

**FY26 USEPA Brownfields Cleanup Grant Application
Application Information Sheet**

1. Applicant Identification: City of Fairmont, 200 Jackson Street, Fairmont, WV 26555-1428².
2. Fairmontwv.gov
3. Funding Requested:
 - a. Grant Type Single Site Cleanup
 - b. Federal Funds Requested \$1,853,260
4. Location:
 - a. Fairmont
 - b. Marion County
 - c. West Virginia
5. Property Information: Helmick Property, 11 10th Street Fairmont, WV 26554 (Attachment A)
6. Contacts:
 - a. Project Director: **Shae D. Strait**, Director of Planning and Development
 - i. Phone: 304-366-6211
 - ii. Email: sstrait@fairmontwv.gov
 - iii. Mailing Address: 200 Jackson Street, Fairmont, WV 26555-1428
 - b. Chief Executive/Highest Ranking Elected Official: **Travis L. Blosser**, City Manager
 - i. Phone: 304-366-6211
 - ii. Email: tblosser@fairmontwv.gov
 - iii. Mailing Address: 200 Jackson Street, Fairmont, WV 26555-1428
7. City of Fairmont Population: 18,416
8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	
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.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site is adjacent to a body of water. (i.e., the border of the proposed 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).	3
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	4
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.	5, 6
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Releasing Copies of Applications

The City of Fairmont requests that contact information (email and phone numbers) for Project Partners in Section 2.b.i remain confidential.

DRAFT



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 21, 2026

Mr. Shae Strait, Director of Planning and Development
City of Fairmont
200 Jackson Street, Suite 301
Fairmont, WV 26554

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

Dear Mr. Strait,

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 Fairmont plans to conduct cleanup of the Helmick Property brownfield site located in Fairmont, WV.

The WVDEP affirms that:

- i. The applicant, the City of Fairmont, will request WVDEP oversight for cleanup of the Helmick Property site in WVDEP's Voluntary Remediation Program;
- ii. The Helmick Property site is eligible to be overseen by WVDEP's Voluntary Remediation Program; and,
- iii. The Helmick Property site has a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site. Note that remediation work can begin on sites that have enrolled in WVDEP's Voluntary Remediation Program at any time provided that WVDEP is notified in writing.

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 Helmick Property site and look forward to future redevelopment.

