

REGIONAL INTERGOVERNMENTAL COUNCIL



BOONE, CLAY, KANAWHA, PUTNAM COUNTIES

R03-26-A-027
315 D Street

South Charleston, WV 25303

Website: www.wvregion3.org

Email: mail@wvregion3.org

P. (304) 744 4258

F. (304) 744 2534

KRIS MITCHELL

Chair

TYLER FERRELL

Executive Director

Region 3 Planning & Development Council (RIC) Applicant Information

(1) Applicant: **Region 3 Planning & Development Council (RIC)**

315 D Street • South Charleston, WV 25303

(2) Website URL: www.wvregion3.org

(3) Funding Requested

a. Assessment Grant Type: **Community-Wide**

b. Federal Funds Requested: **\$500,000**

(4) Location: Region 3 Planning & Development Council's service district includes the West Virginia Counties of: Clay, Boone, Putnam and Kanawha. (Kanawha County has a current Brownfield Assessment Grant and will be excluded from the remainder of this application.)

(5) Target Area and Priority Site Information

Priority Target Area 1: Clay County Locations

- Elk River Trail Network
 - (Queen Shoals to Hartland in Clay County
 - The Elk River Railroad, Inc.
 - WV DNR
 - WVDOH
 - Multiple Property Owners
- Town of Clay Main Street Properties

Priority Target Area 2: Boone County Locations

- Admiral Processing/Black Castle, 2758 Danile Boone Pkwy, Drawdy, WV
 - Former Coal Processing Plant
- Armstrong Funeral Home, 39687 Coal River Rd, Whitesville, WV
 - Burned funeral home/embalming fluids
- Peter's Building, 39275 Coal River Rd, Whitesville, WV
 - Salon/Asbestos & Lead Pipes
- Big Star Building, 37620 Coal River Rd, Whitesville, WV
 - Grocery/Asbestos & Lead Pipes
- Former Boone Raleigh PSD, 32909 Coal River Rd, Sylvester, WV
 - Former Water Treatment Plant
- Wharton Elementary, 36071 Pond Fork Rd, Wharton, WV
 - Former School/Asbestos

Priority Target Area 3: Putnam County Locations

- 67 Airgas Ln, Poca, WV 25159 –

- Owned by QMAG RE Holdings LLC - Formerly occupied by Quality Magnetite LLC - Currently Abandoned
- 236 Airgas Ln, Poca, WV 25159 (Also known as 8002 State Road 62)
 - Owned by Airgas Mid America Inc – Abandoned
- 289 Airgas Ln, Poca, WV 25159
 - Owned by Sommer Realty Company - Currently Occupied by "Modular Building Consultants of W. VA., Inc" - Potentially Underused

(6) Contacts

- a. Project Director Jasper Ball
 Project Administrator
 Region 3 Planning & Development Council
 315 D Street • South Charleston, WV 25303
 P: (304) 744-4258
 Email: jasper@wvregion3.org
- b. Chief Executive Tyler Ferrell
 Executive Director
 Region 3 Planning & Development Council
 315 D Street • South Charleston, WV 25303
 P: (304) 744-4258
 Email: tyler@wvregion3.org

(7) Population: Clay County – 8,049
 Boone County - 21,7055
 Putnum County – 57,250

8. 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.	NA
The priority site(s) is impacted by mine-scarred land.	2
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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	NA
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).	10

The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.

NA

(9) Attached Letter from Erin Brittan WVDEP Brownfield Director.



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 15, 2026

Mr. Jasper Ball, Project Administrator
Regional Intergovernmental Council
315 D Street
South Charleston, WV 25303

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

Dear Mr. Ball,

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.

Environmental site assessments and reuse planning activities for brownfield sites in Boone, Clay, and Putnam Counties will greatly benefit this region in southern West Virginia. Assessments and planning efforts are vital first steps for redevelopment and encouraging recreational tourism in the Elk River Trail 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.

