



GREG INGRAM
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R03-26-C-012

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MONTGOMERY, WV APPLICATION INFORMATION SHEET

1. Applicant Identification: City of Montgomery
321 Fourth Ave.
Montgomery, WV 25136
2. Website URL: <https://montgomery.wv.gov>
3. Funding Requested:
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$1,222,365
4. Location: City of Montgomery, Fayette County, West Virginia
5. Property Information: Montgomery School site, 133 Fifth Ave., Montgomery, WV 25136
6. Contacts:
 - a. Project Director: Angela Tackett
City Administrator
321 Fourth Ave. Montgomery, WV 25136
(304) 442-5181 ext. 1001 | atackett@montgomerywv.gov
 - b. Chief Executive: Mayor Greg Ingram
City of Montgomery
321 Fourth Ave. Montgomery, WV 25136
(304) 442-5181 ext. 1003 | gingram@montgomerywv.gov
7. Population: 1,635
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 proposed site(s) is impacted by mine-scarred land.	5
Securing firm leveraging commitment ties directly to the project will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	

The proposed 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 priority 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.	2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	5

9. Releasing Copies of Applications: Not Applicable

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfields Challenges and Description of Target Area

Montgomery is a town of about 1,300 residents in West Virginia's Upper Kanawha Valley. It lies on both sides of the Kanawha-Fayette County line, between the capitol city of Charleston and the New River Gorge National Park and Preserve. The area has a rich history, originating as a stop on a Native American trail which grew into a hub for river transport, coal mining, and rail activity connecting the eastern mountains to the Ohio River. At one time, Montgomery was the largest town in Fayette County. Its growth was strengthened by the establishment of the Montgomery Preparatory School in 1895, which eventually became the West Virginia Institute of Technology ("WVU Tech") and was an anchor of the local economy until it was relocated to the City of Beckley in 2017.

WVU Tech's closure dealt a major economic and social blow. The university's 1,500 students and over 100 faculty and staff left town, triggering local business closures, population loss, and a shrinking tax base. Left behind was an empty campus and a community without the resources to maintain it. Combined with the long-term decline of coal and rail, Montgomery's population today is less than half that of its peak in the mid-20th century.

Despite these challenges, the 2020 redesignation of the New River Gorge into a National Park has opened gateways of opportunity. Montgomery is pursuing revitalization in partnership with neighboring towns through leadership in efforts such as the Upper Kanawha Valley Strategic Initiatives Council and the New River Gorge Towns Initiative. These renewed efforts are a regional approach to economic development, with a focus on tourism. Building on these collaborations, Montgomery's strategic approach brings together mobility, health, and economic development. By tapping into the community health leadership of Montgomery General Hospital, Bridge Valley Community and Technical College, and the burgeoning tourism industry, Montgomery aims to build a new economy based on healthy living and outdoor recreation

The target site is the former Montgomery School at 133 5th Avenue, which lies between a residential neighborhood and the downtown, making it a key location for community connectivity. After a 2022 fire turned the structure into a hazardous rubble pile, the site now represents both a safety concern and a highly visible reminder of local decline. An EPA Brownfields Cleanup Grant is critical to eliminating environmental risks, improving public safety, and converting this strategic property into an asset that supports long-term economic renewal and community resilience.

b. Description of the Proposed Brownfield Site

Historically, the target property was home to a public school, constructed in 1919. Throughout its life, the building operated variously as an elementary, junior high, and high school. Following the closure of the school, the building was acquired by the City of Montgomery for use as City Hall for several years. It was then sold into private hands and sat empty until a 2022 fire left it structurally unsalvageable. The City re-acquired the property and partially demolished the building. Today, the site sits as a rubble pile in a highly visible and strategic location between downtown and a residential neighborhood.

