



**ROANE COUNTY ECONOMIC DEVELOPMENT AUTHORITY INC  
RE: FY2026 EPA Brownfields Community-Wide Assessment Grant Application**

**Applicant Information Sheet**

**1. Application Identification:**

Roane County Economic Development Authority Inc  
216 Market Street, Suite 100  
PO Box 1  
Spencer, WV 25276

**2. Website URL:**

<https://www.roanecountyeda.org>

**3. Funding Requested:**

- (a) Assessment Grant Type: Community-Wide Assessment
- (b) Federal Funds Requested: \$500,000

**4. Location:**

- (a) City: City of Spencer
- (b) County: Roane County
- (c) State or Reservation: West Virginia

**5. Target Area and Priority Site Information:**

County of Roane:

- Former Spencer Veneer Property  
270 Mustang Way  
Spencer, WV 25276
- Former Kellwood Property  
225 Oak Drive  
Spencer, WV 25276

City of Spencer:

- Former Traders Bank Building  
330 Main Street  
Spencer, WV 25276

**6. Contacts:**

**(a) Project Director:**

Lisha Morlan  
Executive Director  
Roane County Economic Development Authority  
216 Market Street, Suite 100  
PO Box 1  
Spencer, WV 25276  
(304) 927-5189, office  
(304) 588-6270, cell  
[Lisha.Morlan@roanecountyeda.org](mailto:Lisha.Morlan@roanecountyeda.org)

**(b) Chief Executive / Highest Ranking Elected Official:**

John Norman  
President  
Roane County Economic Development Authority  
216 Market Street, Suite 100  
PO Box 1  
Spencer, WV 25276  
(304) 927-5189, office  
(304) 786-2990, cell

**7. Population:**

Population of Target Areas:  
Roane County: 14,028  
City of Spencer: 2,063

**8. Other Factors:**

Other Factors	Page #
Community population is 15,000 or less.	1
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.	
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).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed site(s) will incorporate energy efficiency measures.	

The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
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).	<b>9</b>
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

**9. Letter from State or Tribal Environmental Authority:**

A letter from the West Virginia Department of Environmental Protection is enclosed.

**10. Releasing Copies of Application:**

The application does not have confidential, privileged, or sensitive information.



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west virginia department of environmental protection

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

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

January 16, 2026

Ms. Lisha Morlan, Executive Director  
Roane County Economic Development Authority  
P.O. Box 1  
Spencer, WV 25276

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

Dear Ms. Morlan,

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

Phase I Environmental Site Assessments, community engagement and reuse planning, and inventorying brownfield sites within the City of Spencer and Roane County, will greatly benefit this area of West Virginia. Assessments and planning efforts are vital first steps for redevelopment in Spencer and Roane 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) 893-4285 or at [Erin.R.Brittain@wv.gov](mailto: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



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**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION:**

**Target Area & Brownfields:**

**1.a. Overview of Brownfield Challenges and Description of the Target Area**

Roane County, located in central West Virginia, was created in 1856 encompasses 484 square miles; and is the 18<sup>th</sup> largest county, by land mass, of West Virginia's 55 counties. The topography is predominantly the typical WV rolling to mountainous rural setting and has a population of 14,028 residents, while the County Seat of Spencer has 2,063. The geographic boundary for this grant includes all incorporated and unincorporated areas of Roane County, with focused on properties within the City of Spencer as well as the adjacent developed corridors where historic industrial and commercial activity has taken place. The county has no major rivers but significant streams including Reedy Creek, Spring Creek and West Fork. Those along with other tributaries feed into Ohio, Little Kanawha and Poca Rivers.

