

COUNTY COMMISSION OF LEWIS COUNTY

110 Center Avenue
Weston, WV 26452
Phone: (304)-269-8200
Fax: (304)-269-2416



COMMISSIONERS:
Rod Wyman, President
Agnes Queen, Commissioner
Bobby Stewart, Commissioner

January 28, 2026

RE: FY 2025 USEPA Brownfield Community-Wide Assessment Grant Application

Lewis County, West Virginia, is pleased to submit this proposal for the Fiscal Year 2026 EPA Brownfield Community-Wide Assessment Grant funding. Below, we provide the requested information.

1. Applicant Identification:

Lewis County Commission, West Virginia
110 Center Avenue
Weston, West Virginia 26452

2. Website URL:

<https://www.lewiscountywv.org/county-commission>

3. Funding Requested:

Assessment Grant Type: Community-wide
Federal Funds Requested: \$500,000

4. Location:

Community: City of Weston and Town of Jane Lew
County: Lewis
State: West Virginia

5. Target Area and Priority Site Information

Target Area 1: Corridor Park	
Priority Area	Address
Corridor Park Business and Industrial Expansion Area contiguous to 376 Hope Station Road	Mud Lick Road Salvage Yard and adjacent 3-acre dump – Property along 354 Mud Lick Rd, Weston, WV 26452
	Weston Motors site - 788 US-33, Weston, WV 26452
Target Area 2: Corridor H	
Priority Area	Address
Vandalia Health Development Site	US Hwy 33 E Weston 26452. Located at Exit 99, adjacent to Marketplace along Route 33 and Corridor H, this is an approximately 79-acre developable property situated within the Interstate 79–Corridor H transportation triangle.
Target Area 3: Lewis County	
Priority Area	Address
Danser Building	237 East Main Street Weston, WV 26452
Jane Lew Community Building and Former Standard Gas Building	6167 Main Street, Weston, WV 26452
Former WV Department of Highways Building	255 Depot St, Weston, WV 26452
Jane Lew Glass Factory/ Masterpiece Crystal Area	96 Trolley Street, Jane Lew, WV, 26378
Lewis County Rail-Trail Corridor	Former CSX Rail Beds connecting Harrison County, Jane Lew, Jackson’s Mill, Weston, Stonewall Resort, and southern connections toward Braxton County.
Trans-Allegheny Lunatic Asylum Area Outlying and Ancillary Buildings	50 S River Avenue Weston, WV 26452

6. Contacts

Project Manager:

Tina Helmick, County Administrator

Phone: (304) 269-8200 | Email: thelmick@lewiscountywv.org

Mailing Address: 110 Center Avenue, 2nd Floor, Weston, WV 26452

Chief Executive/Highest Ranking Elected Official:

Rod Wyman, President of the Lewis County Commission

Phone: (304) 269-8200 | Email: centralwv@yahoo.com

Mailing Address: 110 Center Avenue, 2nd Floor, Weston, WV 26452

7. Population

Target Areas:

City of Weston: 3,884

Town of Jane Lew: 565

Lewis County: 16,808

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	1, 3, 5-6
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
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the West Virginia Department of Environmental Protection (WVDEP) 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 9, 2026

Ms. Tina Helmick, County Administrator
Lewis County Commission
110 Center Avenue
Weston, WV 26452

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

Dear Ms. Helmick,

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.

The assessment of sites along Corridor H and Interstate 79, known as the Corridor Park industrial complex, and areas including the cities of Weston and Jane Lew with sites located adjacent to the Lewis County Greenway Rail Trail, will better capitalize the Lewis County Commission to lead redevelopment efforts in Lewis County. 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) 951-7527 or Jennifer.D.Liddle@wv.gov.

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Liddle'.

Jennifer Liddle

WVDEP Brownfields Coordinator

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

A. Overview of Brownfield Challenges and Description of Target Area: Lewis County, West Virginia, is an Appalachian community shaped by industry, craftsmanship, and transportation. Once recognized as the world's hand-blown glass capital, Lewis County supported more than 30 glass factories and related manufacturing facilities, anchoring local employment and defining the County's downtowns and industrial corridors. As these industries declined in the late twentieth century, Lewis County experienced widespread plant closures, abandonment of industrial properties, mine-scarred land, and disinvestment in infrastructure. The loss of these economic drivers contributed to a population decline exceeding 30%, leaving less than 17,000 residents and limiting the County's capacity to address environmental contamination and redevelopment barriers.

In response, Lewis County has begun a deliberate transition toward a more diversified economy centered on industrial reuse, logistics, outdoor recreation, and downtown revitalization, leveraging its strategic location to Corridor H, transportation assets, and existing community infrastructure. EPA's Brownfields Program has played a critical role in this transition, converting environmental challenges into opportunities for economic reuse and long-term community resilience. Building on this progress, the geographic boundary for this proposed Community-Wide Brownfields Assessment Grant will include focused assessment and planning activities concentrated in three interconnected target areas where brownfield conditions and economic reuse opportunity converge: the Corridor H transportation corridor, the Corridor Park industrial development area, and the Lewis County Trail System. These target areas were prioritized because they combine the highest concentration of known or suspected brownfield conditions, proximity to major infrastructure, and the greatest near-term redevelopment potential, as determined by prior assessments and market analysis.

As traditional manufacturing and extractive industries declined, Lewis County's location and transportation assets emerged as key drivers of economic transition. Corridor H now represents the County's most significant opportunity to reconnect former industrial land to regional and national markets. The **Corridor H Target Area** follows U.S. Route 33 from the Interstate 79 interchange in the City of Weston eastward toward the Virginia state line and the inland port at Front Royal. Within a seven-mile segment of this corridor, Lewis County has identified multiple abandoned mine land sites, dilapidated structures, and underutilized commercial and industrial properties. As Corridor H nears completion, it will carry billions of dollars in freight and goods through Lewis County, positioning the corridor as a major logistics and industrial route. However, environmental uncertainty at legacy sites along the corridor continues to limit private investment. EPA Brownfields funding will support environmental assessment and reuse planning needed to prepare these sites for employment-generating uses.