A limited "spot check" of accessible debris confirmed asbestos-containing materials (ACMs) onsite. Due to the condition of the structure, delineating ACM contamination is largely impossible except for a few intact sections. Following guidance from the WV Department of Environmental Protection

(WVDEP) and the WV Department of Health, most remaining building material must be treated as asbestos-containing.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

Partnering with the neighboring community of Smithers, the Smithers-Montgomery Intergenerational Gateway Community (SMIGC) Master Plan envisions a community where educational programs in senior care prepare young professionals to support an aging population living in adaptive aging-in-place housing. In support of this effort, the former Montgomery School will be redeveloped into senior housing, offering accessible cottage-style homes or duplexes equipped with features to help older adults live safely and independently. This site plan reflects extensive long-term planning and community input. Alongside the SMIGC Plan, Montgomery's 10-year strategic plan, adopted in 2019 and updated in 2023, identifies abandoned property management and senior housing expansion as key priorities for neighborhood revitalization and sustainable development. The proposed project advances both plan goals, and because the site lies outside the federally designated floodplain, no flood mitigation measures are required.

Additionally, Montgomery partnered with the WV Brownfields Assistance Centers to host a community visioning session prior to applying for this grant. Approximately 25 community members came out to learn about the cleanup project and worked collaboratively to map out their ideas for site reuse. These ideas were evaluated to determine the site's highest and best use and then incorporated into the site reuse plan. The results were presented at the December 2025 City Council meeting, giving community members another chance to provide feedback.

d. Outcomes and Benefits of Reuse Strategy

Developing additional senior housing is essential for Montgomery, where an aging population and deteriorating housing stock have created high demand for quality senior living options. A 2024 housing study by the New River Gorge Regional Development Authority (NRGRDA) identified a countywide shortfall of 1,500 housing units over the next five years, highlighting low availability as a major barrier to economic growth. Redeveloping the former Montgomery School site will enable the property to meet documented housing needs while also supporting the SMIGC Plan's broader aging-in-place model, which includes creating new healthcare jobs tied to senior care services.

The planned housing development will also incorporate modern flood resilience and energy efficiency features. Construction will include a Stormwater Management Plan that reduces combined sewer overflow risk and limits environmental contamination from runoff, subsequently benefitting the water quality of the Upper Kanawha River. New homes will be built with high-efficiency building materials, lighting, HVAC systems, and appliances which will reduce energy use, lower costs, and improve livability during power outages.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

Sufficient site characterization has occurred to proceed with remediation of the site, as stated in the attached state environmental authority letter. Should additional site characterization be necessary, WVDEP has a current Brownfield Assessment Grant which will be used for that purpose.

f. Resources Needed for Site Remediation

Funding requested through this application is expected to be sufficient to complete all ACM remediation on the former Montgomery School property. Should this requested funding be insufficient, the City of Montgomery has committed to pursue other available options, such as a loan from WVDEP’s Brownfields Revolving Loan Fund (RLF).

g. Resources Needed for Site Reuse

There are several potential funding sources available to support redevelopment of the former Montgomery School property, as listed in the table below.

Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.e.) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
USDA Multi-Family Housing Program	Reuse	Unsecured	Loans and guarantees for multifamily housing projects
Community Development Block Grant	Reuse	Unsecured	Grants funded by the U.S. Department of Housing and Urban Development for community development projects
BUILD WV	Reuse	Unsecured	Housing development tax credit created by the State to incentivize new housing construction
WV Housing Development Fund	Reuse	Unsecured	State Housing Authority with various financial programs for housing development

h. Use of Existing Infrastructure

The former Montgomery School site is centrally located, providing strong access to existing utilities, transportation, and pedestrian infrastructure. It is already fully connected to electric, natural gas, water, and sewer services, and is supported by well-maintained roads and sidewalks. The site is within walking distance of the newly renovated Amtrak station and is served by two local transit systems, requiring no infrastructure upgrades for redevelopment. Cleaning up the property will also reopen safe access to the River Cities Urban Walking Trail, which links Montgomery to Smithers. Currently, the deteriorating building creates unsafe conditions that discourage trail use and disrupt the connection between the residential neighborhood and downtown. Redevelopment will remove these barriers and make the surrounding infrastructure safer and more accessible for all residents.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