Early economic development in Roane County was driven by transportation access, natural resource extraction, and manufacturing. A key catalyst for growth was the Roane, Spencer & Glenville (RS&G) Railway, constructed in 1886. The 33-mile rail line extended through portions of Roane and Jackson Counties and played a vital role in moving passengers, livestock, natural resources, manufactured goods, and commercial products to regional and national markets. For 77 years, the railroad supported significant industrial development, employment growth, and population stability throughout the county. As highway infrastructure expanded and freight transportation patterns shifted, rail operations ceased in 1963, marking a significant economic transition for Roane County.

Roane County is now listed as an economically distressed Appalachian County. In the last three decades specifically, the City of Spencer and Roane County have experienced significant employment losses, with more than 1,000 jobs eliminated due to a series of major facility closures and industry consolidations including the shutting down of a local state hospital. The resulting impact was felt across Congressional District 1, Census Tract 9630, and were all located within a three-mile radius along primary highway routes 33 and 14 in the heart of the county. The cumulative impact has substantially weakened the local economic base, supportive small business entities, reduced household incomes, and limited opportunities for workforce retention—contributing to ongoing population decline, and limited private investment. These conditions underscore the critical need for revitalization efforts focused on environmental due diligence, along with critical site readiness planning, and leading to reinvestment and job creation.

Roane County and the City of Spencer face a distinct set of brownfield redevelopment challenges driven by legacy industrial uses, limited developable property, and a rural tax base that cannot readily absorb the overhead of environmental investigation. Roane County's topography significantly limits the development of flat, buildable property, meaning each underutilized sites represent major lost opportunities for jobs, tax base growth, and workforce retention. Our priority properties are located in highly visible areas and served by existing infrastructure yet



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remain underutilized due to the uncertainty of prevailing environmental conditions. As a result, property owners as well as prospective developers are unable to secure financing or move forward with reinvestment due to unknown contamination risks (e.g., petroleum, solvents, and potential metals concerns). This EPA Brownfields Assessment Grant will resolve these barriers by providing environmental assessments, supporting cleanup planning and redevelopment decision-making, thereby repositioning priority sites for reuse as market-ready assets, attracting private investment and creating critically needed jobs.

The Roane County Economic Development Authority (RCEDA), the lead economic development agency of Roane County, works with other local, state and federal organizations to promote economic development within the region. We are striving with our community partners to reverse the negative trends. As such, we have identified three primary target areas, owned by the Roane County Economic Development Authority and located within the City of Spencer. These sites are vastly underutilized and have the potential to serve as catalysts for further redevelopment throughout the county. We will also be focusing on a number of additional brownfields and areas of blight within the County.

### **1.b. Description of the Priority Brownfield Site(s)**

RCEDA has identified three priority brownfield sites, all of which they own and which are underutilized due to the uncertainty of environmental conditions which has directly limited reinvestment and expansion. Roane County's limited buildable land makes it imperative that we utilize our existing properties to their highest and best use potential. These sites offer additional acreage which would increase reuse potential. Given our critical need for local economic development and increased job opportunities, the uncertainty regarding environmental conditions has made it difficult for property owners, developers, and investors to make informed decisions about reinvestment, expansion, and redevelopment planning. Environmental Site Assessments are needed to determine whether contamination is present and to enhance redevelopment opportunity.

#### **Site 1: Former Kellwood Manufacturing Facility**

The former Kellwood Building served as a large-scale sweater knitting and apparel manufacturing facility. At its height, the facility employed approximately 725 workers from Roane and neighboring counties, making it one of the area's largest employers. The company relocated in 2000 and the site is currently used for limited warehousing purposes; however, the existing buildings and infrastructure offer significant potential for redevelopment as part of a larger industrial park or campus-style expansion. The previous facilities operations included industrial products for which an updated environmental site assessment is needed to clarify and resolve the environmental conditions. There is significant potential for reuse of this important site.