Building on this corridor-wide opportunity, the **Corridor Park Target Area** encompasses approximately 350 acres at the intersection of Interstate 79 and Corridor H, less than one mile from downtown Weston. EPA Brownfields funding awarded in FY2022 enabled Lewis County to conduct environmental due diligence, assemble land, and secure control of the first 150 acres of what is now Corridor Park, including property at 376 Hope Station Road. These efforts supported the establishment of the County's first large-scale industrial reuse area and the acquisition of the Gateway Building, which now generates recurring lease revenue and supports long-term site sustainability. Information generated through EPA-funded assessments also supported submission of a \$5 million AMLER application to construct an access road and prepare site-ready areas. An adjacent, contiguous parcel of comparable size along Mud Lick Road represents a near-term expansion opportunity but cannot advance without additional environmental due diligence. The target area includes abandoned mine land and areas of documented soil and groundwater contamination associated with historic rail and industrial activity near Stonecoal Creek. Additional assessment, reuse planning, and sewer infrastructure evaluation are required to support full buildout and capitalize on Corridor Park's strategic location.

While Corridor H and Corridor Park anchor Lewis County's industrial and logistics strategy, the County is also advancing complementary reuse efforts that strengthen downtowns, support small businesses, and diversify the local economy through outdoor recreation and tourism along abandoned rail infrastructure. The **Lewis County Trail System Target Area** follows a former CSX rail corridor connecting downtown Weston, Jane Lew, and surrounding communities to regional trail systems. Planning for the 40-mile trail system has been advanced through a County-led feasibility study funded by the Appalachian Regional Commission (ARC) and coordinated with the Elk River Trail Foundation, which is leading rail-to-

trail development efforts across Braxton, Gilmer, and neighboring counties. Lewis County represents a critical gap in the broader regional and statewide trail network, and completing this segment is necessary to fully connect more than 150 miles of existing trail infrastructure. In parallel, redevelopment of priority brownfield sites located near planned trail segments will support trail-oriented commercial, lodging, and service uses that capture recreation tourism spending and reinforce downtown revitalization in Weston, Jane Lew, and adjacent communities. Assessment activities will provide the environmental due diligence required to address legacy contamination along the former rail corridor and support safe trail development and adjacent economic reuse.

B. Description of the Priority Brownfield Site(s): With more than 200 years of industrial and extractive activity, Lewis County contains a high concentration of brownfield and blighted properties. Using funding from its FY22 EPA Brownfields Assessment Grant, the Lewis County Commission developed a countywide Brownfield Inventory and Dilapidated Structures Database integrating County Assessor records, field verification, and mobile LiDAR imagery. This inventory identified more than 230 brownfield and blighted properties and serves as the foundation for site prioritization and reuse planning. From this inventory, Lewis County prioritized sites where redevelopment potential, infrastructure access, and environmental need intersect. Priority sites are outlined below:

Priority Brownfield Sites	Potential Reuses
Target Area: Corridor Park	
Corridor Park Business and Industrial Expansion Area is a strategically located industrial development area at the Interstate 79 and Corridor H interchange. EPA-supported assessments and planning enabled the County to assemble and control approximately 150 acres at 376 Hope Station Road, establishing the core of Corridor Park. The County seeks to expand the park to approximately 300 acres by evaluating contiguous, adjacent properties along Mud Lick Road that would extend existing development and infrastructure. Environmental conditions on the additional acreage are unknown and require further assessment prior to acquisition and reuse.	Creation of site-ready industrial and manufacturing pads with known environmental conditions and infrastructure availability to attract large employers and support long-term economic growth.
Target Area: Corridor H	
Vandalia Health Development Site is located at Exit 99, adjacent to Marketplace along Route 33 and Corridor H, and approximately 79-acres of undeveloped property originally intended for hospital construction. Environmental conditions and prior site preparation are uncertain.	Vandalia Health has expressed interest in repositioning the site for industrial and business development to leverage its size, location, and proximity to major transportation infrastructure.
Target Area: Lewis County	
Downtown Weston Danser Building is a large, multi-story historic commercial building with a history of commercial and light industrial use. Likely environmental concerns include asbestos-containing materials, lead-based paint, PCBs, and potential petroleum or solvent impacts.	Mixed-use economic development anchor with a small business incubator, shared services hub, affordable office space, meeting rooms, broadband access, and potential loft-style residential units.
Jane Lew Community Building and Former Standard Gas Building are interconnected downtown buildings with historic commercial and utility-related uses. Potential concerns include asbestos, lead-based paint, and petroleum impacts.	Conversion into Main Street office space offering affordable suites for small businesses, professionals, remote workers, and community organizations.
Downtown Weston Former WV Department of Highways (DOH) Building is a historic public works facility with potential environmental concerns related to vehicle maintenance, fuel handling, and aging building materials.	Adaptive reuse for municipal offices, shared civic space, small business offices, or incubator-style commercial space.
Jane Lew Glass Factory / Masterpiece Crystal Area is a historic glass manufacturing area with potential legacy impacts from furnaces, fuel use, and materials handling. Existing utilities and infrastructure are in place.	Reuse as a modern manufacturing facility, artisan production space, or business center that reflects the community's glassmaking heritage.
Lewis County Rail-Trail Corridor (Former CSX Rail Beds) are abandoned rail corridors connecting Harrison County, Jane Lew, Jackson's Mill, Weston, Stonewall Resort, and southern connections toward Braxton County. Potential contamination from treated ties, ballast, spills, dumping, and adjacent industrial uses.	Development of a connected multi-use trail system with appropriate remediation or engineering controls to support outdoor recreation. Planning efforts underway with a \$40,680 ARC grant.
Trans-Allegheny Lunatic Asylum Area Outlying and Ancillary Buildings are underutilized institutional buildings associated with the Trans-Allegheny Lunatic Asylum, one of Lewis County's strongest tourism assets that attracts over 50,000 visitors annually, with likely asbestos, lead-based paint, PCBs, and other regulated materials.	Business-oriented and tourism-supporting uses such as retail, office, event support, and visitor services that expand visitor spending and support small business growth.

