.5%
West Virginia	\$57,917	16.7%
United States	\$80,610	11.1%

compared to other parts of Morgantown. While the region has seen growth in recent years, those impacts have not trickled to the TA, leaving them with fewer resources and services. The City has seen continued reduction in funding, with general revenue being needed for basic services and infrastructure and leaving little resources for assessment,

planning, or remediation of brownfields properties. Additionally, state resources for economic development prioritize major employers and large sites of at least 10 acres or more, leaving few options for assessment and redevelopment in dense, commercial corridors like Sunnyside. The CNRC is committed to pursuing assessment and reuse planning for the identified sites, but redevelopment will face significant delays without external funding sources.

b. Health or Welfare of Sensitive Populations

As noted above, more than 50% of one target census tract and over two-thirds of the other are living below the poverty line. The unemployment rate in both census tracts is close to 11%, more than double the state and national rates (both 4.2%), and almost triple the county rate of 3.6%. This sensitive, low-income population is more susceptible to the negative health, economic, and environmental impacts of proximity to brownfield sites which have historically been more likely to be positioned in low-income and minority neighborhoods, populations that are disproportionately impacted by contaminants. Through the assessment of these shuttered industrial

legacy sites, this initiative will help to mitigate these detrimental health impacts on sensitive populations from longstanding industrial operations. Additionally, the redevelopment and reuse of sites into retail will bring new jobs easily accessible to a population comprised primarily of students and with a very low high school graduation rate (48.7% in tract 101.03).

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

The asthma rates in both target census tracts are significantly higher than the national average of 7.7%. At 17.6%, the rate in tract 101.04 is more than double that national rate and slightly higher than the state rate of 14.1%. The rate in tract 101.03 is more than 3.5 times the national and almost double the state average at 27.6%. Asthma has been linked to environmental contaminants like asbestos and petroleum, both of which have been identified as present or potentially present in the target sites. Additionally, the target area is home to members of the population likely to experience elevated health risks from pollution, most notably women of child-bearing age, who make up 37.5% of the target population, compared to 19.7% nationally. Assessing and addressing the environmental contamination of these sites and others like them in the target area, will help to improve health outcomes for all residents, including those most susceptible to negative impacts.

d. Economically Impoverished/Disproportionately Impacted Populations

As noted above, the poverty rate in the target area is severe, with a majority of the population living in poverty. Additionally, the rate of renter-occupied housing is over 80%, due to the primarily transient population of undergraduate students. As renters, residents have little to no control of the quality and maintenance of their housing or neighborhood, and with a median income of half of the rate of the city at large, residents are at the mercy of landlords offering low rent for often subpar housing. This makes them more vulnerable to the impacts of old housing stock, including health impacts from contaminants like asbestos and lead-based paint. Additionally, renters and short-term residents are less likely to have opportunities for political engagement opportunities, being dismissed as transient and not permanent members of the community. Through the Task Force and targeted community engagement, this project will prioritize engagement with students and other residents in the neighborhood, ensuring that they are included in planning discussions for their neighborhood. Finally, residents in this neighborhood have fewer services like groceries, restaurants, and other retailers available within walking distance than other neighborhoods. Sunnyside and the target area have comparable proximity to the Monongahela River, a major recreational asset, but less direct access than other neighborhoods, due primarily to legacy industrial sites. This grant will help to assess those sites and build plans for reuse and redevelopment with input and engagement from traditionally impoverished and ignored populations.

Community Engagement

e. Project Involvement & Project Roles

Entity & Contact	Entity's mission	Project Involvement
WVU Student Government Assoc. Colin Street [REDACTED]	Advocate for students, who are the main residents of the adjacent neighborhood	Facilitate input and engagement on site priorities from student body
West Virginia University David Satterfield David.satterfield@mail.wvu.edu	Land grant university educating students to serve others	Adjacent property owner and major stakeholder for providing input and engagement; Task Force Member
City of Morgantown Jamie Miller city.manager@morgantownwv.gov	Municipality serving the needs of residents	Task Force member, helping to identify and prioritize sites and activities