#### **Site 2: Spencer Veneer Site**

This site has a long and varied industrial history. It was originally developed as an airstrip, later served as a manufacturing facility producing automotive hub caps, and subsequently operated as



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a wood veneer manufacturing plant. Throughout its manufacturing years, the site employed over 600 workers at peak operations. Currently, the main structure is situated on 40 acres, is limited in use to warehousing purposes and is surrounded by five acres of developable land. The existing buildings and infrastructure remain viable for redevelopment as part of a larger industrial park or campus-style expansion. While the site remains partially utilized, the unknown environmental conditions related to its historic industrial uses have limited redevelopment and expansion considerations. Updated assessments are required to clarify and resolve the environmental conditions at this important site.

### **Site 3: Former Gas Station / Bank Property**

The third priority property was originally developed as a hotel, then a gas station, and later redeveloped as a bank, and is currently occupied by a health care facility. Environmental uncertainty has constrained reinvestment and modernization of the property despite its prime location and current commercial activity.

These sites are all on developable, prime rural land, in a county and state where that kind of terrain is at a premium, thus necessitating the utilization of these properties to the fullest economic potential. Clarifying whether environmental issues are present - and clearly defining the potential remediation required will allow RCEDA to develop realistic reuse plans that prepare these sites for highest and best use which will attract new businesses as well as foster expansions of existing employers and resulting in site readiness for future investment.

### **1.c. Identifying Additional Sites:**

In addition to the three priority sites, RCEDA will utilize this Assessment Grant to implement a countywide brownfield identification and prioritization process. The county has a number of additional properties that are and will be identified through this process and we will engage the community in soliciting systematic identification of additional properties that may have been impacted by historic industrial or commercial uses.

This process will include the City of Spencer, the Roane County Commission, key property owners, utility providers, and community stakeholders. Criteria for prioritization will include:

- Current underutilization due to environmental uncertainty.
- Alignment with local and regional economic development goals
- Public benefit and community support

This approach ensures the grant creates a sustainable pipeline of redevelopment-ready sites throughout Roane County.

### **Revitalization of the Target Area:**

#### **1.d. Reuse Strategy and Alignment with Revitalization Plans**

The reuse strategy emphasizes returning underutilized properties to their highest and best use while directly addressing Roane County's urgent need for economic development and increased job opportunities. For the priority sites, this includes planning activities, reuse analyses, market feasibility studies, and economic impact assessments that support industrial expansion, advanced



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manufacturing, warehousing modernization, campus-style industrial park development and for community health complex with complementary community service organizations.

**1.e. Outcomes and Benefits of Reuse Strategy:**

Completion of environmental site assessments will reduce uncertainty and unlock reinvestment potential at the priority sites and others throughout the county. Anticipated outcomes include increased investor confidence, expanded employment opportunities, improved property values, and growth of the local tax base.

Redevelopment and expansion of these sites will help counter population decline by supporting job creation and stabilization of the local economy, directly addressing the loss of more than 1,000 jobs experienced since 1989 due to major industrial closures and consolidations. Site reuse will also reduce pressure to access undeveloped land, thus preserving Roane County's natural resources, timber, oil and gas assets.

Assessment and subsequent redevelopment of the priority sites will contribute to improved health and welfare outcomes for residents in the surrounding communities, including disadvantaged populations. By identifying and addressing potential environmental concerns, this project will help reduce exposure risks associated with legacy industrial and commercial uses, improve environmental conditions, and support safer, healthier places to live, work and recreate. Increased employment opportunities and reinvestment will further enhance community well-being by strengthening household stability, access to jobs, and overall quality of life.

**Strategy for Leveraging Resources:**

**1.f. Resources Needed for Site Reuse:**

RCEDA actively pursues state, federal, and private funding sources to support redevelopment, including follow-up EPA Brownfields Cleanup Grants, state economic development programs, and private capital investment. This Assessment Grant will serve as the critical first step by providing environmental data necessary to leverage these additional resources.

**1.g. Use of Existing Infrastructure:**

All three priority sites are strategically located near existing utilities, road networks, and workforce population centers. Each property site is located on prime, level real estate, which given the rolling topography of our region of West Virginia necessitates that these properties be utilized to their fullest potential. All priority sites are served by existing water, sewer, electric, and broadband infrastructure.