C. Identifying Additional Sites: Lewis County will continue to update and refine its Brownfield Inventory and Dilapidated Structures Database throughout the grant period. The County will engage property owners to assess interest and willingness to participate in the Brownfields Program and secure site access where appropriate. Additional sites will be prioritized based on proximity to major transportation corridors, employment centers, or the planned trail system;

environmental risk; availability of existing infrastructure; potential to support economic reuse without residential displacement; and consistency with County land use, infrastructure, and revitalization plans.

Revitalization of the Target Area

D. Reuse Strategy and Alignment with Revitalization Plans: Lewis County’s reuse strategy is grounded in a deliberate shift from a legacy industrial economy toward a more diversified future that balances industrial redevelopment, logistics, outdoor recreation, and downtown reinvestment. Rather than pursuing isolated site redevelopment, the County has focused on transforming strategic corridors and anchor sites where environmental assessment can unlock private investment, strengthen infrastructure readiness, and support long-term job creation. EPA Brownfields funding represents the critical next step in this transition by resolving environmental uncertainty that continues to limit redevelopment.

FY22 EPA Brownfields Assessment funding has already demonstrated its value in Lewis County by reducing environmental uncertainty and helping launch the redevelopment of the first 150 acres of Corridor Park, the County’s primary industrial reuse area. These efforts also supported the development of the Gateway Building, which is now leased and generating the County’s first sustained economic development income since 1990. EPA-funded assessment activities, including hazardous materials surveys and site evaluations, supported demolition of dilapidated properties and site readiness at the Montgomery Road properties, which enabled construction of the first new housing units built in the City of Weston in more than 30 years. Additionally, EPA-funded assessments directly supported the redevelopment of a vacant industrial building now occupied by Ikonik Doors, which created at least 15 new manufacturing jobs in the County.

This grant will build on that momentum by completing additional assessments, reuse planning, and infrastructure evaluations needed to expand Corridor Park, advance site reuse along Corridor H, and support redevelopment of downtown anchor buildings and trail-adjacent properties identified through prior planning and market analysis. EPA funding remains the critical next step in the redevelopment sequence, positioning priority sites to leverage cleanup, infrastructure, and economic development funding and sustain economic growth in these communities.

E. Outcomes and Benefits of Reuse Strategy: The proposed assessment and reuse planning activities will stimulate economic development by preparing priority brownfield sites for post-cleanup reuse as industrial, commercial, residential, and recreational assets. By resolving environmental uncertainty, the project will unlock investment in areas constrained by legacy contamination. Based on prior EPA-funded assessments, market analysis, and reuse concepts, redevelopment is expected to support approximately 60 long-term jobs, up to 39,520 square feet of commercial and retail space, safe management or remediation of 8,500 square feet of dilapidated structures, assessment of more than 250 acres, and advancement of over 40 miles of trail and trail-adjacent improvements. These outcomes build on demonstrated progress from earlier EPA investment, which helped launch redevelopment of the first 150 acres of Corridor Park, supported the first new housing constructed in the City of Weston in more than 30 years, and enabled development of the Gateway Building, now leased and generating the County’s first recurring economic development revenue since 1990.

This grant will extend that momentum by advancing additional sites toward reuse and positioning them for cleanup, infrastructure investment, and redevelopment, while also expanding public and nonprofit assets such as the Lewis County trail system. Trail planning is informed by a County-led feasibility study completed through the Blueprint Communities program, which identified preferred alignments, environmental constraints, and implementation priorities along more than 40 miles of former rail and industrial corridors. Assessment and reuse planning will directly address these constraints, support development of a regionally connected trail system, and strengthen long-term community resilience by reducing exposure to contaminated soils, addressing abandoned mine land, managing dilapidated structures, and guiding infrastructure improvements through the Corridor H Sewer Capacity Study. Reuse planning will incorporate climate-resilient design practices, including energy efficiency and stormwater management, to reduce flood and heat risks.

Strategy for Leveraging Resources

F. Resources Needed for Site Reuse: Lewis County will use EPA Brownfields Assessment funding as a catalyst to leverage local, state, federal, and private resources needed to advance site reuse across Corridor H, Corridor Park, downtown Weston and Jane Lew, and the Lewis County trail system. Prior EPA investment enabled land assembly, site planning, and early development at Corridor Park, including the establishment of the Gateway Building, which now generates recurring lease revenue and supports ongoing economic development activities. Completion of EPA-funded environmental

assessments will directly strengthen Lewis County’s competitiveness for state, federal, and private investment by providing the site readiness documentation required by programs such as AMLER, IJDC, and congressional funding sources.

