



R03-26-C-011

CORNERSTONE COMMUNITY

DEVELOPMENT CORPORATION

Application Information Sheet

1. Applicant Information: Cornerstone Community Development Corporation
2 Marisa Lane
Huntington, WV 25701
2. Website URL: ccdcwv.com
3. Funding Requested:
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$ 139,620
4. Location:
 - a. City: Huntington
 - b. County: Cabell
 - c. State: West Virginia
5. Property Information: Former VFW Building
920 7th Avenue
Huntington, WV 25701
6. Contacts:
 - a. Project Director: Nikki Thomas, President
Phone: 304/638-3380 (Cell 304/939-5726)
Email: nthomas@ccdcwv.com
Address: 2 Marisa Lane, Huntington, WV 25701
 - b. Chief Executive: Nikki Thomas, President
Phone: 304/638-3380 (Cell 304/939-5726)
Email: nthomas@ccdcwv.com
Address: 2 Marisa Lane, Huntington, WV 25701
7. Population: Huntington, WV population 44,942
8. Other Factors Checklist: None of the "Other Factors" apply to this project.
9. Releasing Copies of Applications: Not Applicable. No "confidential business information" is included in this grant application.



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

Ms. Nikki Thomas, President
Cornerstone Community Development Corporation
2 Marisa Lane
Huntington, WV 25701

RE: State Environmental Authority Acknowledgement Letter
FY26 U.S. EPA Brownfields Cleanup Grant Application
EPA-I-OLEM-OBLR-25-07

Dear Ms. Thomas,

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 Cleanup Grant. The WVDEP acknowledges that Cornerstone Community Development Corporation plans to conduct cleanup of the Former VFW Building brownfield site located in Huntington, WV.

The WVDEP affirms that the Former VFW Building site:

- i. Is not eligible to be enrolled in the WVDEP Voluntary Remediation Program due to the contaminated media being hazardous building materials (e.g., asbestos containing materials). The WVDEP Voluntary Remediation Program does not have a remediation standard for asbestos, and as such, sites with asbestos containing materials are not eligible to enroll in the WVDEP Voluntary Remediation Program.
- ii. Has a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin, as certified by an Environmental Professional.

Additionally, should assessment needs arise in the future, funding may be available through WVDEP's current U.S EPA CWAGST Brownfields Assessment Grant to fund the additional site characterization. Also, should the site receive the Brownfields Cleanup Grant and if all funding is expended but additional remediation remains, funding may be available through WVDEP's Brownfields Revolving Loan Fund Grant to fund the additional remediation.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assist you throughout the remediation process at the Former VFW Building site and 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

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

Located on the Ohio River, the City of Huntington, WV has a rich history as a manufacturing and transportation center. The city, often called “the River City”, was a thriving river port and rail town, incorporated in 1871 and at that time was the western terminus and central hub of the Chesapeake & Ohio Railroad, and the gateway to the WV coalfields. Due to abundant coal and natural gas energy resources, Huntington became home to numerous manufacturing facilities, including a variety of goods from textiles, steel, railcars, dyes and glassware to chemicals, military tanks and locomotive parts. However, as these industries came to the end of their useful lives, many of the properties were closed when they could not be transitioned to new or updated uses and in many cases simply abandoned. The local population also suffered as these manufacturing facilities closed. Huntington has seen a steady population decline, from over 86,000 residents in 1950 to approximately 44,942 residents in 2024, a decline of ~48% of its population over the last 75 years. Poverty rates have skyrocketed in some of the local census tracts, many with significant minority populations, with poverty rates as high as 68% (Demographic data from U.S. Census, 2024 estimates).

Today, Huntington’s population has stabilized, and the city retains its status as one of the largest inland ports in the United States and a major rail hub served by two Class One railroads, CSX and Norfolk Southern freight rail. After more than a decade of revitalization guided by the “*River City Brownfields Transformation*” initiative, an updated and energetic downtown exists, including Pullman Square, a huge draw for shopping, dining and entertaining with bustling streets and people walking or biking among the various venues and participating in the multiple festivals and special events that occur throughout the year. Other revitalization projects include major expansions of our two primary medical care facilities and Marshall University, including a new business school, new baseball stadium (on a former brownfield), and a cybersecurity technology training center currently under construction.