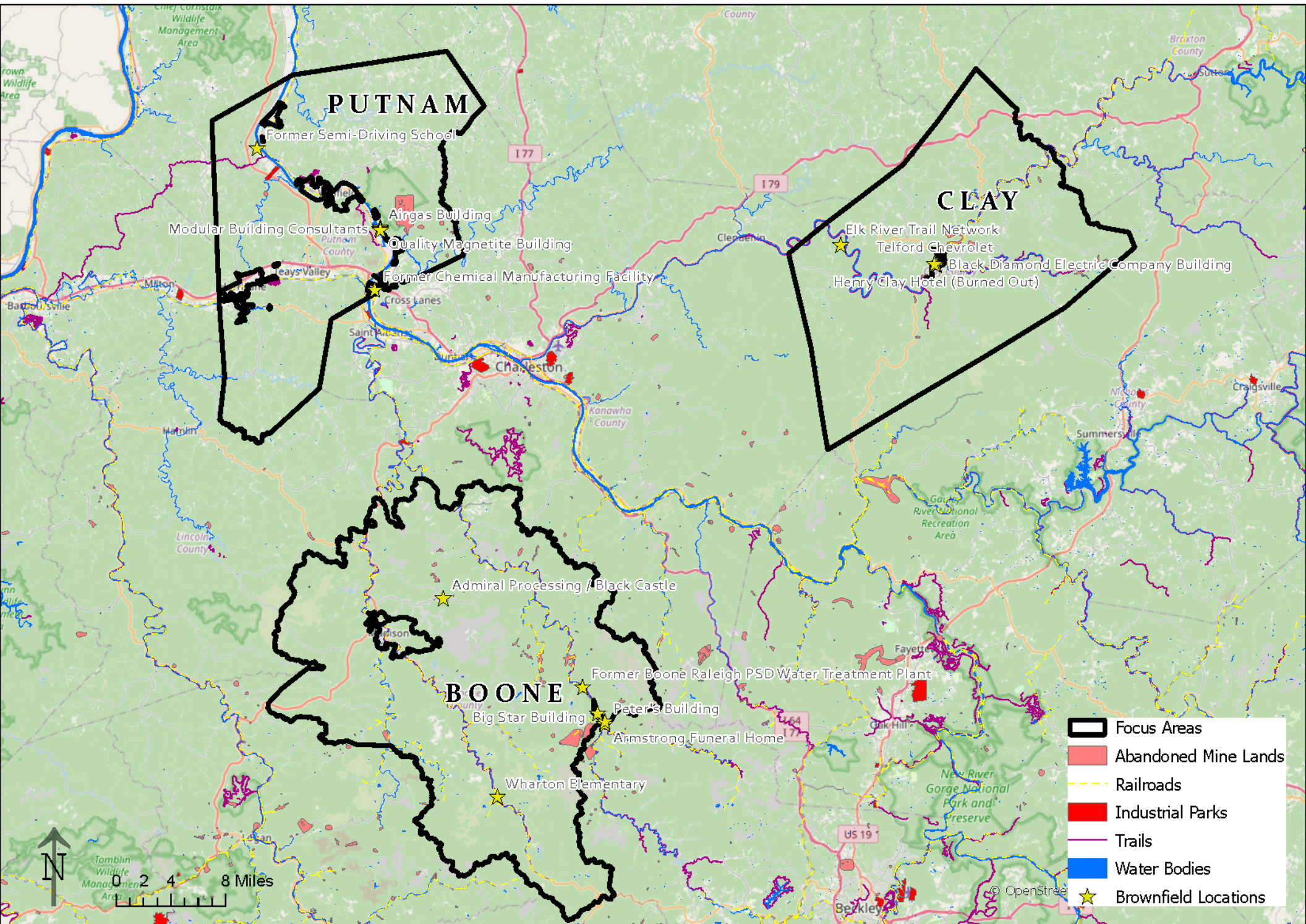
Sincerely,

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

Erin R. Brittain, CHMM
WVDEP Brownfields Program Manager

(10) Releasing Copies of Application: Region 3 Planning & Development Council (RIC) has no objections to releasing our application.

RIC Brownfield Assessment Areas





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 15, 2026

Mr. Jasper Ball, Project Administrator
Regional Intergovernmental Council
315 D Street
South Charleston, WV 25303

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

Dear Mr. Ball,

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.

Environmental site assessments and reuse planning activities for brownfield sites in Boone, Clay, and Putnam Counties will greatly benefit this region in southern West Virginia. Assessments and planning efforts are vital first steps for redevelopment and encouraging recreational tourism in the Elk River Trail 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,

Erin R. Brittain, CHMM
WVDEP Brownfields Program Manager

Narrative Criteria: Region 3 Planning & Development Council (RIC)

(1) Project Area Description and Plan for Revitalization

a. Overview of Brownfield Challenges and Description of Target Area:

This EPA Community-Wide Assessment Grant will support environmental site assessments and land reuse planning at targeted brownfield sites across RIC's service area in Clay, Boone, and Putnam Counties. The region faces shared challenges including population decline, aging infrastructure, and limited job opportunities, shaped in part by legacy industries and the abandonment of historic buildings. Together, these counties encompass approximately 1,189 square miles (WV.gov), where steep terrain and flood-prone valleys limit developable land and make strategic land use planning and adaptive reuse essential. While each county has distinct needs influenced by its history and geography, environmental assessment is a critical first step toward addressing common redevelopment barriers.