Lewis County and its partners will pursue additional funding sources to implement cleanup, infrastructure, and redevelopment activities identified through EPA-funded assessments and reuse planning. Key leveraged resources include:

Source	Purpose	Status	Amount
Appalachian Regional Commission POWER Planning Grant	To support feasibility study and planning activities for the Lewis County trail system.	Awarded	\$40,680
Lewis County Community Foundation	To support public engagement and outreach related to the Lewis County trail system planning effort.	Awarded	\$8,000
TrailNation Accelerator	Technical assistance opportunity to support the Lewis County trail system.	Awarded	Technical Assistance
Abandoned Mine Land Economic Revitalization (AMLER) Program	To support continued development of Corridor Park by building an access road and preparing site-ready areas in the best locations.	Pending	\$5,000,000
WVDOT Transportation Alternatives Program	To support trail acquisition, design, and construction.	Potential	TBD
West Virginia Infrastructure and Jobs Development Council (IJDC)	To support implementation of sewer and infrastructure improvements identified through the Sewer Capacity Study.	Potential	TBD

G. Use of Existing Infrastructure: The Corridor H and Corridor Park target areas are served by existing roadway infrastructure and benefit from major transportation investment, including the \$1.8 billion Corridor H connection between Weston, West Virginia, and Front Royal, Virginia. Uncertainty surrounding sewer system capacity remains the primary infrastructure constraint to higher-intensity reuse of priority sites. EPA Brownfields funding will support a Corridor H Sewer Capacity Study to evaluate existing wastewater infrastructure serving Weston, Jane Lew, Corridor Park, and surrounding growth areas and to identify system constraints affecting reuse feasibility. Study findings will position the County, local public service districts, and the Weston Sanitary Board to pursue implementation funding through the West Virginia Infrastructure and Jobs Development Council (IJDC), WVDEP, the U.S. Army Corps of Engineers, and congressionally directed spending.

Infrastructure evaluations conducted under this grant will support adaptive reuse of priority properties and expansion of Corridor Park and build on ongoing investments, including the \$21.2 million Water and Sewer Extension Project along Corridor H. Assessment activities adjacent to the Lewis County trail system will also build on the \$40,680 ARC-funded trail network plan study, ensuring reuse planning aligns with existing infrastructure and regional connectivity goals.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

A. The Community’s Need for Funding: Lewis County is a small, rural county with approximately 17,000 residents spread across a 385-square-mile service area. Median household income is approximately \$52,279, well below West Virginia’s median of \$60,798, reflecting the long-standing impacts of industrial decline and population loss.¹ These conditions have significantly reduced the County’s tax base, fiscal capacity, and its ability to fund environmental assessment, remediation planning, and site reuse without external assistance. Because of this limited capacity, Lewis County faces barriers to accessing redevelopment funding that requires a local match, upfront capital, or site-ready conditions. Private investment is also constrained, as unresolved environmental conditions increase risk in a rural market.

As a result, brownfield properties along Corridor H, within Corridor Park, and in downtown Weston (population of 3,844) and Jane Lew (population of 565) cannot advance to reuse without initial public investment. EPA Brownfields Assessment funding is critical to addressing environmental uncertainty and supporting reuse planning. This grant will remove the primary barrier preventing reuse of priority sites and allow the County to compete for cleanup, infrastructure, housing, and economic development funding that would otherwise remain inaccessible. Without EPA assistance, many brownfield properties would remain unassessed and underutilized, limiting economic opportunity and community revitalization.

¹ U.S. Census Bureau, American Community Survey 5-Year Estimates (2019–2023).

B. Health or Welfare of Sensitive Populations: Sensitive populations within the Lewis County target areas include children, people with disabilities, and low-income households living near former industrial, rail, and mine-impacted properties. U.S. Census data show that 21.8% of residents are under age 18, 16.7% live with a disability, and 19.4% live in poverty.² This increases vulnerability to environmental hazards and limits many households' ability to avoid blighted areas. Additionally, many priority sites are located near neighborhoods with vacant and dilapidated structures, aging infrastructure, and legacy industrial uses, potentially exposing residents to asbestos-containing materials, lead-based paint, petroleum products, and other hazardous substances. Children and people with disabilities face heightened risk due to increased exposure potential and reduced mobility. Brownfield conditions also affect community welfare by contributing to blight, discouraging reinvestment, and limiting access to safe housing, employment, and recreation in a rural county with limited economic opportunity.

EPA Brownfields Assessment funding will help identify and reduce threats to sensitive populations by characterizing contamination, identifying exposure pathways, and informing cleanup and reuse decisions. Assessment of dilapidated structures and former rail corridors will support safe redevelopment, including expansion of the Lewis County trail system, and improve access to safe, accessible spaces for physical activity. By advancing the reuse of underutilized sites for housing, employment, and public spaces, this project will reduce environmental risks and improve long-term health and welfare outcomes for Lewis County's vulnerable residents.

C. Greater Than Normal Incidence of Disease and Adverse Health Conditions: In addition to identifying vulnerable populations, available public health data indicate that residents in the target areas experience a greater-than-normal incidence of chronic disease when compared to state and national benchmarks. CDC PLACES (2025) estimates show elevated prevalence of asthma (12.2%), cancer (9.8%), along with high rates of fair or poor self-rated health (27.1%).

Health Indicator ³	Lewis County, West Virginia	United States
Asthma	12.2%	9.8%
High Blood Pressure	44.2%	42%
Diabetes	16.9%	12%
Cancer	9.8%	7.9%
Heart Disease	9.2%	6.4%
High Cholesterol	43.2%	37.4%
No leisure physical activity	34.7%	24.5%
Obesity	40.3%	32.8%

State and national comparisons reinforce these findings. According to the 2023 West Virginia County Health Rankings, Lewis County ranks 38th out of 55 counties for overall health outcomes. County residents experience shorter life expectancy (nearly four years lower than national averages), as well as elevated rates of heart disease, diabetes, and certain cancers, including throat, lung, and skin cancer. Lewis County also reports lower rates of recommended physical activity, which compounds chronic disease risk. Maternal and child health indicators reflect similar challenges, with

approximately 10% of births classified as low birth weight, compared to a national average of about 8%.⁴

These concentrated areas, with legacy industrial activity, abandoned rail corridors, mine-impacted land, and dilapidated structures, may expose residents to prolonged exposure to asbestos-containing materials, lead-based paint, petroleum products, and contaminated soils. Such exposures can aggravate respiratory disease, cardiovascular conditions, and other chronic illnesses, particularly in communities with limited capacity to avoid environmental hazards. EPA Brownfields Assessment funding will help identify and reduce environmental threats associated with these conditions by characterizing contamination, clarifying exposure pathways, and informing cleanup and reuse decisions. Assessment of abandoned structures and former industrial and rail corridors will support safer redevelopment and reduce environmental risks. Reuse planning will further improve health outcomes by enabling redevelopment into employment opportunities, housing, and accessible public spaces, including expansion of the Lewis County trail system, which will increase opportunities for physical activity in areas with demonstrated need.