Multiple brownfield properties, the result of the storied industrial past of the City, still dot the area and obstruct future revitalization plans. Many of these brownfield properties have been successfully revitalized, including the Prichard Building, a closed historical hotel recently reopened for affordable senior citizen housing, multiple commercial businesses, and local community use. The Prichard Building, owned by Cornerstone Community Development Corporation (hereafter referred to as “Cornerstone”) is directly connected to this proposed brownfield cleanup being proposed (discussed in the following section). Historically, a mix of heavy industrial businesses and commercial businesses, primarily associated with the railroad industry, were located in the immediate area where this brownfield cleanup is proposed. Other recent efforts have this section of Huntington on the rebound, as new developments, including multiple brownfield properties, have been completed or are currently in progress. Addressing the strategic brownfield property, identified in the next section, is a priority that will build on the successful Prichard Building renovation, bringing additional growth and sustainability to the area.

b. Description of the Proposed Brownfield Site

The brownfield site is the former Veterans of Foreign Wars of the United States (VFW) Post 1064 property, located at 920 7th Avenue, Huntington, WV. The VFW moved its operations from this location in 2019. The property includes one 2-story structure, approximately 5,500 total square feet in size, and an asphalt parking lot. The total property encompasses ~0.7 acres. The building was built in 1950 and has not been utilized since 2019. The building, now in very poor condition and unfit for new use, is currently vacant, and remains locked and not accessible to the public.

A Phase I Environmental Site Assessment was conducted on the site along with an asbestos inspection. Plans for this site include demolition of the existing dilapidated building to provide much needed additional parking for the nearby Prichard Building. The asbestos inspection was conducted to determine quantities of asbestos containing materials (ACM's) that will require abatement prior to building demolition. ACM's were found in numerous building materials, including floor tile and floor tile mastics, wall adhesives, and various roof components.

Cornerstone took ownership of the property on January 23, 2026. Cornerstone is also the owner of the nearby Prichard Building, which partially opened in December of 2025. This 13-story building, listed on the National Historic Register and nearing completion of a \$50 Million renovation, includes over 100 new senior citizen apartments, plus multiple businesses and community use space on the lower floors. This facility needs additional parking areas for their building tenants, workers, shoppers and visitors. Removal of the aged VFW building will provide additional space to address these parking needs.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

This site is included in Huntington's "*River City Brownfields Transformation*", a comprehensive plan originally developed in 2013 and recently updated into "*Plan 2035*". These plans were created by City leaders, stakeholders and community members to move brownfield properties throughout the City back into productive use. "*Plan 2035*" has a long-range vision for economic growth and community improvement, guiding quality of life enhancements while managing growth. It guides future zoning, land use, and public investment decision making processes and focuses on broadband upgrades, new housing, removal of dilapidated structures, and downtown revitalization. The former VFW property complements many of the strategic goals of "*Plan 2035*", with a dilapidated building near downtown slated for demolition, followed by construction of a new parking facility for the newly opened Prichard Building, providing over 100 senior citizen apartments plus space for multiple new businesses.

d. Outcomes and Benefits of Reuse Strategy

Remediation and redevelopment of the former VFW property for much needed additional Prichard Building parking use will continue the revitalization growth this section of the city has recently experienced. In addition to the redeveloped Prichard Building nearby, this property is adjacent to the City of Huntington's Police Station and the CSX Railroad Operations facility, plus multiple small businesses and the Marshall University Innovation Corridor, including the new business

school and cybersecurity buildings mentioned previously. The former VFW property is currently vacant, a negative eyesore within the economically growing area. This project will remove an unsightly structure, return the property to positive use, and further stimulate local economic development for Prichard Building residents, business workers, visitors and shoppers.