Within the RIC region, Clay County is the most economically distressed, with significant geographic constraints due to steep terrain and limited developable land, much of which lies within floodplains. These conditions increase the importance of assessment and cleanup efforts to support land reuse. Historic industries and building practices have left some properties potentially contaminated, creating barriers to redevelopment. Health services and education are the county's primary employers, supported by federal designations including an Enterprise Community and the Central Appalachia Empowerment Zone of West Virginia. Clay County's agricultural heritage and the continued development of the Elk River Trail present opportunities to expand agrotourism and recreational amenities, which have been shown to support improved economic conditions in Southern West Virginia (CEDS, 2024). Completion of the Elk River Rail Trail through Clay County is a critical regional link, and environmental assessments of inactive railbeds and historic commercial buildings are a priority to advance these efforts.

Boone County has a strong work ethic rooted in its coal mining history and has long relied on mining and processing industries. Coal remains the county's second-largest employer (Workforce WV, 2023); however, the closure of several mining operations has reduced job opportunities and contributed to economic hardship and environmental concerns at shuttered facilities and former mine lands. Efforts to repurpose these lands for recreation, including ATV trails and the adaptive reuse of historic buildings, have demonstrated measurable economic benefits. A 2021 Marshall University study on the Economic and Fiscal Impact of the Hatfield-McCoy Trail System estimated approximately 650 full-time equivalent jobs statewide and more than \$546,000 in annual state and local tax revenue. In Boone County, sites identified in and around Whitesville, near the Raleigh-Boone County line, present opportunities for revitalization to support visitation associated with the Big Coal River Trail System and the Clear Fork Rail Trail in Raleigh County. Increased visitation through Whitesville also supports access to the Upper Big Branch Miners' Memorial, which commemorates the 29 miners who lost their lives in the 2010 underground explosion.

Putnam County has distinct needs compared to Clay and Boone Counties, with the advantage of relatively flat, developable land and direct access to Interstate 64 (I-64). This infrastructure has supported significant growth and has contributed to Putnam County being the most affluent county within the RIC region. Communities such as Poca, Nitro, and Fraziers Bottom face redevelopment challenges related to their location outside the I-64 corridor, legacy environmental concerns associated with former chemical manufacturing, and gaps in infrastructure. These communities contain potential brownfield sites that could be redeveloped to support housing, employment, and local services. Environmental assessments and reuse

planning, which are often beyond the financial capacity of rural communities, are needed to support equitable growth.

b. Description of the Priority Brownfield Sites

Clay County Target Area Priority Site: Elk River Rail Trail – The Elk River Rail Trail Network spans 73 miles from Clendenin to Gassaway with 13 trailheads that utilize the former Norfolk Southern railway. Two sections of trail are incomplete: Camp Creek – Prociuous and Brown Street. Brown Street is currently the southernmost trailhead, however there are efforts in place to extend the trail further south to reach the City of Charleston by the Kanawha County Commission. The second incomplete segment of the trail spans 22.7 miles from Queen Shoals to Hartland in Clay County. Environmental assessments are essential for the reuse of rail corridors as there is potential for contamination of the area due to historic operation of the railway, potential spills of hazardous cargo, and any potential adjacent industrial operations that may have utilized the corridor. Common contaminants of rail corridors include heavy metals, volatile and semi-volatile organic compounds, and herbicides. By enabling the connection of existing trail segments, environmental assessments will help create approximately 73 miles of continuous multi-use trail, supporting walking, cycling, e-biking, hiking, and equestrian use.

Boone County Target Area Priority Site: Admiral Processing, Peytona, WV – Admiral Processing is a former coal processing facility located at 20578 Daniel Boone Parkway. The site is split into two sections that total approximately 1,921 acres, and is owned by Boone East Development Company. Classified as commercial, the site is suited for private industrial or commercial reuse. Potential contaminants associated with coal processing facilities include heavy metals and volatile organic compounds. Particulate matter is also a concern affecting water quality in the form of total suspended solids and total dissolved solids. The site is partially within the 100-year floodplain where Drawdy Creek and Daniel Boone Parkway split the northern section. There are several ponds on site with various machinery, structures, and access roads.

Putnam County Target Area Priority Site: Former Quality Magnetite Facility – The former Quality Magnetite LLC facility is located at 67 Airgas Lane in Poca. This industrial parcel totals 8 acres and contains a 15,192 square foot warehouse built in 1996. The site is currently vacant and is owned by QMAG RE Holdings LLC. The west edge of the parcel borders the Kanawha River and is located in the 100-year floodplain, however no structures on the parcel are within the floodplain. Environmental concerns of this site include heavy metals, specifically iron, and asbestos. Conducting the necessary environmental assessments to make the parcel “site ready” will attract new industrial businesses to Putnam County.