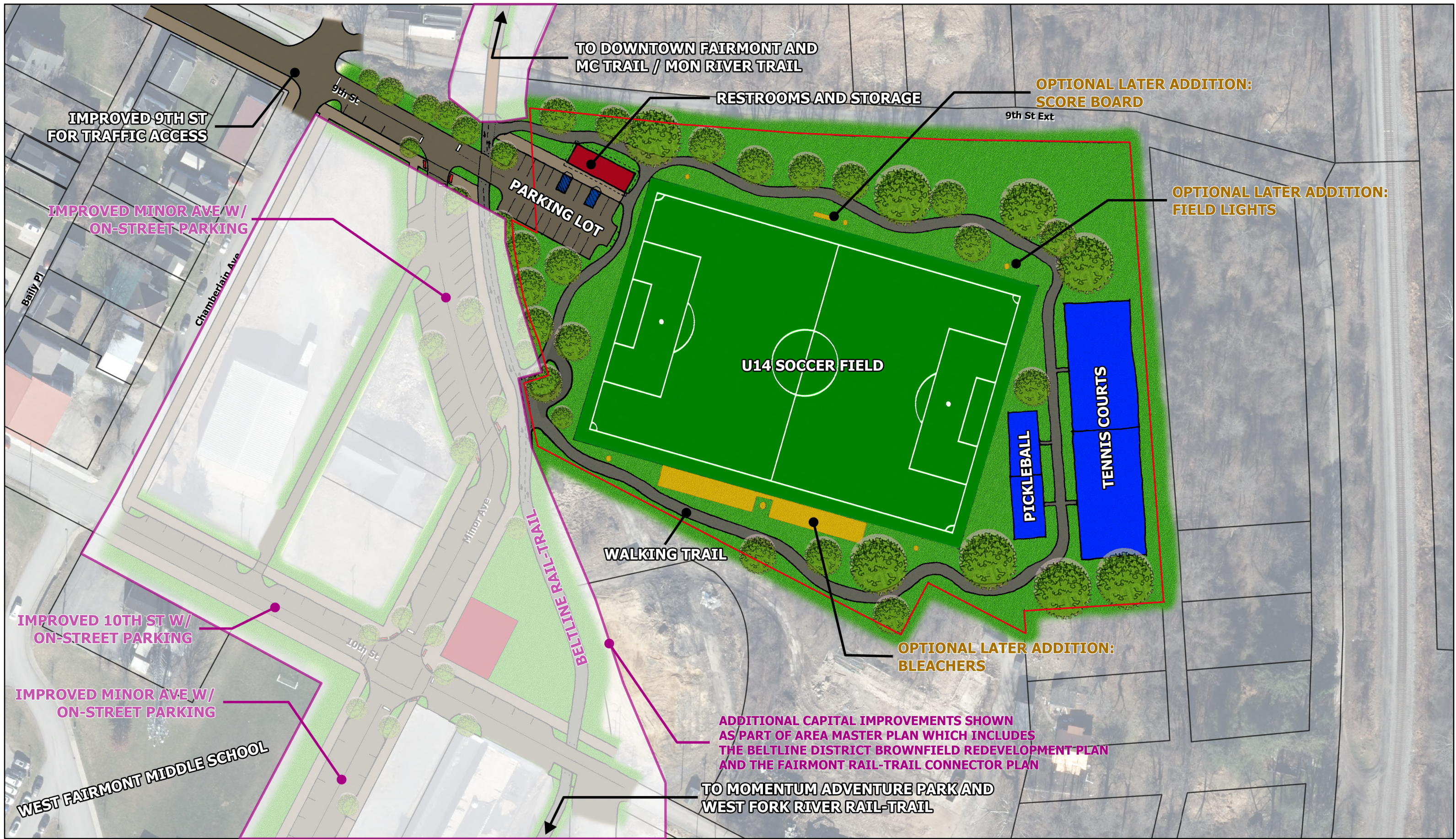
Please do not hesitate to contact me with any questions or needs. I can be reached at (304) 893-4285 or Erin.R.Brittain@wv.gov.

Sincerely,

A handwritten signature in blue ink that reads "Erin R. Brittain". The signature is written in a cursive, flowing style.

Erin R. Brittain, CHMM

WVDEP Brownfields Program Manager



City of Fairmont Helmick Remediation Concept Beltline Neighborhood 9th Street Park



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The City of Fairmont (COF) is the county seat of Marion County, West Virginia (WV), and is WV's 8th largest city located at the confluence of the West Fork and Tygart Rivers, which form the Monongahela River as they flow through the city north to Pittsburgh, PA. Fairmont has a footprint of approximately 9.1 square miles and a population of 18,416. Fairmont is home to Fairmont State University and Pierpont Community and Technical College. Originally founded as Middletown by Virginia in 1820, Fairmont serves as the seat of Marion County with a population of 55,962. Following the rivers, the railroads linked Fairmont to cities and ports across the burgeoning United States in the mid-1800s. Heavy industry, including coal, glass, steel, and coke followed, and by the early 1900s, prominent companies in Fairmont included Monongah Glass, Owens-Illinois Glass, Westinghouse Electric, and the headquarters for the Fairmont Coal Company, later known as Consolidation Coal Company. Fairmont's neighborhoods are akin to a group of small company towns, where housing sprang up around the various factories. Generations of workers and a steady stream of immigrants lived in and around these major employers. The dramatic decline and loss of these industries has led to further loss of business and population, with Fairmont peaking in population in 1950 at 26,346. The population of Fairmont has been significantly impacted by this loss of industry and by retail businesses relocating to outlying shopping centers, dropping 38% over the past 70 years. The Beltline neighborhood is a 25-block area on Fairmont's West Side that borders Downtown to the north and the Monongahela River on the east and south. The existing land use is a mix of commercial, industrial, residential, and institutional. Multiple redevelopment and connectivity plans have identified the potential for economic and community development in this area, including the connection with existing rail trails and supporting further development of the existing underutilized industrial corridor. The majority of the Beltline Neighborhood resides within US Census Tract 202 in Marion County.