Two secondary benefits of this project will be an updated Stormwater Management Plan, required for all new construction projects in the City of Huntington, and utilization of energy-efficient lighting for the proposed new parking lot. Removing the dilapidated building and replacing it with a properly designed parking lot will provide measurable benefits for stormwater management in a city plagued by urban flooding issues. The existing structure and its surrounding hard surfaces often shed rainwater directly into the combined sewer system, contributing to peak flows during precipitation events leading to overflows and widespread street flooding. In contrast, a modern parking lot can be engineered with permeable pavement, subsurface drainage layers, and integrated green infrastructure like bioswales or rain gardens. These features allow rainfall to infiltrate into the ground, slow runoff rates, and temporarily store excess water. By reducing the volume and speed of stormwater entering nearby drains, the new parking lot can help lower the risk of local street and basement flooding. Additionally, the planned use of LED energy-efficient lighting will result in significantly decreased energy costs while safely illuminating the new parking lot.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

Based on completed environmental assessment studies, it is not anticipated that any additional resources are needed for additional Site Characterization. In the event additional resources are needed, Cornerstone will evaluate multiple available options, including assistance from either the City of Huntington or WV Region II Planning & Development Council. Both entities have current EPA Brownfields Assessments grants and are available to assist on this project if needed.

f. Resources Needed for Site Remediation

Based on the environmental assessment information compiled, Cornerstone is confident that funding requested in this application will be sufficient to complete all required remediation activities on the proposed brownfield site. ACM volumes were calculated as part of asbestos inspection activities, and considerable efforts have been made to ascertain projected costs for ACM abatement from experienced WV-licensed contractors. In the event that additional funding is required to complete remediation activities, Cornerstone affirms it will obtain necessary funding. Two current funding options available to Cornerstone include the City of Huntington's EPA Brownfields Revolving Loan Fund, and the WVDEP's EPA Brownfields Revolving Loan Fund. Demolition of the structure is not included in this application request. Cornerstone affirms it will obtain necessary funding for demolition separately. Two funding options Cornerstone can access include the City of Huntington's Community Development Block Grant Program (a program of the federal Housing and Community Development Act), and/or the WVDEP's Dilapidated Properties Program.

g. Resources Needed for Site Reuse

The site is currently vacant. Cornerstone has developed a simple plan for the property after remediation activities are completed. Demolition of the structure will occur, then the entire property will be redesigned as a parking lot for Prichard Building tenants, workers, shoppers and visitors. Projected resources for site reuse include the following:

Name of Resource	Resource Need	Resource Secured or Unsecured?	Additional Details
WVDEP Dilapidated Properties Program	Reuse Activity (Demolition)	Unsecured but available	Agency is aware of this project
Huntington CDBG Demolition Program	Reuse Activity (Demolition)	Unsecured but available	City is aware of this project
Commercial Bank of Grayson	Reuse Activity (new construction)	Unsecured but available	Bank is a partner on the Prichard Building, and is aware of this project

h. Use of Existing Infrastructure

The site is located near a bustling, ever-expanding downtown area along a primary travel corridor of the city that is seeing significant redevelopment projects. Because of the area’s industrial past, infrastructure including three-phase electric, commercial-scale natural gas, water, and sewer services with sufficient capacity for future growth are already present. Streets are in excellent condition for all private and commercial vehicle uses. Modern street lighting is found throughout the area. Bike lanes are in-place, and sidewalks are in excellent condition for pedestrian use. Storm water management practices, including retention methods that reduce street flooding and promote water quality, are in place with City Code Ordinances for future site developments and related use. In recent years, high-speed broadband service has been brought into the area. No infrastructure improvements will be required to redevelop the site once remediated.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