c. Identifying Additional Sites: RIC in conjunction with Clay, Boone and Putnam Counties and local municipalities will identify additional sites by having individual kick-off meetings with local government officials’ towns or cities to specifically discuss the Brownfields Assessment Grant and how it can be used to identify brownfield property issues.

d. Reuse Strategy and Alignment with Revitalization Plans

RIC Region III Planning and Development Council’s Comprehensive Economic Development Strategy (CEDS) for fiscal years 2024 – 2028 outlines the current conditions of the four-county

region and the goals and objectives that promote RIC's mission of economic, environmental, educational, cultural, and recreational growth. The target areas of Boone, Clay, and Putnam counties have critical needs for housing, downtown revitalization, and diversification of job and recreational opportunities. Conducting the necessary environmental assessments and reuse planning at shuttered schools, coal mines, and other industrial and commercial complexes is the crucial first step to advance the RIC's mission of resilient growth for the counties.

e. Outcomes and Benefits of Reuse Strategy

The outcomes of this EPA Community-Wide Assessment Grant will reduce environmental uncertainty and advance cleanup and reuse of brownfield properties across Clay, Boone, and Putnam Counties, where legacy industries, aging infrastructure, and geographic constraints have limited redevelopment. By completing environmental site assessments and reuse planning, the project will move potentially contaminated properties through the early stages of the redevelopment pipeline, positioning them for cleanup funding, property transfer, and productive reuse. In Clay County, assessment of inactive rail corridors and historic commercial buildings will support completion of the Elk River Rail Trail, a critical regional connection that repurposes former railbeds for recreation and tourism. Buildings nearby will complement these efforts, with amenities to support. Clay will benefit with reduced contamination, more active lifestyles, and new economic opportunities in the region's most economically distressed county. In Boone County, assessments will address environmental concerns at former coal processing and mine-related sites, supporting reuse strategies that build on demonstrated economic benefits from recreation, tourism, and adaptive reuse of historic structures. These efforts will help mitigate environmental impacts of shuttered facilities while supporting job creation, private investment, and economic diversification in communities affected by coal industry decline. In Putnam County, environmental assessments will help prepare former industrial and commercial sites for redevelopment, particularly in rural communities outside the Interstate 64 corridor that have not fully benefited from countywide growth. Making these sites "site-ready" will support housing development, employment opportunities, and local services while promoting more equitable economic growth. Across the region, the reuse strategy will protect human health, reduce barriers to investment, and support long-term economic resilience by returning underutilized land and buildings to productive use in alignment with local revitalization plans and the RIC Comprehensive Economic Development Strategy.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

RIC maintains established partnerships with regional economic development organizations. Advantage Valley provides technical assistance to entrepreneurs and small businesses. These partners have also conducted housing assessments and highest and best use analyses in targeted communities to help identify redevelopment opportunities aligned with local market conditions. RIC works across multiple federal funding streams, including programs administered by EDA, ARC, EPA, and other federal and state partners. RIC will align these resources with its newly established Community Development Corporation (CDC) to help connect environmental assessment and reuse planning with access to capital and project implementation. Coordination among these entities will ensure that entrepreneurs and developers can access technical

assistance, financing pathways, and environmental due diligence as projects move from planning to implementation.

g. Use of Existing Infrastructure

Where applicable, existing infrastructure will be utilized in redevelopment plans. This may include residential, commercial, or industrial infrastructure, former railways, school buildings, or existing utilities. Many sites have existing utilities and infrastructure that make them desirable for redevelopment. However, school buildings and deteriorated industrial complexes may need upgrades for safe and efficient use of the buildings. Current conditions of school buildings that are available for reuse are too expensive to operate under municipalities and therefore are likely to deteriorate further without assessment and appropriate reuse planning. Former coal processing plants face similar challenges of availability of infrastructure such as roads and utilities, however the poor conditions and lack of thorough characterization of the site present roadblocks for redevelopment. Having the appropriate assessments completed will provide a comprehensive picture of current conditions, any associated liability, and reuse potential of industrial infrastructure. Where necessary, infrastructure upgrades may be supported through state programs such as the WV Land and Water Conservation Fund, WV Department of Highways, and the WV Community Development Block Grant.

(2) Community Need and Community Engagement

a. The Community’s Need for Funding

As with many communities that surround brownfield sites, the three-county target area has greater than average poverty rates when compared to the United States. A table is presented below comparing economic data by target county to the state of West Virginia.

2023 Population, Income, and Poverty Rate of West Virginia and Select Region III Counties				
Criteria	County/State			
	Boone	Clay	Putnam	West Virginia
Population	21,705	8,049	57,250	1,784,462
Per Capita Income	\$41,275	\$38,450	\$58,105	\$55,138*
Poverty Rate	20.8%	23.5%	10.3%	16.7%

Data source: United States Census Bureau, StatsAmerica

*Note: 2024 Data

Both Boone and Clay counties are above the average poverty rate of West Virginia. While Putnam County is listed as 6.4% below the average poverty rate of the state, rural communities of the county do not have the capacity to assess sites with environmental concerns on their own.