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT**

**2.a. The Community's Need for Funding:**

Roane County and the City of Spencer have experienced long-term population decline following the loss of major manufacturing employers and reduced activity in traditional natural resource industries. Limited local revenues and a diminishing population base restrict the ability of local governments and property owners to independently fund critical environmental assessments.



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EPA Brownfields funding is essential to overcoming these barriers. As the following table shows, the Target Areas are noticeably more disadvantaged and have significantly higher percentage of low-income residents. With a tax base consisting of small, low-income populations, the Target Areas do not have the ability to draw on other initial sources of funding to carry out environmental assessment, remediation, and the subsequent reuse of the priority sites.

Demographic Data	Roane County	West Virginia	US
Total Population	14,028	1,793,716	331,449,281
% Under 5	4.2%	4.9%	5.5%
% Elderly (>65)	25%	21.9%	18%
Median Household Income	\$45,194	\$57,917	\$78,538
Per Capita Income	\$26,492	\$32,949	\$43,289
% Unemployment	6.4%	4.6%	4.4%
% All in Poverty	19.2%	16.7%	10.6%
Median Home Value	\$130,528	\$155,600	\$303,400

**2.b. Health or Welfare of Sensitive Populations:**

The Target Area’s sensitive population includes low-income households, elderly residents, and impoverished families with young children due to unemployment (see chart above). These sensitive populations are more susceptible to the risks of exposure to environmental contamination if found at the priority sites. Assessments under this project will allow RCEDA to identify if actual risks are on the sites and take actions and/or develop plans to mitigate any potential threats. By facilitating the reuse of the priority sites, the project will improve the welfare of the Target Areas by attracting a diverse array of new industry and commercial services, creating jobs and housing directly in the Target Areas resulting in increased quality of life. The welfare of the Target Areas, particularly a reversal of unemployment and associated poverty, will be improved once new job opportunities are created with the sites reuse/redevelopment. Left unmitigated, these properties will certainly decline further and continue to negatively affect the communities that surround them by dampening property values and impacting the health and well-being of the residents.

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

Assessments need to be done and/or updated to ensure residents are not exposed to any unknown environmental contaminants and facilitate mitigate strategies. Data has shown Roane County with an elevated COPD rate of 14.26%. Exposure to airborne particulates, such as wind-blown contaminated soils and asbestos may contribute to and/or complicate COPD and other respiratory diseases.

**2.d. Economically Impoverished/Disproportionate Impacted Populations:**



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Currently, Roane County suffers from a 19.2% poverty rate, a rate that almost doubles the national average poverty rate of 10.6%. The county’s median household income level of \$45,194 is significantly lower than the national average of \$78,538. Job losses in the higher paying industries have led to the current higher poverty rates and lower income levels. Along with job losses, associated closed industries have left potentially hazardous brownfield sites. The primary focus of this project is to evaluate and address potential environmental threats from these legacy sites, with the long-term objective of transforming these brownfield sites into environmentally health and safe locations for businesses, future facilities and public areas. Each of the priority sites identified in the target areas is located within disadvantaged census tracks, according to CEJST data. While this provides objective data to measure the comparative environmental impacts of brownfields adjacencies on area residents using the burden thresholds of energy, climate change, health burdens, housing, and workforce development, it is essential to develop site and area specific data to characterize the precise nature of the environmental justice issues and disproportionate impacts these tools more fully highlight. Stakeholder involvement will be essential to identifying the environmental issues and challenges that most directly impact on the health and welfare of the disadvantaged residents and to understanding the day-to-day economic and health challenges faced by area residents. Investment of U.S. EPA funding in these target areas will help to address the disproportionate impact of the brownfield sites on the health and welfare of area residents. This will be accomplished through the characterization of environmental conditions of nearby sites, assessments of health risks against State standards for detect constituents, and development of cleanup and reuse plans that mitigate the exposure risks of these sensitive populations. RCEDA will share key information with the community creating an information and feedback loop for brownfields planning and decision making. Reuse planning will help foster RCEDA development of community-driven strategies to mitigate the environmental and social impacts of brownfields and create market sensitive redevelopment opportunities resulting in new local tax revenues to help address deficiencies in infrastructure which thwart private investment.