Community Need

a. The Community’s Need for Funding

Huntington is currently home to 44,942 people, representing a 48% population decline since the 1950’s and erosion of the City’s tax base by a similar margin. Multiple factors have contributed to this population loss, including the extensive decrease in the manufacturing industries and related support businesses. These job losses and associated economic declines have resulted in an overall **poverty rate of 27.4%, approaching three times higher than the national rate of 10.6%.** **Median Household income is only \$43,146, about 48% below the national average of \$83,730.** **Per capita income is 59% lower than national levels; at ~\$30,024 for Huntington compared to ~\$73,207 for the U.S.** (population, poverty, income statistics and estimates from U.S. Census Quick Facts, 2024). These facts illustrate the low income and related aspects of the local area, which place a huge demand on city resources to serve the needs of our sensitive and vulnerable population segments. With these aforementioned factors, blight associated with empty businesses, closed

factories, and abandoned properties are still a prominent problem in many areas of the City. Despite a proactive approach to brownfield properties, the City simply doesn't have resources to address every site. In addition, WV does not offer any state-based grant programs for environmental cleanup and redevelopment of brownfield sites. Finally, Cornerstone, a non-profit organization, has very limited private and donation-based funding for redevelopment of this property and is not in a financial position to provide the necessary capital for ACM abatement at the site.

b. Health or Welfare of Sensitive Populations

Based on U.S. Census data estimates, the site is within a section of Huntington where **the population is at the 90th percentile for low income**. Mixed within close proximity of the project site are various census tracts where the **over age 64** population ranges from the 60th up to the 90th percentile nationally. The elderly are the largest sensitive and most vulnerable population in Huntington. The City's residents over age 64 account for 16.5% of the population, slightly lower than the WV rate of 19.4%, and similar to the nation's elderly population segment of 16.9%. In its 2025 Community Health Needs Assessment, Marshall Health Network named Gerontology and Healthy Aging among its top priority health needs in Cabell County. In particular, 14.3% of Cabell County seniors live alone, further compounding health challenges related to disability, low income, and isolation. Marshall Health Network reports that 70% of Medicaid Beneficiaries aged 65+ experience three or more chronic conditions, and 21% are experiencing depression. Redevelopment of this site will provide necessary logistical support for the Prichard Building, meeting significant need for affordable senior housing that facilitates independent living without isolation, thereby decreasing depression and improving health outcomes among seniors.

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

Cancer rates in WV are among the highest in the United States. WV has the fourth highest age-adjusted lung cancer rate in the U.S., 487.4 per 100,000, compared to the national average of 449.4 per 100,000. In Cabell County where the site is located, cancer rates are almost 10% higher than average for West Virginia. According to the National Cancer Institute, Cabell County has an Incidental Rate for all cancers of 522.9 per 100,000. In Census Tract 109, where the VFW Building is located, 8.5% of adults have cancer. The main target of the cleanup effort will be ACM's, known as "human carcinogens," primarily related to lung cancer and mesothelioma. The National Cancer Institute states that asbestos is a leading cause of lung cancer, and mesothelioma is the second most diagnosed cancer caused by asbestos exposure. Other cancers caused by asbestos exposure, at lower rates compared to lung cancer, include laryngeal and ovarian cancer. Lung and bronchus cancers are the leading cause of cancer death in Cabell County, according to Marshall Health Network statistics. EPA further states potential health effects of asbestos exposure include "lung scarring", in addition to lung cancer and mesothelioma ("Environmental Contaminants Often Found at Brownfield Sites", 2019). Removing all ACM's from the subject property will eliminate the potential for future exposure to local residents and workers in the immediate area.

d. Economically Impoverished/Disproportionately Impacted Populations

Although Huntington has made great strides in its economic development, the decline of coal and related industries continues to have long-term ripple effects in Huntington. Population decline among younger residents has led to a growing elderly population, while disappearing jobs have left

many living in poverty. In Cabell County, 18.5% of seniors are covered by Medicaid, compared to 15.7% statewide, indicating a high degree of financial insecurity among seniors in the area. Additionally, 11% of Huntington senior citizens have an annual income of less than \$10,000 and 39% less than \$20,000 (American Communities Survey). Along with other previously mentioned factors, poverty makes Huntington’s seniors disproportionately vulnerable to negative health outcomes from exposure to environmental contamination. Furthermore, Huntington’s industrial legacy has left abundant environmental hazards that threaten this population. Near the former VFW site, Particulate Matter 2.5 ranks at the 74th percentile nationally. Additionally, many indicators exceed the 90th percentile including Hazardous Waste Proximity, Underground Storage Tanks, facilities requiring Risk Management Plans, and Air Toxics. The Former VFW building contains ACM’s beyond allowable state and federal limits (>1.0% by material volume), further intensifying the environmental and economic burdens faced by these sensitive populations. Remediation and redevelopment of the site will mitigate the additional unjust environmental risks to the sensitive populations identified in the local area while promoting an incremental improvement of the socioeconomic conditions of this section of the City.