D. Economically Impoverished/Disproportionately Impacted Populations: Lewis County's target areas include communities that are economically impoverished and disproportionately impacted by the legacy of industrial, mining, and

² U.S. Census Bureau, American Community Survey 5-Year Estimates (2019–2023), Lewis County, West Virginia.

³ Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health. PLACES Data [online]. 2025 [accessed Jan 25 2026].

⁴ County Health Rankings & Roadmaps: West Virginia 2025 data, University of Wisconsin Population Health Institute.

transportation-related activities. According to U.S. Census data, 19.4% of Lewis County residents live in poverty, and the median household income is approximately \$52,279, substantially below state and national averages indicated in the table below. Limited income and a reduced tax base constrain residents’ ability to mitigate or avoid exposure to environmental hazards concentrated in older industrial areas.

These economic conditions intersect with land use patterns that have placed abandoned industrial sites, mine-impacted land, rail corridors, and dilapidated structures near residential neighborhoods and downtown areas. As a result, low-income households disproportionately experience the negative environmental consequences of historic commercial and industrial operations, including exposure to asbestos-containing materials, lead-based paint, petroleum contamination, and degraded infrastructure. In a rural county with limited housing options and long commutes, residents often lack the financial flexibility to relocate to better conditions.

The proposed assessment and reuse strategy will help address these disproportionate impacts by identifying environmental threats, clarifying exposure pathways, and reducing uncertainty that prevents cleanup and reinvestment. Assessment of abandoned buildings and former industrial properties will support safer redevelopment, reduce blight, and improve neighborhood conditions in areas where low-income residents are most affected.

Reuse of assessed sites will support job creation, housing development, and access to public and nonprofit amenities, including expansion of the Lewis County trail system. These outcomes will increase employment opportunities, reduce travel burdens, and improve access to recreational and community spaces for residents with limited resources. By converting underutilized brownfield properties into productive assets, the project will help stabilize neighborhoods, improve environmental conditions, and build economic prosperity for residents.

Data Type ⁵	Lewis County	West Virginia	United States
Total Population	16,767	1,775,000	333.3M
5-year Unemployment	9.0%	2.4%	2.7%
Poverty Rate	16.8%	16.7%	12.5%
Median Household Income	\$50,552	\$55,948	\$77,719
Households with SNAP Benefits	23.0%	18.9%	12.9%
Homeownership Rate (owner-occupied)	72.7%	73.5%	65.2%
Bachelor's Degree or Higher (25+)	18.0%	24.0%	36.2%

Community Engagement

E. Project Involvement

Through the administration of the FY22 assessment grant, the Commission established commitments from multiple stakeholders to serve on the Brownfield Advisory Committee (BAC) and assist with outreach activities. The BAC will continue to meet monthly over the first year and quarterly thereafter. As detailed in the table below, these partners represent a wide array of community interests, and each brings unique experience to the project.

F. Project Roles

Partner	Mission	Point of Contact	Specific Role in the Project
Lewis County Commission	Serves as the governing body of Lewis County, providing public services and advancing economic development, infrastructure, and community revitalization.	Tina Helmick; thelmick@lewiscountywv.org	Lead applicant responsible for grant administration, compliance, coordination, and implementation of all project activities.
WVDEP	Protects public health and the environment by regulating, overseeing, and supporting cleanup of contaminated and abandoned properties.	Erin Brittain; erin.r.brittain@wv.gov	Assist with brownfield inventory, site eligibility determinations, review of QAPP, work plans, Phase I/II ESAs and cleanup plans.
Brownfields Assist. Centers @Marshall University/WVU	Provide technical assistance and research support to help communities assess, clean up, and redevelop brownfield properties.	Carrie Staton, MPA, Director; carrie.staton@mail.wvu.edu	Provide grant management, administration and compliance support. Assist with meetings, site selection, redevelopment plans and strategies and provide grant management support.

⁵ U.S. Census Bureau, American Community Survey 5-Year Estimates (2019–2023), Lewis County, West Virginia.

Corridor H Authority	Plans and implements the Corridor H highway system to improve regional transportation connectivity and economic development.	Robbie Morris; Robbie@randolphwv.com	Coordinating infrastructure improvements along Corridor H which are key to economic development efforts in Lewis County.
Blueprint Community	Builds local capacity through strategic planning and technical assistance to support community revitalization and economic growth.	Ray Smith; rsmith@lcceda.org	Assist the Commission in building a vision that is community oriented; structure redevelopment strategies and initiatives.
Region VII Planning & Development Council	Supports regional economic development and infrastructure planning through technical assistance and coordination for local governments.	Shane Whitehair; swhitehair@regionvii.com	Regional development organization to provide resources and support site reuse plans and strategies.
Lewis County EDA	Promotes job creation and private investment by supporting business development, site readiness, and economic growth initiatives in Lewis County.	Ray Smith; rsmith@lcceda.org	Will lead economic development and business recruitment activities. Also acquires and markets brownfields for sale and reuse.
Lewis County Health Dept.	Protects and improves public health through disease prevention, environmental health services, and community health education.	Crystal Lough; crystal.g.lough@wv.gov	Will provide technical assistance regarding health/risk assessments and other health related issues in the community.