The work proposed in Region III's CED and for the target sites listed in section 1.b. cannot be implemented without outside funding sources.

b. Health or Welfare of Sensitive Populations

West Virginia has an aging population. According to the US Census Bureau, the median age of West Virginia is 42.7 years as compared to the national median age of 38.31. With high rates of poverty, aging populations, household dynamic changes (grandparents raising grandchildren), and failing infrastructure, sensitive populations, such as the elderly and low income families, are likely to remain in potentially hazardous environments if interventions are not implemented. Assessing brownfield sites in communities with sensitive populations provides the opportunity for new development of businesses, access to critical infrastructure (utilities, roads, healthcare), and safe recreational areas to increase quality of life. These populations because of contamination are at a higher risk of cancer.

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

According to the National Cancer Institute, West Virginia was ranked 3rd in the country for cancer. The National Cancer Institute also notes a stable trend at a rate of 496.7 per 100,000 people developing cancer observed over the last five years. Data for the rate of cancer for each county in West Virginia and the associated rank are presented in the table below.

County	Rank	Cases of Cancer per 100,000 People
Boone	12 th	522.3
Clay	5 th	551.1
Putnam	21 st	502.2

In a report conducted by The Appalachian Regional Commission in 2020, West Virginia was found to have significantly higher rates of mortality and morbidity as compared to the national average. Some of this can be attributed to the settlement based around rail corridors and heavy industry. Rail corridors have carcinogens such as PAH's, heavy metals from creosote, and heavy use of plant killer.

d. Economically Impoverished/Disproportionately Impacted Populations

All three target areas are economically impoverished and have been impacted by the closure of industrial job sources. They are at higher risk than other areas because of the lack of diversification. The lack of industry, deteriorating infrastructure, and isolation of communities have negatively impacted the growth of Boone, Clay, and the rural communities of Putnam County. With aging populations and low-income of existing residents, the decline in population continues and further isolation prevents advancement. The selected priority sites are underutilized areas where new industries and businesses could revitalize these economically impoverished communities. The Elk River Rail Trail connection would provide rural communities with economic opportunities from tourism. In addition to the varying forms of

recreation, supporting infrastructure such as recreational equipment rentals, restaurants, and short-term housing rentals would supply the area with additional employment opportunities and economic growth.

Community Engagement

Information for sections 2.e. Project Involvement – 2.f. Project Roles are presented in the table below:

Name of Organization/ Entity/ Group	Entity's Mission	Point of Contact (Name & Email)	Specific involvement in project or assistance provided
Clay County Health Department	Assess the needs of our community and collaborate with agencies to address health deficiencies and provide a livable community to all Clay County citizens	Angela Brown angela.b.brown@wv.gov	Assist in identifying sites and stakeholder coordination. and business development for redevelopment sites.
Boone County Development Authority	Organized to promote economic and community development, and tourism opportunities	Kris Mitchell director@boonecountywv.org	Assist in identifying sites and stakeholder coordination. and business development for redevelopment sites.
Putnam County Economic Development Authority	Focuses on creating jobs, increasing the tax base, and facilitating development in the county through business attraction and retention	Morganne Tinney mtenney@pcda.org	Assist in identifying sites and stakeholder coordination. and business development for redevelopment sites.
Advantage Valley	Economic opportunity for all residents by increasing investment in the region, leveraging resources and building collaboration among stakeholders.	Terrell Ellis terrell@advantagevalley.com	Stakeholder coordination and potential site identification, future economic development and focus on Elk River Towns and Trail.
Elk River Trail Towns	Marketing of the Trail System and Trail Towns through existing and new outlets.	Sasha Strader, FASTER WV Business Coach	Promote revitalization of the Elk River Trail network and communities.
Elk River Trail Foundation	To preserve, protect, and enhance the Elk River Trails for public recreation, community health and well-being, conservation, ecology, education, economic development, and cultural enrichment.	Madison Stone, Executive Director	Enhance the Elk River Trail and communities for recreation, health and conservation. Coordinate with stakeholders

g. Incorporating Community Input

Community engagement is central to regional planning, and the Regional Intergovernmental Council will utilize established practices to incorporate community input throughout the Brownfields Assessment process. Engagement efforts are guided by the FY 2024-2028 CEDS which emphasizes continuous coordination with community members and project partners. Projects to be prioritized by the regional council include those which have clear community engagement, and particularly those which will leverage local investment and those seeking additional grants from other sources. Public meetings, stakeholder interviews, coordination with local officials, collaboration with development authorities, trail organizations, and community based groups is to be used to inform priority site identification, reuse concepts, and redevelopment goals related to housing, job creation, tourism, and recreation. These forums will allow residents to review assessment findings and provide feedback on reuse and redevelopment options. Project updates will also be shared by RIC’s monthly newsletter, project fact sheets, and other communication tools.