Community Engagement

- e. Project Involvement and f. Project Roles

Multiple groups, businesses and organizations directly connected to this project, and associated with the Prichard Building, are playing important roles, ensuring neighborhood business owners are represented, informed, and involved during this project. These entities (listed below) have agreed to provide critical outreach and engagement regarding site redevelopment.

Organization Name	Point of Contact	Specific project Involvement
Metro Area Agency on Aging	Brenda Landers 304/941-6034 blanders@metroaa.com	Represents Prichard Building tenants, information dissemination to tenants, input on site reuse design to accommodate senior citizen needs
Mission Grounds	Jordan Christian 740/645-7109 Missiongroundswv.com	Local business in Prichard Building. Information dissemination to other local business owners, input on site reuse design for business shoppers
Nelson Mullins Attorneys	Randy Saunders 304/638-3380 randy.saunders@nelsonmullins.com	Legal representative for Prichard Building tenants, information dissemination to building tenants
Winterwood Development	Mike Hynes 859/977-6915 mhynes@winterwoodinc.com	Developer of Prichard Building, input on site reuse design
Huntington Area Development Council	Adam Phillips 304/525-1161 aphillips@hadco.org	Local business development and business expansion assistance, local business outreach on project details

In addition, the WV Brownfields Assistance Center at Marshall University will provide community technical support through participation in public meetings to educate the local community on cleanup activities.

g. Incorporating Community Input

A project kick-off meeting, followed by quarterly public meetings, will be the primary method used to engage Prichard Building tenants, workers, visitors and shoppers, and local area businesses, with a Project Fact Sheet provided to attendees, updated as project activities progress. In-person meetings with a virtual meeting option will be utilized. Project Fact Sheets will be distributed to Prichard Building tenants and business owners, primary future users of the property being remediated. Each meeting will include listening sessions for local community input, and questions, responses to questions, and subsequent comments documented and provided to interested citizens. All printed materials will be in English. While well over 99% of the local area speaks English (U.S. Census data) as their primary language, any non-English speaking residents needing help in understanding project fact sheets will be assisted (Marshall University will provide language barrier assistance if needed). A repository of all project information including public meeting documentation will be available at the Prichard Building for public review.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The cleanup plan includes one primary goal - removal of all asbestos-containing materials (ACM's) throughout the interior and exterior of the structure by a WV-licensed and experienced asbestos abatement contractor. Air quality monitoring, required for all ACM removal projects in WV, will be conducted throughout the ACM removal process to ensure air quality meets designated standards. All removed ACM's will be transported with Waste Manifest documentation to a fully licensed landfill facility for disposal. This plan meets all requirements in the West Virginia Department of Environmental Protection's (WVDEP) Division of Air Quality asbestos removal regulations. The project, once officially started, is projected to be completed within a 12-month period, including hiring of certified contractors, asbestos abatement and final reporting.

Labor, equipment and material costs with this application are solely for the purpose of asbestos abatement and associated air quality monitoring. Other costs for structure demolition and related site preparation for new development are not included in this budget estimate and will be paid for using separate funding sources.