G. Incorporating Community Input: The Commission recognizes the importance of engaging the community. The public will have opportunities to be involved in decision-making and provide input. The County will work with its partners to engage key stakeholders, conduct outreach, and prioritize sites. Input gathered through community outreach and Brownfields Advisory Committee meetings will directly inform site prioritization, selection of assessment activities, and development of reuse concepts to ensure project outcomes reflect local needs and priorities. To ensure successful engagement, the County will expand and refine the Community Involvement Plan (CIP) through proven communication channels. The Commission will serve as the primary conduit for communication with stakeholders through a dedicated project webpage, blog posts, newsletters, and monthly meetings. Lewis County EDA and Region VII Planning and Development Council will disseminate information to stakeholders in target areas and throughout the region via regular newsletters and meetings. The County and its partners will utilize other strategies to grow interest and reach stakeholders:

- (1) **Meetings with owners & developers:** The Lewis County EDA will leverage existing relationships with property owners and developers through in-person, phone, and virtual meetings to solicit participation.
- (2) **Digital Outreach:** The County and its partners will use social media, email updates, and newsletters to share project information and solicit feedback.
- (3) **Boots on the ground:** Targeted, on-the-ground outreach, including meetings at community facilities such as the Senior Center, Library, and Community Building, will engage residents, business owners, and individuals with limited internet access and ensure broad, sustained participation.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

A. Description of Tasks/Activities & Outputs (a. Project Implementation, b. Anticipated Project Schedule, c. Task/Activity Lead, & d. Outputs): The Commission is requesting \$500,000 of Community-wide Assessment Grant funding to assess & plan cleanup/reuse of brownfields in the target areas. The scope has been organized into four tasks:

Task 1: Grant Management & Reporting
Implementation: The Commission will manage all aspects of the project, including coordination with EPA, project partners, and the Qualified Environmental Professional (QEP). Reporting will include: (1) Quarterly Progress Reports, (2) Property Profiles/ACRES Updates; (3) Annual Disadvantaged Business Enterprise and Federal Financial Reports; and (4) Final Technical Report documenting outputs, outcomes, and success stories. Up to two County and two project partner staff will attend two regional or national brownfield conferences over the 4-year period.
Schedule: Grant management and reporting will be ongoing throughout the 4-year implementation period. Regional and/or national brownfield conferences are anticipated to occur in 2026-2028.
Leads: The Commission will lead this task. The QEP will assist with reporting & management.

Outputs: 12 Quarterly Reports, 3 DBE Forms, 3 Federal Financial Reports, ongoing ACRES updates, one Final Technical Report, up to three regional or national brownfield conferences will be attended by up to four total staff.

Task 2: Community Engagement, Inventory & Site Selection

Implementation: Building on engagement initiated under the FY2022 Assessment Grant, the Commission will continue outreach to identify priority brownfields and secure participation through updates to the Community Involvement Plan (CIP), project fact sheets, a dedicated webpage and social media outreach, monthly Brownfields Advisory Committee (BAC) meetings, and targeted stakeholder meetings. The Commission will maintain and update its GIS-based Brownfield Inventory developed under the FY2022 grant to support site prioritization and reuse planning, including historic land use research, mobile LiDAR documentation, and GIS-compatible data products. Site selection will be conducted in coordination with project partners, developers, real estate professionals, nonprofits, and property owners, with the BAC establishing prioritization criteria, guiding site selection, and supporting property owner outreach.

Schedule: The CIP, fact sheets, and webpage will be developed during the first quarter (Q1) of the project. A BAC kick-off meeting will be held during Q1 and convened monthly for Y1, quarterly for Y2, and semi-annually for the Y3 and Y4. Other stakeholder meetings will occur as needed. Partners will share project updates through their regular channels at frequent intervals. Inventory updates, site selection, and preparation of eligibility determination packages will occur on an ongoing/as needed basis over the 4-year implementation period.

Leads: The Commission will lead this task with support from the BAC, stakeholders, and consultants.

Outputs: CIP, fact sheets, press releases/articles; webpage/social media content; 17 BAC Meetings, multiple eligibility determination packages; inventory deliverables

Task 3: Site Assessment Activities

Implementation: Includes completion of up to 10 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard), 5 Phase II ESAs, 10 asbestos/lead-based paint (LBP)/hazardous materials inspections, and one Sewer Capacity Study. This also includes preparation of (1) access agreements, (2) update the Quality Assurance Program Plan (QAPP) and Quality Management Plan (QMP), and (3) Field Sampling Plans and Health and Safety Plans.

Schedule: Y1: 4 Phase I ESAs, 1 Phase II ESAs, 4 asbestos/LBP/Hazardous materials inspections, update QMP, Sewer Capacity Study Y2: 2 Phase I ESAs, 2 Phase II ESAs, 2 asbestos/LBP/hazardous materials inspections Y3: 2 Phase I ESAs, 2 Phase II ESAs, 2 asbestos/LBP/hazardous materials inspections Y4: 2 Phase I ESAs, 2 asbestos/LBP/hazardous materials inspections, and an updated QAPP.

Lead: The QEP will lead this task under the direction of the County, who will assist with property access.

Outputs: 10 Phase I ESAs, 5 Phase II ESAs, 10 Asbestos/LBP/Hazardous Materials Inspections, 5 Field Sampling Plans, and 1 Sewer Capacity Study.

Task 4: Site-Specific Cleanup/Reuse Planning

Implementation: Includes completing site reuse plans, market feasibility studies, design charettes, renderings and implementation strategies. The QEP will complete up to 3 Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup Action Plans (CAPs), 6 Site Reuse Plans, and 5 Market Feasibility Studies and/or Economic Impact Analyses using Lewis County community plans, such as the Lewis County Greenway and Comprehensive Plan.