Once the beating heart of the Upper Kanawha Valley, Montgomery's challenges began with the downturn of the coal and rail industries causing the first waves of unemployment and outmigration. The loss of WVU Tech in 2017 dealt another major blow, taking with it many of the community's highest-earning and most educated residents, as well as the local businesses that depended on the university. Today, Montgomery's population is less than half of what it was in the mid-20th century, and nearly one-third of residents live below the poverty line, far exceeding the state average of 16.7% and the national average of 12.1%. This economic downturn has sharply reduced the City's tax base, leaving Montgomery with a **municipal budget of just over \$2.5 million (FY 2024)**, along with significant difficulty in securing funding for local projects amid widespread building vacancy. Given these challenges, an EPA Brownfields Cleanup grant offers a vital opportunity to address the public health risks posed by the former school site and convert it into a valuable community asset.

b. Health or Welfare of Sensitive Populations

Aging-in-place housing is a critical need in Montgomery, where **one in four residents is age 65 or older**, placing the community in the 86th percentile nationally for older-adult populations, according to CDC's Geospatial Research, Analysis, and Services Program mapping tool. Independence is a central value for many of these residents: Montgomery seniors represent over a quarter of the local workforce, and more than half of them live alone. These statistics are only expected to grow in the coming years. According to NRGRDA's housing study, the 75+ age cohort of household heads is expected to see 14.8% growth in the next five years, by far the greatest change of any age cohort in Fayette County.

The planned redevelopment of the former school site serves a dual purpose for these residents. First, high rates of preexisting conditions such as COPD and long-term exposure make older adults more vulnerable to the effects of asbestos. Removing ACM from the site will eliminate this major public health threat which disproportionately impacts this population. Furthermore, seniors face heightened risk of housing instability and health complications related to inadequate housing, such as falls, burns, and isolation. Redeveloping this site into housing designed to facilitate healthy and independent aging will alleviate many of these risks and allow local seniors to remain in and contribute to their community for as long as possible.

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

Cancer and heart disease are the primary health concerns in Montgomery. Together, these conditions account for nearly 40% of deaths statewide, underscoring the deep connection between poverty, lifestyle factors, and poor health outcomes. Census Tract 207 has the highest prevalence of these conditions of any of adjacent tract, with **12.1% of adults experiencing heart disease and 10.8% having cancer**, according to CDC's PLACES tool. Environmental exposure may contribute significantly to the area's elevated cancer rates, making cleanup of the former Montgomery School site critical. These ACMs have been and remain in open contact with the surrounding neighborhood and downtown, posing a carcinogenic risk that will be eliminated through remediation.

The prevalence of cardiovascular disease, on the other hand, is likely connected to widespread obesity and limited access to preventive healthcare. Montgomery General Hospital's 2025

Community Health Needs Assessment identified obesity in adults and diabetes as two of the top community health issues in its service area, both of which are major risk factors for heart disease. Physical inactivity is a key contributing factor. The former school sits directly along the River Cities Urban Walking Trail, a route that connects downtown Montgomery to the broader network of trails in the area. In its current condition, the property poses a public health risk which discourages use of this trail. Cleaning up the site will restore safe access to this and other trails and parks around town, encouraging increased physical activity that will promote cardiovascular health and overall wellbeing. This project represents a vital investment in public health and community resilience by reducing environmental hazards and encouraging healthier lifestyles.

d. Economically Impoverished/Disproportionately Impacted Populations

Montgomery has faced a double economic blow from the loss of coal and rail jobs in the mid-20th through early 21st centuries, and again when WVU Tech left town. Higher rates of unemployment led to poverty and loss of population, which caused loss of businesses, which lead to fewer jobs in a self-perpetuating cycle of economic decline. Poverty further correlates with reduced access to healthcare, lower educational attainment, and housing insecurity, leaving many residents with difficult choices between paying bills, seeking medical care, and buying healthy foods. These impacts have compounded over decades to create the current conditions of poverty, poor health outcomes, and declining population evident in Montgomery.