Mon River Trails Conservancy Ella Belling ella@montrails.org	Construct, manage, and maintain nearby trails	Provide information on nearby trail development; help to identify sites for assessment and planning
Rotary Club of Morgantown Lisa Varner lisa.Varner@bankwithunited.com	Provide community service and fellowship for the business community	Facilitate input and engagement on site priorities from adjacent business community
Zetti Holdings Jay Scorzetti Jay@zetticontracting.com	Property manager of nearby Seneca Center	Facilitate input and engagement with nearby businesses at Seneca Center; conference room for public meetings
Morgantown Monongalia Planning Organization Bill Austin baustin@plantogether.org	Transportation planning organization dedicated to improving the region's transportation system	Provide input and feedback on sites; coordinate to ensure plans align with broader transportation initiatives on major thoroughways in the Target Area

g. Incorporating Community Input

The CNRC will assemble a Sunnyside Up Assessment Task Force to identify and prioritize sites for assessment and planning activities and to solicit input and feedback on the program throughout the project period. Task Force members will represent the local business community, West Virginia University and its student body, the City of Morgantown, and local business owners. The Task Force will meet quarterly to discuss project progress and provide input and recommendations. CNRC will incorporate that input into decisions about the project. CNRC will also hold bi-annual public meetings open to all community stakeholders where updates on site and project progress will be provided. The CNRC will solicit community feedback and input on project priorities and activities and incorporate those into plans where feasible, responding to questions in real time. Community engagement activities will be supported by the Brownfields Assistance Center (BAC) at WVU, which has a strong track record in community engagement best practices and brownfield redevelopment education. Virtual and asynchronous meetings and outreach opportunities will be provided so that audiences are not hindered by weather, public health, or other barriers to participation. If information is requested by non-English-speaking stakeholders, CNRC will work with the BAC to identify translation and interpretation services at West Virginia University.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a-d. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs

<i>Task 1 – Programmatic Oversight</i>
a. <u>Project Implementation:</u> CNRC will work with the Brownfields Assistance Center at WVU (BAC) to monitor the project budget management, coordination of meetings, project implementation, procurement of a Qualified Environmental Professional (QEP), and complete required reporting in ACRES and to the project officer. CNRC staff time will be leveraged as in-kind support on the project. CNRC, BAC, and QEP will meet at least monthly to discuss tasks and project progress, milestones, and reporting requirements.
b. <u>Anticipated Project Schedule:</u> Year 1, Quarter 1 – Year 4, Quarter 4
c. <u>Task/Activity Lead:</u> CNRC with support from BAC at WVU
d. <u>Outputs:</u> 16 quarterly reports; 1 final report
<i>Task 2 – Community Engagement</i>
a. <u>Project Implementation:</u> CNRC will work with the BAC and QEP to establish a Task Force of key stakeholders to establish priorities and build a robust inventory to identify and track target sites, needs for environmental and planning activities, and opportunities for redevelopment. BAC will work with CNRC and the QEP to manage and update the inventory and engage public stakeholders. The project team will meet with the Task Force quarterly to review and set priorities, based on existing community priorities, potential for redevelopment, alignment with local reuse strategies,

and ongoing community input. Broader community stakeholders will be engaged in public meetings with in-person and virtual options twice per year and any site-specific or area-wide planning efforts.
b. <u>Anticipated Project Schedule:</u> Year 1, Quarter 2 – Year 4, Quarter 4
c. <u>Task/Activity Lead:</u> BAC at WVU with direction from the CNRC and support from the QEP
d. <u>Outputs:</u> 12 Task Force meetings and community stakeholder meetings; 8 public meetings; 1 brownfields site inventory with up to 15 sites in target areas
<i>Task 3 – Brownfield Assessment Activities</i>
a. <u>Project Implementation:</u> This task includes activities related to carrying out site assessments including; refinement and finalization of rating/ranking criteria; rating and ranking of sites; follow-up planning/technical assistance on sites (tax records, mapping, past studies); and preparation of Quality Assurance Project Plans (QAPP), Field Sampling Plans, and Health and Safety Plan (HASP) as needed for Phase II ESA conducted per WV’s EPA-approved Brownfields Program. Site Assessments will be conducted by qualified environmental professionals using EPA’s All Appropriate Inquiry Rule and current ASTM standards.
b. <u>Anticipated Project Schedule:</u> Year 1, Quarter 2 – Year 4, Quarter 3
c. <u>Task/Activity Lead:</u> BAC at WVU; Qualified Environmental Professional
d. <u>Outputs:</u> 8 Phase I Assessments; 5 Phase II Assessments, 1 QAPP, Field Sampling Plans
<i>Task 4 – Site Reuse Planning Activities</i>
a. <u>Project Implementation:</u> Reuse plans and market/economic analysis will be conducted and developed by land use, environmental professionals, and other reuse experts. Plans will incorporate environmental information from ESAs, community input, and other relevant data.
b. <u>Anticipated Project Schedule:</u> Year 2, Quarter 1 – Year 4, Quarter 4
c. <u>Task/Activity Lead:</u> Reports will be conducted by contractor for review by CNRC and BAC.
d. <u>Outputs:</u> 4 site reuse plans; 2 market/economic studies
<i>Administrative Costs</i>
i. <u>Project Implementation:</u> Administrative costs for this grant have been calculated using 5% of the total grant amount as per the guidelines. This task includes the indirect costs of the grantee which are not readily identifiable with a particular project or activity but nevertheless are necessary to the general operation of the organization and the conduct of its activities.
ii. <u>Anticipated Project Schedule:</u> Year 1, Quarter 1 – Year 4, Quarter 4
iii. <u>Task/Activity Lead:</u> CNRC
iv. <u>Outputs:</u> Building operations and maintenance, general office expenses, utilities