Schedule: Y2: 1 ABCA/CAP, 2 Site Reuse Plans, 2 Market Feasibility Studies Y3: 1 ABCA/CAP, 2 Site Reuse Plans, 2 Market Feasibility Studies Y4: 1 ABCA/CAP, 2 Site Reuse Plans, 1 Market Feasibility Study

Leads: The QEP will lead this task under the direction of the Commission and target area stakeholders.

Outputs: 3 ABCA/CAPs, 6 Site Reuse Plans, 5 Market Feasibility Studies and/or Economic Impact Analyses

E. Cost Estimates: A summary of the budget for EPA grant-funded activities only is as follows:

Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
	Grant Management & Reporting	Community Engagement, Inventory & Site Selection	Site Assessment	Cleanup & Reuse Planning	
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$12,000	\$0	\$0	\$0	\$12,000
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$18,000	\$19,950	\$300,000	\$150,050	\$488,000

Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$30,000	\$19,950	\$300,000	\$150,050	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$30,000	\$19,950	\$300,000	\$150,050	\$500,000

Greater than 60% of the budget is allocated to site-specific assessment and cleanup/reuse planning activities. The following provides a summary of the estimated costs and includes the following assumptions:

- **Task 1:** \$18,000 for consultant support (120 hours at \$150/hour) to manage the grant, prepare reports, coordinate with EPA, and ensure compliance and \$12,000 for travel for up to two County staff and two project partner staff to attend up to two brownfields conferences (\$1,500 per person per event, including airfare, lodging, and incidentals).
- **Task 2:** \$4,500 for consultant support (30 hours at \$150/hour) for outreach activities, public-facing materials, and Brownfields communications; \$10,950 for consultant support (73 hours at \$150/hour) to update and refine the County’s Dilapidated Structures and Brownfield Inventory Database; \$4,500 for consultant support (30 hours at \$150/hour) to conduct site screening and prioritization based on eligibility, redevelopment potential, and community priorities.
- **Task 3:** Up to 10 Phase I ESAs conducted by Qualified Environmental Professionals (QEPs) at \$5,000 per site (\$50,000 total); Up to 5 Phase II ESAs conducted by QEPs at \$29,000 per site (\$145,000 total); \$60,000 to evaluate wastewater infrastructure constraints affecting redevelopment; Up to 10 inspections at \$4,000 per site (\$40,000 total); \$5,000 to update the Quality Assurance Project Plan (QAPP) and Quality Management Plan (QMP).
- **Task 4:** Up to 3 Analysis of Brownfields Cleanup Alternatives (ABCAs) or Corrective Action Plans (CAPs) at \$10,000 per site (\$30,000 total); Up to 6 Site Reuse Plans at \$10,000 per site (\$60,000 total); Up to 5 market feasibility studies at \$10,000 per site (\$50,000 total), including stakeholder workshops, design charrettes, and visual renderings.

F. Plan to Measure and Evaluate Environmental Progress and Results: The status of outputs and short- and long-term outcomes will be tracked and reported to EPA via Quarterly Reports, ACRES, and the Final Close-Out Report. The EPA Project Officer managing the grant will be included in monthly BAC meetings. Any significant deviations will be discussed with the EPA Project Officer to develop corrective actions. Outputs will be tracked in a database, including: (1) Number of approved sites; (2) Number of Phase I ESAs; (3) Number of Phase II ESAs; (4) Number of ABCAs/CAPs or asbestos/LBP/hazardous materials inspections; and (5) Number of community/stakeholder meetings. Sites will be linked to the Dilapidated Structures Database, County Assessors’ data, and GIS data for efficient tracking and analysis of project outcomes. The following short-/long-term outcomes will also be tracked: (1) Number of sites cleaned up; (2) Number of property transfers; (3) Number of sites/acres redeveloped; (4) amount to investment/leveraged funding; and (5) number of jobs created. To ensure activities are completed within the 4-year period, the Commission will further refine the schedule in the Cooperative Agreement Work Plan and continually evaluate progress. The QEP will update ACRES beyond the end date to ensure outcomes are captured as sites are redeveloped.

4. Programmatic Capability and Past Performance

Programmatic Capability

A. Organizational Capacity/ B. Structure: As the governing body of Lewis County, the Commission has the experience, capacity, and proven track record to successfully lead a second EPA Brownfields Community-wide Assessment Grant. Administration of the FY2022 Assessment Grant directly supported redevelopment in downtown Weston, Jane Lew, and along Corridor H by reducing environmental uncertainty and informing private and public investment decisions, resulting in early reuse outcomes such as assembly of the first 150 acres of Corridor Park, the County’s primary industrial reuse area, and construction of the first new housing in Weston in more than 30 years. The Commission is governed by three County Commissioners representing separate magisterial districts; the current President, Rod Wyman, will serve as Brownfields Program Director, and Tina Helmick, County Administrator, will serve as Brownfields Project Manager, supported by County staff and representatives from target communities. The Commission will also receive technical support from the Region VII Planning and Development Council, and guidance from the established Brownfields Advisory Committee (BAC), which will assist with site prioritization, planning, and outreach.