**COMMUNITY ENGAGEMENT**

**2.e. Project Involvement and 2.f. Project Roles:**

RCEDA will engage local governments, property owners, community organizations, and residents through meetings, briefings, and outreach activities to ensure community input informs site prioritization and reuse planning.

**List of Organizations/Entities/Groups & Roles**

<b>Name of organization/entity/group</b>	<b>Point of contact (name &amp; email)</b>	<b>Specific involvement in the project or assistance provided</b>
Roane Co. Chamber of Commerce	John Norman [REDACTED]	Assist in community engagement and public meeting presentations, assist in site selection and redevelopment input.



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Spencer Rotary	Sheila Coe [REDACTED]	Civic club supporting community projects; will assist in public outreach, invite project team to present at meetings
First Neighborhood Bank	Holly Terrell <a href="mailto:hterrell@firstneighborhoodbank.com">hterrell@firstneighborhoodbank.com</a>	Will provide meeting space.
WV Brownfields Assistance Center	Raymond Moeller <a href="mailto:Raymond.moeller@mail.wvu.edu">Raymond.moeller@mail.wvu.edu</a>	Property redevelopment planning assistance, market analysis assistance and local community engagement.
WV Brownfield Assistance Center	Carrie Staton <a href="mailto:Carrie.staton@mail.wvu.edu">Carrie.staton@mail.wvu.edu</a>	Provide Brownfields expertise to help with the effective and efficient execution of grant activities.
Roane County Commission	Merlin Shamblin [REDACTED]	Assist in site selection, community engagement, future site redevelopment input.
City of Spencer	Terry A. Williams [REDACTED]	Assist with site selection, community revitalization input.
Roane General Hospital	Doug Bentz <a href="mailto:debentz@rghwv.org">debentz@rghwv.org</a>	Assist with site selection, provide health/welfare data and community revitalization input, and meeting space.
Region VII	Shane Whitehair <a href="mailto:swhitehair@regionvii.com">swhitehair@regionvii.com</a>	Grant administration and technical assistance.
Roane Co Helping Hand	Julie Greathouse [REDACTED]	Assist with poverty and disadvantage statistics and community engagement.

**2.g. Incorporating Community Input:**

RCEDA will establish a Steering Committee to focus on identifying and prioritizing sites as well as working with our network of professionals to secure expert advice in planning next steps for redevelopment. During the assessment project we will engage with potential stakeholders, such as property owners, community organizations, non-profit leaders, public officials, business leaders, and utility companies, through meetings, briefings, and outreach activities to ensure community input and inform them of project activities redevelopment potential and funding strategies for the cleanup and reuse of sites. Our community partners will assist in soliciting additional community involvement and assure local community engagement and interaction throughout the project period.

**3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:**

**Description of Tasks/Activities and Outputs:**

**3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task/Activity Lead, 3.d Outputs:**



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**Tasks/Activities Task/Activity:**

- a. Project Implementation
  - EPA-funded tasks/activities:
  - Non-EPA grant resources needed to carry out tasks/activities, if applicable:
- b. Anticipated Project Schedule:
- c. Task/Activity Lead:
- d. Outputs:

**3.c. Task 1: Project Management**

RCEDA will procure a Qualified Environmental Professional (QEP) Regional Planning and Development Council to work collaboratively to monitor project budget management, coordination of meetings, project scope and schedule, monitoring, and compliance reporting at 5% Administrative (Contractual) Costs totaling \$25,000. RCEDA will meet monthly (and as needed) with the QEP and its Project Managers to discuss progress on tasks and will review project milestones quarterly to evaluate progress within the timeframe.