Description of Tasks / Activities and Outputs – Tasks to be conducted include the following details:

<p>Task / Activity 1: Project Management</p> <p>b. <i>Project Implementation:</i></p> <ul style="list-style-type: none"> <p>EPA Funded Tasks / Activities: Project management, cooperative agreement completion, quality management plan submittal and approval, and all required reporting will be conducted by Cornerstone staff. A WV licensed and certified asbestos abatement contractor, required for WV properties with ACM removal activities, will be hired through a competitive bid and State-approved process, compliant to 2CFR200.317-326 standards, to oversee project activities. The contractor hired will be experienced in all aspects of ACM removal. This task also includes finalization of the Analysis of Brownfields Cleanup Alternatives (ABCA). Updates to the Assessment, Cleanup and Redevelopment Exchange System (ACRES) will be conducted as site activities progress. One person designated by Cornerstone will attend at least one brownfields conference event to increase knowledge in brownfield-related site redevelopment. Public meetings will be held throughout the project timeframe on a quarterly basis (every 3 months) to update the public on project efforts, discuss any issues or concerns, and provide a means for the public to provide project input.</p>
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- **Non-EPA Grant Resources Needed to Carry Out Tasks / Activities:** In the event administrative costs exceed the budgeted amount, Cornerstone will provide funding from its operating resources for personnel to complete any work related to administrative and meeting activities. No other additional resources will be required to complete this project.
- c. **Anticipated Project Schedule:** Year 1, Month 1 through Year 1, Month 12
- d. **Task / Activity Lead:** Nikki Thomas, Cornerstone, President
- e. **Outputs:** Procure asbestos abatement contractor, 3 quarterly reports, 3 financial status reports, 3 quarterly meetings, finalized ABCA, attend 1 brownfields conference, remediation of ACM's from structure (structure to then be demolished for expanded parking lot use).
- Task / Activity 2: ACM Removal Activities**
- b. **Project Implementation:** The asbestos abatement contractor hired will oversee completion of ACM removal activities, including a Site Safety Plan to be followed during all labor activities. Field Activities will include ACM removal, temporary on-site storage of ACM's prior to transport, transport and disposal of ACM's to a licensed landfill, and a final report with waste manifest documentations. Required air quality monitoring will be conducted throughout ACM removal activities. An Air Quality Compliance Monitoring report will be compiled with associated monitoring information at the conclusion of ACM removal activities.
- c. **Anticipated Project Schedule:** Year 1, Month 7 through Year 1, Month 9
- d. **Task / Activity Lead:** Asbestos Abatement contractor (with Cornerstone input)
- e. **Outputs:** 1 Site Safety Plan, 1 ACM Disposal Documentation Report, 1 Air Quality Monitoring Report

f. **Cost Estimates** - The table and information below provide cost estimates and details of each task / activity to be conducted. Cornerstone is requesting a total of \$139,620 of EPA Brownfields Cleanup grant funds. Cost estimates have been compiled using information from Asbestos Inspection reports, experienced asbestos abatement contractors licensed in WV, WVDEP Division of Air Quality personnel, WV Department of Health's Environmental Health Services personnel, and using information from the "EPA Interim General Budget Development Guidance for Applicant and Recipients of EPA financial Assistance Guidelines." Over 95% of requested funds are for ACM removal/disposal activities.

Budget Categories		1-Project Management	2-ACM Removal Activities	Total
Direct Costs	Personnel	5,280		5,280
	Fringe Benefits			
	Travel ¹	1,200		1,200
	Equipment			
	Supplies			
	Contractual			
	Construction		133,140	133,140
	Other			
Total Direct Costs		6,480	133,140	139,620
Indirect Costs				
Total Budget		6,480	133,140	139,620

Travel¹ = travel to 1 Brownfields Conference Event

Task 1: Project Oversight:

Personnel Costs: 8 hours per month, 12 months, 96 hours total at average rate of \$55.00 / hr. = \$5,280

Cornerstone personnel will be responsible for project supervision, quarterly reporting, oversight of quarterly public meetings, and all financial reporting required.