Coal’s legacy remains visible across the Upper Kanawha Valley. Three underground mines exist in city limits and local watersheds like Morris Creek have been impacted by acid mine drainage, virtually killing waterways and contaminating drinking water. Disappearing industries, like the closure of the coal-fired Kanawha River Power Plant in 2015, left the area with significant environmental burdens but limited resources to address them. WVU Tech’s closure compounded these challenges, leaving the community with nothing but abandoned buildings. Cleaning up the Montgomery School property is a meaningful step toward reversing this decline. Bringing this carcinogenic rubble pile in the heart of town back to life as a vibrant and healthy home for independent senior citizens will have far-reaching impacts. Not only will it improve health outcomes, but it will raise property values, revitalize downtown, and help to connect the city.

Community Engagement

e. Project Involvement & f. Project Roles

The Montgomery community is excited to see this project move forward. A number of community groups are involved in planning the redevelopment of this site, as listed below.

List of Organizations/Entities/Groups & Roles

Name of Organization	Entity’s Mission	Point of Contact (name & email)	Specific involvement in the project
Montgomery General Hospital	Provide compassionate care for Fayette and surrounding counties	Debbie Hill, CEO dhill@mghwv.org	Site reuse input; future on-site health services

Dynamic Physical Therapy	Local business focused on restoring movement and empowering the community	Scott Bodden, Business Manager sbodden@dynamicwv.com	Business liaison; site reuse input; physical therapy services to residents
Montgomery Parks and Recreation Board	Oversee safe and accessible outdoor areas	Suzie Ingram, President [REDACTED]	Providing walking/outdoor opportunities for residents, oversee green space
Fayette County Library	Preserving stories that open knowledge, foster education, and safeguard history	Alyssa Prather Alyssa.prather@wvlc.lib.wv.us	Community partner; meeting space
Lions Club	Community-based organization	Les Thomas rlthomas@frontier.com	Community engagement; site reuse input

g. Incorporating Community Input

Montgomery’s community outreach strategy will rely on well-established communication channels to keep residents informed about the grant and cleanup project. Quarterly Letters from the Mayor, mailed to over 600 households and businesses, will include updates as needed. Furthermore, a recent study indicated that social media is the most popular way of getting information in the Upper Kanawha Valley. The City has an active Facebook page which regularly receives 100 or more engagements on posts, and will use this platform to share updates and collect feedback from residents. Quarterly updates will also be provided at City Council meetings, where residents can comment directly. At least one community survey will be distributed through mail, email, social media, and public meetings, with results analyzed through Survey123 and ArcGIS software. Finally, the mayor occasionally holds informal meetings with the property’s neighbors at the nearby park gazebo. These one-on-one or small group conversations will allow the residents who are most directly impacted to provide direct feedback about the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The cleanup plan is shaped by the condition of the former school building, which now exists only as a rubble pile, making full ACM characterization impossible. Visible transite panels prompted an asbestos “spot check,” and all samples confirmed chrysotile asbestos. During cleanup, known non-asbestos materials like steel beams will be separated, while remaining debris will be tested before disposal or treated as ACMs. Non-ACM waste will go to a local landfill, and all other materials will be transported to a certified asbestos landfill. Wet suppression and perimeter air monitoring will be used to protect the community. This approach has been approved by the WVDEP Air Quality Division and is considered sufficient to make the property environmentally safe.