3. Task Descriptions, Cost Estimates, And Measuring Progress

a. Task Descriptions

Task/Activity 1: Project Management and Reporting
<p>i. Project Implementation</p> <p>ii. EPA-funded tasks/activities: Project management, cooperative agreement completion, and all required reporting will be conducted by Region 3 Planning and Development Council, led by Regional Intergovernmental Council for Boone, Clay, and Putnam Counties. A Qualified Environmental Professional (QEP) experienced in EPA Brownfields funded projects and a qualified planning entity will be hired through a competitive bid process adhering to State Code procurement requirements. They will work collaboratively throughout the grant period. Assessment, Cleanup and Redevelopment Exchange System (ACRES) data entry, updating and securing site access right-of-entry agreements on sites of interest will be conducted. A Region 3 representative will attend at least one national and two state brownfields conference events.</p> <p>iii. Non-EPA grant resources needed to carry out tasks/activities: Region 3 Planning and Development Council does not anticipate administrative costs will exceed the budgeted amount. Non-EPA grant resources are not expected to be utilized.</p>
ii. Anticipated Project Schedule: Year 1 / Month 1 through Year 4 / Month 12
iii. Task/Activity Lead: RIC
iv. Outputs: Procure QEP, procure qualified planning entity, 16 quarterly reports, 16 financial status reports, ACRES site entries, participation in three_brownfields conference events.
Task/Activity 2: Public Involvement
<p>i. Project Implementation</p> <ul style="list-style-type: none">• EPA-funded tasks/activities: RIC will lead public involvement efforts, with site-specific updates and a review of upcoming activities provided by the QEP. Quarterly public

<p>meetings will provide space for project updates, discussion of any issues that arise, and public feedback. Public meetings may be held up to once per month if needed. Social media posts, blog posts, a project brochure, site-specific fact sheets, and news media articles will provide as-needed updates across the 4-year timeframe. At least one news article will be published per year.</p> <ul style="list-style-type: none"> • Non-EPA grant resources needed to carry out tasks/activities: No outside funding is expected to be utilized to complete the tasks outlined at this time (marketing, communication tools (promotional materials, advertising, videography).
ii. Anticipated Project Schedule: Year 1 / Month 1 through Year 4 / Month 12
iii. Task/Activity Lead: RIC
iv. Outputs: 16 public meetings, 1 project brochure (updated periodically), site-specific fact sheets (as needed), 4 news articles for media updates (one per year).
Task/Activity 3: Site Assessments
<p>i. Project Implementation: Over 55% of funds will be used for site assessment activities. The QEP will ensure that all Phase I Environmental Site Assessments (ESAs) are performed in accordance with ASTM Standard E1527-21, complying with EPA All Appropriate Inquiry Final Rule, and that all Phase II ESAs will be conducted in accordance with ASTM E1903-19. Asbestos Containing Materials, Lead Based Paint, Mold, and/or Radon inspections will be completed, as needed on a site-by-site basis, conducted under applicable state and federal regulations and guidelines. A Quality Assurance Project Plan (QAPP), Sampling Analysis Plan (SAP), and Health and Safety Plan (HSP) will be prepared by the QEP and approved by EPA prior to initiation of Phase II ESA activities.</p>
ii. Anticipated Project Schedule: Year 1 / Month 4 through Year 4 / Month 6
iii. Task/Activity Lead: QEP, with input from RIC
iv. Outputs: Up to 10 Phase I ESAs, 1 QAPP, up to 5 Phase II ESAs, Up to 10 ACM, LBP, Mold, and/or Radon inspections. Project updates will be recorded in ACRES
Task/Activity 4: Site Cleanup and Reuse Planning
<p>i. Project Implementation: Over 30% of requested funds will be used for site cleanup and reuse planning. For each completed Phase II ESA, ACM, LBP, Mold, and or Radon survey, the QEP will develop cleanup and redevelopment plans on sites determined to be highest priority with identified environmental concerns. These activities will include Analysis of Brownfield Cleanup Alternatives (ABCA) documents, ACM/LBP/Mold/Radon abatement or management plans, structure analysis, and/or site redevelopment plans as needed. Up to 10 Highest and Best Use Analyses will be conducted to evaluate the redevelopment potential of properties and provide strategic options plans for potential developers.</p>
ii. Anticipated Project Schedule: Year 1 / Month 9 through Year 4 / Month 11
iii. Task/Activity Lead: QEP and qualified planning entity, with RIC
iv. Outputs: 6 site-specific planning documents (may include ABCA, ACM, LBP, Mold, and/or Radon abatement or management plans as needed), 2 site redevelopment and/or engineering plans, and up to 10 Highest and Best Use Analyses.