3.a. Funded or Non-Funded Activity: Funded Activity

3.b. Schedule: Oct. 1, 2026 – September 30, 2030

3.d. Outputs: Upon award we will secure an environmental provider to partner in processing of analyses and reuse planning; engage the community initially and throughout.

**3.c. Task 2: Community Outreach**

Contractual: \$16,000 (133 hours / \$120) for procured engagement team to help facilitate community meetings, public outreach, development of materials/reparation, identifying sites, site visits with developers/stakeholders and meetings.

3.a. Funded or Non-Funded Activity: Funded Activity

3.b. Schedule: October 1, 2026 – September 30, 2030

3.d. Outputs: Upon award we will secure an environmental provider to partner in processing of analyses and reuse planning; engage the community initially and throughout.

**3.c. Task 3: Site Assessment & Reuse Planning**

The majority of funds will go to the site Assessments and Remedial Planning. Costs for ESA's will vary depending on the history, complexity, and pollutants of each site. Key budget items include the following: 6 Phase I's at \$10,000 (\$60,000); 4 Phase II's at \$30,000 (\$120,000); 3 Site Reuse Assessments at \$50,000 (\$150,000); 1 Market Study at \$50,000; 1 Economic Impact Study at \$70,000. RCEDA staff will work with community partners to develop a brownfields strategy for each target area by identifying prioritized brownfield sites, opportunities for redevelopment, and resources needed to achieve specific community goals. With assistance from an QEP, RCEDA staff will also lead community visioning sessions for site-specific reuse plans for priority sites and will develop market studies to understand local market demands and trends to help facility redevelopment of priority sites



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3.a. Funded or Non-Funded Activity: Funded Activity
3.b. Schedule: October 1, 2026 – September 30, 2030
3.d. Outputs: 6 Phase I's, 4 Phase II's, 3 Site Reuse Assessments, 1 Market Study and 1 Economic Impact Study. Upon award we will secure an environmental provider to partner in processing of analyses and reuse planning; engage the community initially and throughout.

**3.b. Cost Estimates:**

Budget Categories		Project Tasks (\$)			Total
		Project Management	Community Outreach	Site Assessments & Reuse Planning	
<b>Direct Costs</b>	Personnel				
	Fringe Benefits				
	Travel <sup>1</sup>	\$6,416			
	Equipment <sup>2</sup>				
	Supplies				
	Contractual		\$16,000	\$450,000	\$25,000 (contractual)
	Construction <sup>3</sup>				
	Other (include subawards, conference registration fees, and specific participant support costs such as stipends) (specify type) _____	\$2,584			
<b>Total Direct Costs</b>		<b>\$9,000</b>	<b>\$16,000</b>	<b>\$450,000</b>	<b>\$25,000</b>
<b>Indirect Costs<sup>4</sup></b>					
<b>Total Budget (Total Direct Costs + Indirect Costs)</b>					<b>\$500,000</b>

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:**

RCEDA will use EPA funds to assemble a multidisciplinary team of qualified environmental professionals, reuse planners, market analysts, resource specialists, and economic development experts. Activities will include site inventory development, Phase I Environmental Site Assessments, Phase II assessments where warranted, reuse and redevelopment planning, market and economic impact studies, and community engagement. Activities will occur over a four-



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year period. RCEDA will track progress through EPA-required reporting, milestone completion, and performance measures.

**4. PROGRAMMATIC CAPACITY & PAST PERFORMANCE:**

**Programmatic Capacity:**

**4.a. Organizational Capacity, 4.b. Organizational Structure, & 4.c. Description of Key Staff.**

The table below lists key staff who will administer the grant.