Description of Tasks/Activities and Outputs

Task 1: Project Management, Outreach, and Reporting
b. Project Implementation

<p>EPA-funded tasks/activities: Grant implementation will be managed by Region 4 Planning and Development Council with oversight from City of Montgomery staff. Responsibilities include procuring a Qualified Environmental Professional (QEP) through a competitive process; managing project tasks, timelines, and budgets; and fulfilling all reporting requirements such as ACRES data entry. The QEP will complete the ABCA, submit it to WVDEP and EPA for approval, release it for a 30-day public comment period, and prepare all required documents including the Health and Safety Plan and Work Plan. The QEP will also secure necessary permits and competitively procure a remediation contractor. Public outreach will be led by City personnel, with administrative support from Region 4 and technical updates from the QEP. Quarterly City Council updates will invite public feedback, while Letters from the Mayor, social media posts, a project brochure, surveys, and informal conversations with nearby residents will provide ongoing communication. A representative from the City or Region 4 will attend up to one national and one state brownfields conference event.</p> <p>Non-EPA grant resources needed to carry out tasks/activities if applicable: If personnel costs exceed the budgeted amount, any remaining staff time needed to complete grant-related tasks will be covered by resources from the Region 4 and City of Montgomery operating budgets, respectively.</p>
<p>c. Anticipated Project Schedule: Year 1 / Month 1 through Year 2 / Month 3</p>
<p>d. Task/Activity Lead: City staff, Region 4 Planning and Development Council, with QEP support</p>
<p>e. Outputs: Procure QEP, procure asbestos abatement contractor, 5 quarterly reports, 5 financial status reports, 5 quarterly meetings, finalized ABCA, ACRES site entries, participation in up to 2 brownfields conference events, 1 Letter from the Mayor, 1 project brochure, 1 survey, social media posts (as-needed), small meetings (as-needed)</p>
<p>Task 2: ACM Removal Activities</p>
<p>b. Project Implementation: The asbestos abatement contractor hired will oversee completion of ACM removal activities, including a Site Safety Plan and Asbestos Management Plan, to be followed during all onsite activities. Field Activities will include ACM loading into lined truck trailers, wetting of materials during loading to ensure friable ACM's are not transferred into the atmosphere, 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.</p>
<p>c. Anticipated Project Schedule: Year 1 / Month 6 through Year 2 / Month 2</p>
<p>d. Task/Activity Lead: Asbestos Abatement contractor (with Montgomery input)</p>
<p>e. Outputs: Removal of all ACMs from site, 1 Site Safety Plan, 1 Asbestos Management Plan, 1 ACM Disposal Documentation Report, 1 Air Monitoring Report</p>

f. Cost Estimates

Montgomery is requesting **\$1,222,365** for a Brownfields Cleanup grant. The table below outlines the cost estimate for each of the project tasks, with further details provided below. Costs have been rounded to the nearest dollar.

Budget Categories		Project Tasks/Activities and Totals (\$)		
		Task 1: Project Management, Outreach, and Reporting	Task 2: ACM Removal Activities	Total
Direct Costs	Personnel	\$15,283		\$15,283
	Fringe Benefits			
	Travel	\$3,000		\$3,000
	Equipment			
	Supplies			
	Contractual			
	Construction		\$1,161,300	\$1,161,300
	Other	\$42,782		\$42,782
Total Direct Costs		\$61,065	\$1,161,300	\$1,222,365
Indirect Costs		\$0	\$0	\$0
Total Budget		\$61,065	\$1,161,300	\$1,222,365

TASK 1: PROJECT MANAGEMENT, OUTREACH, AND REPORTING

Personnel Costs: City of Montgomery personnel: approx. 12 hours/month at average rate of \$53.79/hour * 15 months = \$9,683+; Montgomery Street Commissioner: \$35/hour during cleanup * 20 days in the field * 8 hours/day = \$5,600; total = **15,283**

Travel Costs: Representative attending up to 1 National EPA Brownfields Conference (\$2,000 average cost, including registration, hotel, transportation, per diem) and 1 WV State Brownfields Conferences (\$1,000 average cost, including registration, hotel, transportation, per diem) = **\$3,000**

Other Costs: Region 4 subaward for contract management: 30 hours/month at average rate of \$95.07/hour * 15 months = **\$42,782**

TOTAL TASK 1: \$61,065

TASK 2: ACM REMOVAL ACTIVITIES

Construction Costs: Complete ACM removal costs are included in this task, including all labor, equipment, supplies, travel, ACM transport and disposal, and air monitoring costs. The following costs are based on the Asbestos Inspection Report, completed by Triad Engineering (report date 9/22/25), and estimates provided by experienced WV-licensed asbestos removal contractors. This cost estimate is based on the following criteria: estimated 5,000 tons of materials to be removed

(based on building size and material types), 15 tons per truckload (maximum allowable weight limit per truckload based on current WVDOT regulations), 20 days onsite labor.