- b. Cost Estimates: RIC is requesting \$500,000 for a Community-Wide Brownfields Assessment Grant. The table below outlines the overall cost estimate for each of the four

project tasks, with further details provided (costs have been rounded):

Budget Categories		Project Tasks (\$)				Total
		Project Management and Reporting	Public Involvement	Site Assessments	Site Cleanup and Reuse Planning	
Direct Costs	Personnel	11,000	2,750	0	0	13,750
	Fringe Benefits	3,000	750	0	0	3,750
	Travel	1,750	0	0	0	1,750
	Equipment	0	0	0	0	0
	Supplies	280	315	0	0	595
	Contractual	32,000	5,650	283,000	151,000	471,650
	Other	0	0	0	0	0
	Total Direct Costs	48,030	9,465	283,000	151,000	491,495
Indirect Costs	6,870	1,635	0	0	8,505	
Total Budget	54,900	11,100	283,000	151,000	500,000	

Note: Fringe Benefits = 15% of personnel; Indirect Costs = 30% of personnel, travel, and supplies.

Task 1: Project Management and Reporting:

Personnel Costs: 12 hours per month, 576 hours total at an average rate of \$34.72/hr = \$20,000.

Travel Costs: 1 project representative attending 4 state brownfield conference events at \$625/conference = \$2,500.

Contractual Costs: 48 monthly meetings at \$400 = \$19,200; 16 quarterly reports at \$400 = \$6,400; 16 quarterly ACRES updates \$400 = \$6,400. Total Contractual Qualified Environmental Professional Project Management and Reporting cost = \$32,000.

Task 2: Public Involvement:

Personnel Costs: Approximately 9 hrs per quarter (16 quarters) at \$34.72 = \$5,000.

Supply Costs: Printing costs, public notices, and yearly public meeting-related costs at \$212.50/yr for 4 years = \$850.

Contractual Costs: Quarterly QEP and BCAT meetings, 16 at \$250 = \$4,000; project brochure printing costs at \$1,000; articles for media publication at \$650. Total Contractual Public Involvement cost = \$5650.

Task 3: Site Assessments:

Contractual Costs: QMP & QAPrP (\$18,000); up to 10 Phase I ESAs at an average cost of \$5,000 = \$50,000; up to 4 Phase I ESAs at an average cost of \$40,000 (includes QAPP, FSP, HSP) = \$160,000; up to 10 ACM/LBP surveys at an average cost of \$5,500 = \$55,000. Total Site Assessment cost \$283,000.

Task 4: Cleanup Planning and Redevelopment Planning:

Contractual Costs: Up to 2 ABCA documents at an average cost of \$10,000 = \$20,000; up to 6 ACM/LBP Abatement or Management Plans at an average cost of \$2,000 = \$12,000; up to 2 Structural Analyses at an average cost of \$7,000 = \$14,000; up to 5 Site Redevelopment plans at

an average cost of \$13,000 = \$65,000; up to 5 Highest and Best Use Analyses at an average cost of \$8,000 = \$40,000; total Cleanup Planning and Redevelopment Planning = \$151,000.

c. Plan to Measure and Evaluate Environmental Progress and Results

The RIC will have dedicated agenda items during quarterly public meetings to assess the progress of Tasks. If it is determined that corrective action is needed upon review of task progress, RIC and the QEP will implement corrective actions to ensure that grant funds are expended in the four-year project timeline. Quarterly reports will be used to track the progress of the QEP's and RIC's complete and in-progress tasks in outputs and outcomes. Outputs to be recorded in ACRES include the number of public meetings, environmental assessments and redevelopment plans. Outcomes to be tracked in ACRES from the associated outputs of each quarter include community participation, number of properties assessed, acreage and number of properties ready for reuse, redevelopment funding leveraged, and jobs created.

4. Programmatic Capability and Past Performance

The Region III Planning and Development Council (RIC) has extensive capacity to successfully manage and implement federally funded planning, infrastructure, and economic development projects across Boone, Clay, Kanawha, and Putnam Counties. Since its designation as West Virginia Region III in 1971, RIC has served as the regional planning organization for 29 units of local government, providing grant administration, project management, fiscal oversight, stakeholder coordination, and compliance monitoring. RIC regularly administers complex federal and state grants involving environmental review, procurement, reporting, and multi-jurisdictional coordination. The Authorized Representative for this project shall be RIC Executive Director Tyler Ferrell all other roles shall be RIC Project Administrator Jasper Ball.