Travel Costs: Cornerstone representative attending 1 Brownfields Conference event (1 event, \$1,200 estimated cost for conference registration, hotel, per diem, and travel costs) = \$1,200. **TOTAL TASK 1 = \$6,480**

Task 2: ACM Removal Activities:

Construction Costs: Complete ACM removal (includes all labor, equipment, supplies, and travel / per diem, ACM transport and disposal costs, and air monitoring costs, = \$133,140 Cost is based on removal and disposal of: 9,170 feet² of ACM floor tile / mastic wall adhesive @ \$12.00 / ft.², \$110,040; 800 ft.² of ACM roof components @ \$12.00 / ft.², \$9,600; labor to complete all required air monitoring compliance (field labor, monitoring equipment, supplies, travel) and reporting, \$13,500 (cost is based on estimated 15 days of air compliance monitoring @ \$900 / day). ACM's were identified in the Asbestos Inspection Report compiled by Custom Services Incorporated, report dated December 3, 2025. **TOTAL TASK 2 = \$133,140**

g. Plan to Measure and Evaluate Environmental Progress and Results

Cornerstone will include an initial project kick-off meeting and subsequent quarterly public meetings (5 total), to be held at the Prichard Building, providing easy access (including ADA accessibility) to review project progress and take corrective actions when necessary to ensure projected outputs and outcomes are scheduled to be met, and the project is completed and brownfields funding expended within the projected 12-month project timeframe. Quarterly meetings will be open to the public and will utilize a virtual meeting option for interested community members that can't attend in-person. Each meeting will include sufficient time for reviewing community priorities and addressing any community concerns. Quarterly Reports and financial reporting will be submitted in a timely manner to EPA throughout the project timeframe, detailing the outputs and outcomes of the project. Site information will be updated as field activities progress in the ACRES database. Outputs to be tracked include the number of public meetings conducted, number of reports completed, and site remediation completion. Outcomes to be tracked include level of community participation (number of attendees, response and interaction levels, etc.), square feet of building remediated for demolition, redevelopment and related project funding leveraged, and tracking of leveraged funds.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**Programmatic Capability****4.a. Organizational Structure, 4.b. Description of Key Staff**

Cornerstone is a non-profit entity with 501(c)3 status organized in the State of WV. Cornerstone has been a significant leader in housing and commercial real estate development throughout the State of WV since its beginnings over 6 years ago. In December of 2025, Cornerstone closed on the Prichard Building Project, a 13-story historic hotel building (former brownfield), with a total renovation budget of over \$50 Million. This project was managed by our 4-member team, with over 50 years of

combined community development experience, who jointly serve as management of all Cornerstone operations. Other projects in the Huntington WV area developed and managed by Cornerstone include a housing and food pantry project at Marcum Terrace, and a foster care housing project underway for youth aging out of the foster care system. Our team includes Nikki Thomas / President & Construction Manager, Brenda Lucas / Treasurer & Compliance and Reporting Manager, Randy Saunders / Legal Counsel, and Rocky Adkins / External Affairs. This 4-member team provides a full spectrum of professional-level oversight demonstrating both our capacity and our deep commitments to its success.

Nikki Thomas will serve as the primary point-of-contact for this project. Nikki has managed millions of dollars in federal, state and private funds, including the Prichard Building's \$50 Million renovation budget. Brenda Lucas will assist Nikki and is designated at the secondary point-of-contact for this project, overseeing financial reporting and related project reporting requirements. Brenda also played a prominent role in all compliance and reporting aspects of the Prichard Building.

4.c. Acquiring Additional Resources

Cornerstone will hire a WV-licensed and experienced asbestos abatement contractor for this project. The contractor will be hired in accordance with Competitive Procurement Standards 40 CFR Part 31.36 and Cornerstone's procurement procedures operating as a non-profit entity. This procedure allows for qualified small businesses, women-owned, and minority-owned businesses to bid on work to be performed. No additional resources will be required.

d. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

Cornerstone applied for and received an EPA Brownfields cleanup grant in 2020. A total of \$462,590 in EPA grant funds, plus a 20% cost share of \$92,518 provided by Cornerstone, was utilized to remove all asbestos containing materials, lead-based paint, and mold for the former Prichard Building, a 13-story historic hotel that had been closed for decades, and has now been redeveloped for senior citizen housing (108 units, one and two-bedroom apartments), senior citizen support agencies, private businesses, and local community use. Project outputs and outcomes are accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

(2) Compliance with Grant Requirements

Project was completely in a timely manner, within the projected project timeframe, and in full compliance with the Work Plan and associated grant requirements and financial reporting. All reports generated were submitted in a timely manner and were accepted / approved by the EPA Brownfields Project Manager. This project grant has been closed, with no remaining funds.