- Site Safety Plan, ACM Management Plan, 2 plans, \$6,000 per plan \$12,000
- Equipment Mobilization and Demobilization, \$5,000 per event, 2 events: \$10,000
- ACM Material Loading (equipment, labor) – 20 days, \$3,500 per day, \$70,000
- Material Wetting (water truck, equipment, labor) 20 days, \$2,000 / day \$40,000
- Transport costs, \$75.00 per ton, 5,000 tons \$375,000
- Disposal, \$115.00 per ton, 5,000 tons \$575,000
- trailer liners, 333 trailer loads, \$100.00 per trailer \$33,300
- air monitoring compliance, 20 days, \$1,700 per day \$34,000
- Air monitoring report \$6,000
- ACM Disposal Documentation Report \$6,000

TOTAL TASK 2 = \$1,161,300

g. Plan to Measure and Evaluate Environmental Progress and Results

The City of Montgomery and Region 4 Planning and Development Council will work closely with the selected Asbestos Abatement Contractor throughout the project to ensure timely progress and delivery of intended results. Quarterly public meetings (5 total) will provide an opportunity to review project updates, collect feedback from the community, and plan corrective actions as needed. Project and financial reporting will also take place quarterly, to ensure that project benchmarks are met, and will detail the outputs and outcomes of the project as they occur. Reports will be submitted to EPA for approval in a timely fashion. Site information will be updated in ACRES. Outputs will include number of public meetings held, number of community engagement activities conducted, number of reports submitted, and completion of site remediation. Outcomes will include level of community participation (measured by number of attendees, questions and input received), acreage of land remediated for reuse, and funds leveraged for site redevelopment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a.-b. Organizational Structure and Description of Key Staff

To meet federal and state requirements, the City of Montgomery partners with the WV Region 4 Planning and Development Council to administer the grant. Under this structure, the City serves as the official grantee, provides project oversight, coordinates with contractors and consultants, aligns activities with local priorities, and maintains final authority over expenditures and deliverables. Key City staff include Mayor Greg Ingram, who has 18 years in local government and 30 years previously as a project supervisor; and City Administrator Angela Tackett, with 29 years of municipal government experience. The City’s Street Commissioner will be onsite monitoring cleanup to ensure public safety. Region 4 handles professional grant administration, including financial management, procurement compliance, progress monitoring, and required reporting, while also coordinating monthly calls among project partners. Region 4 staff involved in this project will be Director John Tuggle, P.E., who brings decades of experience as an engineer and organizational leader; and Project Specialist Betsy Morris, whose extensive experience managing federal grant agreements will ensure this project is completed successfully. Contractors will carry out technical work and report progress

to Region 4 and the City. This framework ensures that the City retains ultimate responsibility, while Region 4 supplies administrative expertise and capacity needed for successful grant management.

c. Acquiring Additional Resources

The City of Montgomery, in partnership with Region 4 Planning and Development Council, identifies funding gaps through regular project reviews and community needs assessments. Potential resources are then matched with available federal, state, and private programs, ensuring compliance with CERCLA § 104(k)(6)(C)(i) and West Virginia Code. Region 4 staff prepare applications, manage procurement, and coordinate with City officials to integrate new funds into project budgets. Progress is documented through quarterly reports, and supplemental resources are leveraged to expand environmental assessments, remediation, and redevelopment activities while maintaining transparency and accountability.

Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

Montgomery is currently managing several major grant-funded projects that support public facility improvements, economic development, and neighborhood revitalization.

- 1) **USDA Rural Business Grant:** \$833,000 for renovations of Montgomery City Hall with upgrades to HVAC, roofing, windows, restrooms, and building egress, along with required environmental review and financial administration. This project is set to be completed in 2026, achieving improved energy efficiency, accessibility, and modernization of public facilities.
- 2) **HUD Economic Development Grant:** \$750,000 for construction of a 4,100-square-foot splash pad, supported by environmental review, procurement, and financial oversight. Also preparing for 2026 closeout, the project is expanding recreational amenities and is expected to boost park usage, enhance quality of life, and strengthen tourism-related economic opportunities.
- 3) **HUD Community Development Block Grant:** \$95,113 for demolition of a blighted property at 340 3rd Avenue. Completed in full compliance with state requirements, the project has already closed, resulting in removal of unsafe structures, improved neighborhood safety, increased property values, and preparation of the site for future redevelopment.