<b>Name/Title</b>	<b>EPA Grant Role</b>	<b>Experience</b>
Lisha Morlan Executive Director Roane County Economic Development Authority	Lead Contact: ID Priority Sites Community Outreach; Reuse Planning, Grant Management-Budget & Report and management of procured contractors	20+ years of economic development, comprehensive revitalization, regional economic collaboration, and strategic planning for both urban and rural markets.
Kim Davis Deputy Director Roane County Economic Development Authority	Secondary Contact: ID Priority Sites; Community Outreach, Reuse Planning	22 years in community /economic development, tourism related initiatives
Regional Planning & Development Council	The RCEDA will be reaching out to regional planning & development councils to administer the grant on our behalf. Grant management, budget, reporting and procurement of architects and engineers.	50+ years of experience providing grant administration and technical assistance.
Support from key partners at the WV Brownfield	Technical assistance and support	Seasoned brownfield revitalization experts.

**4.d. Acquiring Additional Resources:**

The RCEDA will competitively procure a QEP/Reuse Planner Team with a tract record of success on EPA brownfield assessment, cleanup and reuse planning projects in compliance with 2 CFR 200 and 1500. RCEDA has robust internal controls and practices governing fair and competitive procurement of services. RCEDA has conducted competitive procurement for contractors, including engineering and consulting services, legal and ISP.

**Past Performance & Accomplishment:**

**4.f (1) Purpose and Accomplishments:**

RCEDA has organizational capacity and experience to manage federal grants, procure qualified consultants, ensure compliance with EPA requirements, and successfully deliver assessment and planning projects that support long-term economic revitalization. We currently have a \$23



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million Broadband Grant (WVGigReady) in which \$17 million is grant and \$5.6 million was match money. The project will bring 287 miles of fiber to 8,500 homes through nine counties in West Virginia providing a backbone for further projects. This project is to be completed by Dec. 2026. The grant is administrated by Region VII Planning & Development Council.

<b>Date</b>	<b>Awarding Agency</b>	<b>Amount</b>	<b>Accomplishments</b>	<b>Specific Outputs and Outcomes</b>
2/3/2022	American Resue Plan Act	\$17,057.869.00	Ongoing to be completed in December 2026	Providing broadband over 287 miles of high-speed internet through nine counties to over 8,500 residents.

**4.2 Compliance with Grant Requirements:**

The RCEDA met all the requirements and conditions of the funding described above, including consistent communication with the granting agency’s project managers, project timeliness, achieving and recording expected results, and submitting all required reports in a timely manner.



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RE: FY2026 EPA Brownfields Community-Wide Assessment Grant Application**

**Threshold Criteria**

**1. Applicant Eligibility**

The Roane County Economic Development Authority Inc (RCEDA) is a public body corporate and political, formed as a unit of Roane County Commission, as a qualified community development entity under W.Va. Code Section 7-12, "County and Municipal Development Authorities." RCEDA is not a 501-(c) (4).

**2. Community Involvement**

RCEDA will establish a Steering Committee to focus on identifying and prioritizing sites as well as working with their network of professionals to gain expert advice when planning next steps for redevelopment. During the assessment project we will engage with any potential stakeholders, such as property owners, community organizations, non-profit leaders, public officials, business leaders, and utility companies through meetings, briefings, and outreach activities to ensure community input to inform them of the project activities and the redevelopment potential and funding strategies for the cleanup and reuse of sites. Our community partners will assist in soliciting additional community involvement and provide local community engagement and interaction throughout the project period.

**3. Expenditure of Existing Grant Funds**

The RCEDA has not previously applied for or received a EPA Brownfields Grant.

**4. Contractors and Named Subrecipients**

N/A. This application is for county-wide assessment of properties. No-named contractors or subrecipients are included in the grant application. A qualified environmental professional will be selected upon award of grant funds in compliance with the fair and open competition requirements in requirements in 2 CFR Part 200 and 2 CFR Part 1500.