The former Helmick manufacturing site resides along the western side of the Monongahela River between 9th St, 10th St, and Minor Ave, and almost centered within the Beltline neighborhood. The plan focuses on the vacant brownfield sites and streetscapes on and surrounding 10th St and 12th St as a primary focus for community and brownfield revitalization. One of the principal new developments is community and recreational amenities within the neighborhood to improve health outcomes for existing residents.

b. Description of the Proposed Brownfield Site(s)

The former Helmick property is in the Beltline Neighborhood in Fairmont at 11 10th Street, (herein referred to as "the site"). The site is approximately 8.57 acres and lies in an urbanized area west of the Monongahela River on three contiguous tax parcels. The site is currently vacant and was previously used for industrial activity. The building, which is currently in the process of deconstruction for reuse at a new site, appears to have an older southern half reportedly utilized for industrial storage and as a foundry and a relatively "newer" northern section housing machining equipment such as grinding machines, welders, drill presses, and milling machines. The land surrounding the building complex is cleared of taller vegetation but is dominated by grass and low-growing weeds. An old rail spur is still apparent in the western portion of the site. The vegetation on site becomes denser in areas further from the building, and the parcel to the east closest to the river is mostly vegetated. The site is currently unused and is improved with out-of-service utilities (gas, water, sewage, and electricity).

Based on tax records, historic photography, and mapping, the site was at least partially developed as a machine shop and foundry by the late 1800s. Past uses also include a metal fabrication business. Businesses operating on the subject property include Fairmont Mining and Machine Company, Galis Electric and Machine Company, and Helmick Corporation. There was an unnamed stream which ran along the northern side of the property but was filled during the early 20th century to expand the flat land that was needed for a larger manufacturing facility. 9th St as well as stormwater was redirected as a small access road along the new hillside, creating long-term maintenance issues down the man-made steep ravine and leading to the eventual decline and demolition of all housing along 9th St Ext near this site in the past decade.

There have been several previous site investigations, including Phase I Environmental Site Assessments (2008, 2023), Phase II ESAs (2009, 2024), a Remedial Action Work Plan (2010), and a Hazardous Materials Survey (2024). The 2008 Phase I ESA, funded by an EPA assessment grant, identified 14 RECs at the site and adjacent properties, with eight RECs on the target site. An EPA-funded Phase II in 2009 investigated those RECs in site surface and subsurface soil. Analysis included the Resource Conservation Recovery Act (RCRA) 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver), polycyclic aromatic hydrocarbons (PAHs), semi volatile organic compounds (SVOCs), volatile organic compounds (VOCs), and total petroleum hydrocarbons (TPH). Soil sampling results were compared to the then-applicable West Virginia (WV) Industrial Soil de minimis standards with levels of arsenic, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo (a, h) anthracene confirmed above industrial levels. One groundwater sample was collected and was analyzed for VOCs only and compared to the 2009 WV de minimis groundwater standards, in which many VOC reporting levels are above RBCs. The 2010 Remedial Action Work Plan recommended removal and disposal of impacted soils and then backfilling with clean topsoil. This plan also recommended sampling and mitigation of asbestos, lead based paint, and universal waste. The work plan considered cleanup alternatives including capping and/or covering. Those alternatives were not preferred primarily due to structures and infrastructure in locations that would interfere with the cap. The conditions of the site have changed, particularly the removal of the structures.

The 2023 Phase I ESA identified twelve RECs, divided amongst seven “sections” of property such as a paint room, unabated RECs associated with historical industrial operations, overhead crane and fill material, present soil staining, historical fill, drums, barrels, containers, metal fabrication operations, sump and floor drains, and leaking industrial plastic drums. Based on the 2024 Phase II ESA investigations, Montrose concluded there are potentially complete exposure pathways for recreators, visitors/trespassers, construction/utility workers, future indoor workers, and future residents. A 2024 Hazardous Materials Survey (Boggs Environmental Consultants) concluded that the architectural building component waste stream does not meet the definition of lead hazardous waste and may undergo disposal as general construction debris and/or recycling.