(2) Compliance with Grant Requirements

The City of Montgomery works with the WV Region 4 Planning and Development Council to ensure full compliance with grant workplans, schedules, and requirements. Region 4 oversees payment processing, quarterly reporting, closeout documentation, and procurement in accordance with West Virginia Code. To maintain transparency, the City, Region 4, contractors, and agency partners hold monthly coordination calls to review progress and ensure equitable communication. All reporting has been timely and deficiency-free. If corrective action is needed, Region 4 and the City collaborate to resolve issues, document the steps taken, and update stakeholders. Letters of Understanding outlining each party's responsibilities are available for review. This has been and remains a demonstrated successful partnership for such impactful undertakings.

THRESHOLD CRITERIA FOR CLEANUP GRANT

- 1) **Applicant Eligibility:** The City of Montgomery is the municipal government of Montgomery, West Virginia, and is eligible to receive federal funding.
- 2) **Previously Awarded Cleanup Grants:** The City of Montgomery affirms that the site does not have a previously awarded EPA Brownfields Cleanup grant.
- 3) **Expenditure of Existing Multipurpose Grant Funds:** Not applicable: The City of Montgomery does not have a previously awarded EPA Brownfields Multipurpose Grant.
- 4) **Site Ownership:** The City of Montgomery took ownership of the property on October 2, 2024.

5) **Basic Site Information:**

Site Name: Former Montgomery School
Site Address: 133 Fifth Ave., Montgomery, WV 25136

6) **Status and History of Contamination at the Site:**

- a) The subject site is contaminated with asbestos-containing materials (ACMs).
- b) The structure was built as a school. Following its closure, it was purchased by the City of Montgomery and used as City Hall for several years. It was then sold into private hands and sat empty until it was damaged by a fire in 2022, at which time the City reacquired it and partially demolished the structure. Today, the property is vacant.
- c) ACMs are the only known contaminants on the site.
- d) ACMs were used in the construction of the building, as was common at the time. Due to the condition of the site, all building materials will be treated as ACMs unless they can be clearly delineated and segregated.

7) **Brownfield Site Definition:** The City of Montgomery affirms that the former Montgomery School is a) not listed or proposed for listing on the National Priorities List; b) 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 c) not subject to the jurisdiction, custody, or control of the U.S government.

8) **Environmental Assessment Required for Cleanup Grant Applications:** An Asbestos Inspection was conducted on the site by an asbestos inspector licensed by the State of West Virginia. The report was finalized on September 22, 2025.

9) **Site Characterization:** A representative of the West Virginia Brownfields Assistance Center, meeting the requirements of an Environmental Professional as defined in 40 CFR § 312.10, has reviewed and certified that the prior site characterization work is sufficient for remediation work to occur. Because the contaminant of concern on this site is asbestos, it is not eligible to enter the state Voluntary Remediation Program, so **section c. applies**. A letter from the West Virginia Department of Environmental Protection is attached.

10) **Enforcement or Other Actions:** The City of Montgomery affirms that there are no ongoing or anticipated environmental enforcement or other actions related to the former Montgomery School site.

11) Sites Requiring a Property-Specific Determination: The City of Montgomery affirms that the subject property does not require a Property-Specific Determination.