e. Cost Estimates

Budget Categories		Project Tasks (\$)					Total
		Programmatic Oversight	Community Engagement	Environmental Assessment	Planning Activities	Administrative Costs	
<i>Direct Costs</i>	Travel	\$4,505	-	-	-	-	\$4,505
	Supplies	-	\$1,125	-	-	-	\$1,125
	Contractual	\$21,875	\$23,625	\$198,000	\$180,000	-	\$423,500
	Other (including Subawards and conference registration fees)	\$20,997	\$26,063	-	-	-	\$47,060
Total Direct Costs		\$47,378	\$50,813	\$198,000	\$180,000	-	\$476,190
<i>Indirect Cost</i>		-	-	-	-	\$23,810	\$23,810
Total Budget		\$47,378	\$50,813	\$198,000	\$180,000	\$23,810	\$500,000

Cost estimates were determined based on estimates from EPA planning activity documents and discussions with technical experts about current market rates for assessment and planning activities. Travel rates are estimated based on most recent GSA and IRS rates and other available flight and registration information. The CNRC will not charge staff time to the project and will leverage any effort by staff to manage and oversee the project as in-kind support.

Task 1 – Programmatic Oversight (\$47,317) –

- Travel: \$4,505 – cost for one staff member to attend National Brownfields Training: (\$675 lodging + \$300 transportation + \$322 per diem) x 2 events = \$2,594; WV Brownfields Conference: (\$220 lodging + \$270 transportation + \$147 per diem) x 3 events = \$1,911).
- Contractual: \$21,875 (125 hours at \$175/hr) for procured contractor to support reporting on site-specific and other activities in ACRES.
- Other: \$20,948 – registration for 3 state and 2 national brownfields conferences (\$250 x 5 events); \$19,747 (approx. 437 hours at \$45.18/hr) for BAC personnel, fringe, and indirect costs to support reporting, oversight of procurement processes, and project implementation.

Task 2 Community Engagement (\$50,873) –

- Supplies: \$1,125 - general supplies for dissemination of project updates and solicitation of input/feedback from community stakeholders
- Contractual: \$23,625 (135 hours at \$175/hr) for procured contractor to support community engagement efforts, including participation at meetings and preparation of meeting materials
- Other: \$26,063 – (approx. 577 hours at \$45.18/hr) for BAC personnel, fringe, and indirect costs to support community engagement, including meeting facilitation, materials preparation and distribution, and stakeholder recruitment.

Task 3 – Environmental Assessment Activities (\$198,000)

- Contractual: \$198,000 - 8 Phase 1 Assessments at average cost of \$6,000 = \$48,000; 5 Phase 2 Assessments at average cost of \$30,000 = \$150,000

Task 4 – Planning Activities (\$180,000)

- Contractual: \$180,000 – 4 Site Reuse Planning reports at average cost of \$30,000 = \$120,000; 2 Marketing/Economic Analyses at average cost of \$30,000 = \$60,000

Administrative Costs

- Indirect costs charged at rate of 5% of total grant amount = \$23,810

f. Plan to Measure and Evaluate Environmental Progress and Results

Project outputs will be measured and recorded using the project management software AirTable throughout the project term. The CNRC strategy for tracking and measuring progress is to 1) evaluate achievements against milestones established within this grant application; 2) evaluate whether the grant and projects have redeveloped priority sites and improved local brownfields management fundamentals, such as assessment, acquisition, and the leveraging of outside dollars; and 3) document project outcomes/outputs quarterly in the EPA ACRES system. The project team will review the status of environmental progress and outputs at monthly meetings so that any issues can be identified quickly and addressed immediately. If needed, adjustments will be made to ensure the project stays on time and within budget.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity, b. Organizational Structure, & c. Key Staff