B. Description of Key Staff:

Staff	Role	Experience
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Tina Helmick, Lewis County	Brownfield Project Manager: Administer all facets and ensure successful completion. Oversee day-to-day activities, manage QEP activities, and review deliverables.	4 years of experience serving as the Lewis County Administrator and has managed state and federal grants, created and managed the county budget, and conducted meetings with stakeholders, businesses, and citizens. Her successful management of the previous Brownfield Assessment Grant and effective use of funding will ensure a successful grant.
Rod Wyman, Lewis County	Brownfield Program Director: Establish program goals, inform direction & strategies, assist with key decisions and staffing.	10 years of experience as a County Commissioner and the current Commission President, Mr. Stewart helped direct the FY22 Brownfield Assessment Grant alongside the previous president. Commissioner Wyman serves on the Region VI Workforce Investment Board, the Weston Rotary, Lewis County Emergency Medical Service, and Lewis/Gilmer E-911. He is also a founding member of the Lewis County Community Foundation
Ray Smith, Lewis County EDA Director	BAC Officer: Ensure environmental progress goals are met, ensure the project remains on schedule, and track environmental outputs.	Mr. Smith has served as the Director for 4 years and is an active member of the Corridor H Authority, I-79 Development Council, Weston HubCAP & OnTrac Communities, Blueprint Committee, and United Way of Lewis, Gilmer & Upshur.
Shane Whitehair, Region VII Planning & Development Council	Region VII Planning & Development Council Lead: Outreach and redevelopment support.	As Executive Director, Mr. Whitehair is dedicated to improving the quality of life for residents of central WV by promoting the social, economic, environmental, and general welfare of the region, including expansion of employment, industry, housing, health care, education, and recreation.

D. Acquiring Additional Resources: Most of the Corridor Park target area is listed on the OSMRE AML database, and the Commission has applied for an OSMRE AMLER Grant to support initial remediation efforts at Corridor Park. The Commission is updating code enforcement laws to apply for a WVDEP DLAP to support demolition costs. Additional technical and support staff are available to assist with grant activities, and the County has proactive succession plans in place to ensure smooth transitions and prevent project delays. These plans will ensure that reassigned staff have the necessary qualifications. The County has established equal opportunity procurement procedures to ensure a fair bidding process and comply with EPA’s six good faith efforts for involving disadvantaged businesses. A competitive procurement process will be used in accordance with 2 CFR Part 200 and EPA Rule 2 CFR Part 1500. The County will hire a consultant with experience in EPA Brownfield Grant projects to assist with implementing the grant. The County will seek guidance from the WVBACs and WV Region VII Planning & Development Council for grant management and technical support.

Past Performance and Accomplishments

E. Currently Has or Previously Received an EPA Brownfields Grant: The Commission received a FY22 Brownfield Community-wide Assessment Grant totaling \$500,000. The grant period has concluded, and all funds have been expended in accordance with the approved work plan. The Commission successfully completed the assessment and planning activities funded under the grant and remains in compliance with all applicable EPA reporting and closeout requirements.

1. Accomplishments: Using FY22 EPA Brownfields funding, the Lewis County Commission developed a GIS-based Brownfield Inventory and dilapidated structures database that integrates County Assessor data with mobile LiDAR street-level imagery. The QEP identified and mapped dilapidated structures, and all assessed sites were added as point features with attached environmental data, reuse plans, and supporting documents. This database serves as a centralized, publicly accessible resource for developers to evaluate available properties and redevelopment readiness. EPA-funded assessment activities also directly supported private-sector reuse, which enabled Ikonik Doors to purchase and redevelop a vacant industrial facility and create approximately 15 manufacturing jobs. Overall, the Commission completed Brownfields assessment and planning activities at multiple sites, including eight (8) Phase I Environmental Site Assessments, one (1) Phase II Environmental Site Assessment, nine (9) Asbestos Inspections and Inventories, two (2) Structural Assessments, one (1) Wetlands Delineation, two (2) Geotechnical Investigations, three (3) Conceptual Site Models, seven (7) Boundary Surveys, two (2) Market Studies, and one (1) Analysis of Brownfields Cleanup Alternatives (ABCA). As a result of these activities, four structures were demolished, one ABCA is being used to pursue additional funding, and all properties have been accurately reported in ACRES.

2. Compliance with Grant Requirements: The Commission has a consistent record of complying with EPA Brownfield Grant requirements. The Commission has regularly recorded accomplishments via ACRES; submitted timely quarterly reports, federal financial forms, and DBE forms; and completed assessment tasks on time and within budget. The Commission’s EPA FY22 Brownfield Community-wide Assessment Grant Period began on October 1, 2022, and ended on September 30, 2025.

Threshold Criteria for Community-Wide Assessment Grants

1. **Applicant Eligibility:** The Lewis County Commission, West Virginia, is a unified municipality and “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Community-wide Assessment (CWA) Grant funding.
2. **Community Involvement:** The Lewis County Commission will lead all community engagement activities for the project. As the County’s governing body, the three County Commissioners preside over all County departments and each represents a distinct magisterial district, allowing the Commission to leverage established relationships, existing communication channels, and long-standing community trust across Lewis County.

Community engagement activities initiated under the now-closed FY2022 EPA Brownfields Assessment Grant established a strong foundation for continued participation and site readiness. Building on that work, the County will engage residents, property owners, and stakeholders throughout the grant period to inform site selection, prioritization, and reuse planning. Engagement methods will include stakeholder meetings, property owner outreach, public information materials, electronic communications, and in-person engagement at accessible community locations. Additionally, the county met with leaders from the following partners who have committed to being heavily involved in engagement activities:

- a. Lewis County Economic Development Authority: Director Ray Smith will serve as the County’s lead representative. Mr. Smith will coordinate stakeholder engagement activities in Weston and play a key role in prioritizing sites and grant-funded activities in the target areas.
 - b. Region VII Planning and Development Council: Executive Director Shane Whitehair will leverage his brownfield grant experience to support Lewis County through outreach and engagement activities, particularly in business recruitment/economic development.
3. **Expenditure of Existing Grant Funds:** The Lewis County Commission does not have an open EPA Brownfields Assessment Grant as of January 28, 2026.
 4. **Contractors and Named Subrecipients:** Not applicable. No contractors or subrecipients are named in the grant application.