Regarding organizational structure, RIC is a voluntary association of local governments governed by a policy board composed of county commissions, municipal elected officials, and community representatives from across the four-county region. RIC is supported by a professional staff with expertise in finance, project administration, transportation planning, economic development, and grant management. This structure allows RIC to coordinate effectively across jurisdictions, manage multiple funding sources simultaneously, and align local projects with regional priorities identified through the Comprehensive Economic Development Strategy (CEDS). RIC supplements its internal capacity by leveraging partnerships with local governments, regional economic development organizations, state agencies, and private-sector stakeholders. Additional EPA, WVDEP, ARC, EDA, and local funding will be procured to support cleanup and reuse efforts.

RIC is also the recipient of the U.S. Economic Development Administration (EDA) Partnership Planning Grant, which supports ongoing regional economic development planning and coordination. In addition to planning grants, RIC has successfully managed major federal investments, including serving as the recipient of the \$3 million BUILD grant for the Cedar Grove project.

REGIONAL INTERGOVERNMENTAL COUNCIL



BOONE, CLAY, KANAWHA, PUTNAM COUNTIES

315 D Street
South Charleston, WV 25303

Website: www.wvregion3.org
Email: mail@wvregion3.org

P. (304) 744 4258
F. (304) 744 2534

KRIS MITCHELL

Chair

TYLER FERRELL

Executive Director

Region 3 Planning & Development Council Threshold Criteria

1. Statement and Documentation of Applicant Eligibility

The Regional Intergovernmental Council (RIC) is an eligible applicant for an EPA Brownfields Community-Wide Assessment Grant pursuant to Section 104(k) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, and as described in Section 2.B.(1) of the Notice of Funding Opportunity.

RIC is a regional intergovernmental planning and development organization established under West Virginia Code § 8-25-1 et seq., which authorizes regional planning and development councils to coordinate intergovernmental planning, development, and the use of federal, state, and local resources across multiple counties. As defined in W. Va. Code § 8-25, RIC qualifies as a regional council established pursuant to state statute and has the legal authority to enter into agreements and administer federal grant funds on behalf of its member jurisdictions.

RIC serves as the designated Economic Development District (EDD) for the U.S. Economic Development Administration and the Local Development District (LDD) for the Appalachian Regional Commission. RIC has extensive experience administering federal planning and implementation grants in coordination with local governments, development authorities, and community partners.

RIC will not own or operate any sites assessed using Brownfields grant funds and will ensure all site-specific assessment activities comply with EPA eligibility and liability requirements.

Documentation of Eligibility

RIC's eligibility is supported by West Virginia Code § 8-25-1 through § 8-25-6, which establish and define the authority, structure, and functions of regional planning and development councils. Relevant statutory excerpts are included or referenced as documentation of eligibility.

2. Statement Regarding 501(c)(4) Status

RIC is not a 501(c)(4) organization. Therefore, a statement regarding 501(c)(4) tax-exempt status and a legal opinion regarding lobbying activities are not applicable.

3. Description of Community Involvement

Community engagement is central to RIC's regional planning approach and will guide implementation of the Brownfields Community-Wide Assessment Grant. RIC's community involvement framework is outlined in the FY 2024–2028 Comprehensive Economic Development Strategy (CEDS), which emphasizes continuous engagement with residents, local governments, and partner organizations to ensure projects reflect locally identified needs and priorities.

RIC engages communities through public meetings, stakeholder interviews, coordination with county and municipal officials, and collaboration with economic development authorities, trail organizations, health departments, and community-based groups. Input gathered through these channels has informed the identification of priority sites, reuse concepts, and redevelopment goals related to housing, job creation, tourism, recreation, and environmental improvement.

During the grant period, RIC will continue engagement through periodic public meetings and site-specific meetings as needed, particularly in economically distressed and disproportionately impacted areas. Community feedback will directly inform site prioritization, assessment activities, and cleanup and reuse planning.

4. Statement Regarding Open Assessment or Multipurpose Grants

The Regional Intergovernmental Council does not have any open EPA Brownfields Assessment Grants or Multipurpose Grants at the time of application.

5. Contractors and Subrecipients

At the time of application, no contractors have been procured and no subrecipients have been named for this project. RIC intends to procure qualified environmental professionals and other contractors through competitive procurement processes consistent with 2 CFR Part 200, EPA grant requirements, and RIC procurement policies.

RIC does not anticipate naming subrecipients for this project. Should subrecipients be identified in the future, RIC will comply with all EPA requirements related to subrecipient eligibility, oversight, and documentation.

6. Solicitation Documents and Contracts

Because no contractors have been procured at the time of application, no solicitation documents or executed contracts are available to submit. RIC will provide all required procurement documentation to EPA once contractors are competitively selected and contracts are executed.