The CNRC is part of a coalition of organizations, the Morgantown Area Partnership, staffed by professionals with decades of experience in economic development, organizational management, and financial management. Russ Rogerson, President & CEO, has more than 20 years of

experience and will provide organizational oversight, participate in selection of QEP, and support outreach to longstanding businesses and stakeholders. Erik Carlson, Vice President with more than 10 years of experience in project oversight and land development, will serve as the Project Lead, ensuring that all grant requirements are met, timelines are adhered to, and subawardees and contractors meet deliverables. Tanya Skeens has more than a decade of experience in financial management and will provide financial oversight of the grant management, ASAP drawdowns, and other budgeting needs. The CNRC will be further supported by the Brownfields Assistance Center, a subawardee, with more than 15 years of experience providing technical assistance on EPA grants and 18 years of experience in grant management, and community engagement.

d. Acquiring Additional Resources

CNRC leadership has extensive experience procuring contractors in compliance with federal and state procurement guidelines, and the BAC has a strong understanding and more than 20 years assisting EPA grantees in procuring services under brownfields grants. Qualified contractors, including a QEP, will be procured to implement all assessment and planning activities in the project, following all 2 CFR 200 guidelines and best practices identified by the EPA Brownfields Program. A request for proposals will be issued, and responses will be evaluated to select the best qualified and most cost-efficient contractor(s) to perform the work.

Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

The CNRC was established in response to long-standing challenges common to campus-adjacent neighborhoods, including aging infrastructure, pedestrian safety concerns, and the need to balance residential stability with student population growth. The CNRC has been funded since its inception in equal parts by West Virginia University and the City of Morgantown. These funds are awarded as annual grants initially at \$50,00 but eventually increasing to \$100,000, with expected outcomes for those allocations to improve infrastructure, safety, and livability in neighborhoods surrounding West Virginia University. Funding for projects is provided by TIF proceeds, which must be monitored and reported upon based on the restrictions of those funds. Using a \$3M allocation of TIF funds, the CNRC oversaw the realignment of multiple streets and alleys and all associated infrastructure, including the purchase of a property to facilitate such alignment; lighting design for the Mon River Rail Trail; installation of steps from the trail to a new apartment building to improve resident access to the riverfront; sidewalk development; and property acquisition to help facilitate economic development

(2) Compliance with Grant Requirements

The CNRC has met all funding requirements since its inception, providing regular quarterly and annual reports at meetings and upon request to the funders, tracking use of all funds, and providing and meeting timelines for priority projects as identified by leadership, funding organizations, and the Board of Directors. Any delays in timeline or adjustments to deliverables are relayed in a timely manner to funders and leadership for approval.

Campus Neighborhoods Revitalization Corporation
Community-wide Assessment Grant Threshold Criteria

1. Applicant Eligibility

The Campus Neighborhoods Revitalization Corporation (CNRC) is a 501(c)3 nonprofit organization. Documentation of tax-exempt status is attached.

2. Community Involvement

The CNRC will assemble a Sunnyside Up Assessment Task Force to identify and prioritize sites for assessment and planning activities and to solicit input and feedback on the program throughout the project period. Task Force members will represent the local business community, West Virginia University and its student body, the City of Morgantown, and local business owners. The Task Force will meet quarterly to discuss project progress and provide input and recommendations. CNRC will incorporate that input into decisions about the project. CNRC will also hold bi-annual public meetings open to all community stakeholders, where updates on site and project progress will be provided. The CNRC will solicit community feedback and input on project priorities and activities and incorporate those into plans where feasible, responding to questions in real time. Community engagement activities will be supported by the Brownfields Assistance Center, which has a strong track record in community engagement best practices and brownfield redevelopment education. Virtual and asynchronous meeting and outreach opportunities will be provided so that audiences are not hindered by weather, public health, or other barriers to participation. If information is requested by non-English speaking stakeholders, CNRC will work with the BAC to identify translation and interpretation services at West Virginia University.

3. Expenditure of Existing Grant Funds

The CNRC does not have an open EPA Brownfields Assessment or Multipurpose Grant.

4. Contractors and Named Subrecipients

a. Contractors.

Not Applicable

b. Named Subrecipients.

CNRC will provide a subaward to the West Virginia University Research Corporation (WVURC) for support in programmatic oversight and community engagement. The WVURC is a 501(c)3 organization and is an eligible entity for a subaward.