12) Threshold Criteria Related to CERCLA/Petroleum Liability:

a) **Property Ownership Eligibility - Hazardous Substance Sites**

iii. **LANDOWNER PROTECTIONS FROM CERCLA LIABILITY**

1. **Bona Fide Prospective Purchaser Liability Protection**

a. **Information on the Property Acquisition:**

- i) The City of Montgomery acquired the subject property through a legal process overseen by the Circuit Court of Fayette County. The previous owner purchased the property through a tax sale but earned \$40,000 in delinquent fees assessed for failure to comply with cleanup of the property. Multiple legal notices were mailed to the owner's California address, and advertisements were run in both West Virginia and California newspapers, but the owner was not able to be located. Court documents were filed, and the Court awarded the property to the City.
- ii) The property was deeded to the City on October 2, 2024.
- iii) Montgomery holds a quit claim deed to the property, as awarded by the Fayette County Circuit Court.
- iv) The previous owner was Kartias Klassico.
- v) The City has no familial, contractual, corporate, or financial relationships or affiliations with the property's previous owners.

b. **Pre-Purchase Inquiry:**

- i) A Phase 1 Environmental Site Assessment was conducted in accordance with ASTM E1527-21 on behalf of the City of Montgomery. The report was completed on April 4, 2024.
- ii) The City of Montgomery affirms that the Phase 1 Environmental Site Assessment was performed by an Environmental Professional as defined in 40 CFR §312.10, and the environmental professional's written declaration is included in the Phase 1 report.
- iii) The Phase 1 Environmental Site Assessment was completed within one year prior to acquisition of the property. Since the property was involved in Fayette County Circuit Court proceedings and appropriate measures were taken to secure the site such that no changes were made during that time, no six-month update was deemed necessary.

c. **Timing and/or Contribution Toward Hazardous Substances Disposal:** All disposal of hazardous substances at the site occurred prior to acquisition by the City of Montgomery. The City affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d. **Post-Acquisition Uses:** The former Montgomery School property has been vacant since it was acquired by the City of Montgomery.

e. **Continuing Obligations:** In order to prevent public exposure to the site, City personnel has placed hazard tape around the property. It is also regularly patrolled by the local Police Department and Street Department to keep the public off the site. The City of Montgomery affirms that it is (i) complying with land use restrictions not impeding the effectiveness or integrity of any institutional controls; (ii) assisting and cooperating with those performing the cleanup and providing access to

the property; (iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and (iv) providing all legally required notices.

13) Cleanup Authority and Oversight Structure:

- a) The site is not eligible to be enrolled in the West Virginia Voluntary Remediation Program. All Asbestos-Containing Materials will be removed from the property by a qualified asbestos abatement contractor licensed by the West Virginia Department of Health. Cleanup will occur under the oversight of the West Virginia Department of Environmental Protection's Office of Air Quality, which has jurisdiction over asbestos abatement activities that take place in the state.
- b) Cleanup activities will take place onsite or on the public roadway directly adjacent to the property, so no additional property access will be required. The Montgomery Street Commissioner will be onsite to ensure public safety, and wet suppression and air quality monitoring will control offsite migration of contamination.

14) Community Notification:

- a) Draft Analysis of Brownfield Cleanup Alternatives: A draft Analysis of Brownfields Cleanup Alternatives (ABCA) was made publicly available in advance of the community meeting. A copy of the draft ABCA is included with this application submission.
- b) Community Notification Ad: A public notice was published in the newspaper (Charleston Gazette-Mail) on November 26, 2025, and included the required information regarding the plans to submit an EPA Brownfields Cleanup grant proposal. A copy of the ad is provided with this application.
- c) Public Meeting: A public meeting regarding the EPA Brownfields Cleanup grant application was held on Tuesday, December 2, 2025. A summary of the meeting, public comments, and the applicant's response to questions, and a sign-in sheet are attached to this submission.

14. **Contractors and Named Subrecipients:** No contractors have been procured for this project. WV Region 4 Planning and Development Council is a named subrecipient who will support the City of Montgomery in grant management activities. Region 4 is a nonprofit organization, making it eligible for a subaward.



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. Greg Ingram, Mayor
City of Montgomery
321 4th Avenue
Montgomery, WV 25136

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

Dear Mayor Ingram,

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 the City of Montgomery plans to conduct cleanup of the former Montgomery Grade School brownfield site located in Montgomery, WV.

The WVDEP affirms that the former Montgomery Grade School 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 Montgomery Grade School 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