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility – Cornerstone Community Development Corporation is recognized as a non-profit organization under section 501(c)(3) of the IRC and is eligible for federal funding. Cornerstone Community Development Corporation is not exempt from Federal taxation under section 501(c)(4).
2. Previously Awarded Cleanup Grants – Cornerstone Community Development Corporation affirms that the site has not had a previously awarded EPA Brownfields Cleanup grant.
3. Expenditure of Existing Multipurpose Grant Funds – Not applicable; Cornerstone Community Development Corporation affirms it does not have an open EPA Brownfields grant.
4. Site Ownership – Cornerstone Community Development Corporation officially took ownership of the property from Christ Temple Church on January 23, 2026.
5. Basic Site Information:
 - Site Name: Former VFW Building
 - Site Address: 920 7th Avenue, Huntington, WV 25701
6. Status and History of Contamination at the Site –
 - a. The structure on the property is contaminated with asbestos containing materials.
 - b. The 0.7-acre site was historically used as home to Veterans of Foreign Wars of the United States (VFW) Post 1064. The building has been closed since 2019.
 - c. Asbestos containing materials are the only known contaminants.
 - d. Asbestos containing materials were used in construction and building updates. Asbestos containing materials have been identified in floor tile and floor tile mastic, wall adhesives, and roof components.
7. Brownfield Site Definition – Cornerstone Community Development Corporation affirms that “the site is not listed or proposed for listing on the National Priorities List, is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and is not subject to the jurisdiction, custody, or control of the U.S. government”.
8. Environmental Assessment – An Asbestos Inspection was conducted on the structure by a WV-Licensed asbestos inspector. The report was finalized on December 2, 2025.
9. Site Characterization – section c applies –Attached is a letter from our West Virginia Department of Environmental Protection’s Office of Environmental Remediation affirming the site is not eligible for enrollment in the State VRP, and affirms a sufficient level of site characterization work has been performed for the remediation work to begin.

10. Enforcement or Other Actions – There are no known ongoing or anticipated environmental enforcement or other actions related to the site.
11. Sites Requiring a Property-Specific Determination – Cornerstone Community Development Corporation affirms that the site does not need a Property-Specific Determination.
12. Threshold Criteria Related to CERCLA /Petroleum Liability
 - a. Property Ownership Eligibility - Hazardous Substance Sites
 - iv. This brownfield site has hazardous materials (asbestos containing materials) contained in the building materials, identified in floor tile and floor tile mastic, wall adhesives, and roof components. Cornerstone Community Development Authority affirms that hazardous substances have not been released into the outdoor environment.
13. Cleanup Authority and Oversight Structure – The site is not eligible to be enrolled in the WV Voluntary Remediation Program. All asbestos-containing materials will be removed from the structure. Asbestos abatement will be conducted with oversight from the WVDEP’s Office of Air Quality, who has jurisdiction over asbestos abatement activities in WV. All site remediation activities will occur within property boundaries and within the existing structure. Adjacent properties will not be affected by proposed remediation activities.
14. Community Notification – A public notice was placed in the newspaper (*Charleston Gazette Mail*) on December 27, 2025 through January 2, 2026. A copy of the ad is provided with this application and included required information on plans to submit an EPA Brownfields Cleanup grant. A public meeting to discuss this application was held on January 6, 2026. A sign-in sheet was provided at this meeting for all persons attending. A draft application narrative and draft Analysis of Brownfield Cleanup Alternatives (ABCA) were made available (ABCA included with this application submittal). No comments or questions were received from the public.
15. Contractors and Named Subrecipients – Not Applicable. Cornerstone Community Development Corporation has not procured contractors or consultants for this project.