The former Helmick manufacturing site was donated to the COF at the end of 2023 by a local business wanting to help catalyze the goal of developing recreational amenities within the neighborhood. Upon evaluation by the Planning and Development Department, it was determined there was a high potential for this type of redevelopment because of the flat terrain of the property and its proximity to West Fairmont Middle School, East-West Stadium, 12th Street Pool, the proposed Beltline Rail Trail, and easy access from the existing housing through 10th and 9th Streets.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

In 2023, with support from an EPA Technical Assistance grant, the COF adopted the Beltline District Brownfield Revitalization Plan. The plan proposed several reuse options for these vacant and/or underutilized properties, particularly the brownfield sites. This site was one of several identified for redevelopment within the revitalization plan. The planned reuse of the Helmick property is for recreation, specifically, to create playing fields and multi-use sport courts that will benefit the surrounding residential neighborhood and middle school. The proposed reuse would complement additional recreational developments and enhancements that are proposed in the neighborhood. Reusing these brownfield sites will require transportation and infrastructure improvements to provide the utilities, parking, and access that new uses will need. Furthermore, multimodal, and vehicular traffic infrastructure adjustments will improve the district's existing circulation and support the increased traffic to and from proposed infill developments. The site is situated out of the floodplain. Since the adoption of the revitalization plan, the COF has made significant strides in implementing the Plan by refining it following property acquisitions, acquiring two key properties, and raising funds to implement distinct elements included in the Plan. The goals within the revitalization plan mirror those of the COF's adopted comprehensive plan as well.

d. Outcomes and Benefits of Reuse Strategy

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level¹. Some of these factors, most specifically increased precipitation that may affect stormwater runoff and flooding potential, are most applicable to the cleanup of the site. The site, and other nearby sites, have a high percentage of impervious surface with a century old stormwater management system, along with several spurs and draws which focus stormwater into specific corridors such as 9th Street or 11th Street, both of which are part of the watershed for this location. According to Climate Mapping for Resilience and Adaptation (CMRA), Assessment Tool, climate projections for this area anticipate increased instances of high temperatures. Implementing the proposed redevelopment on the site will help to stabilize the local water table by incorporating greenspace and stormwater retention elements that will capture and filter stormwater and alleviate the heat island effect by providing vegetative spaces.

The proposed reuse, such as playing fields, will create valuable open space near Downtown Fairmont. This, along with the proposed rail trail through the neighborhood and adjacent to the site, will provide new opportunities for small businesses to sell athletic and recreational equipment, provide short-term lodging, and provide relating services such as physical therapy or professional training. Currently there is no recreational outfitter or athletic wear retailer within COF. The quality of space created will also make the neighborhood and city more desirable for new businesses and residents, making COF more competitive in the 21st century economy.

COF is in a rural county that has a lot of rivers, mountains and forests that do not have a surplus of flat, open space. The site will fill an important need if there is ever a local emergency, such as flash flooding. Many residents and businesses in Marion County are located along rural roads and waterways that are vulnerable to flooding and other natural disasters. The proposed open green space will provide an important staging area for rescue efforts in COF and Marion County, should the need arise with the adjacent middle school serving as a shelter. The proposed landscaping and

¹ <https://science2017.globalchange.gov/chapter/7/>

sports fields will substantially reduce impervious surface area by an acre, helping to reduce localized flooding through stormwater infiltration and landscaping stormwater absorption along the periphery.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

No additional site characterization is anticipated. The City will utilize funding from its FY 2023 Brownfield Assessment Grant should the need arise for additional site assessment.

f. Resources Needed for Site Remediation

The City expects this grant to cover full site remediation costs. Should additional funding be necessary, the City is committed to cover any funding gaps through its capital budget in planning, parks, or public works which annually combined have over \$400,000. These funds are then distributed throughout the fiscal year for which they are allocated, based on project priority.

g. Resources Needed for Site Reuse

The City is working with Marion County Parks and Recreation Commission (MCPARC) along with the Marion County Board of Education (MCBOE) to identify all necessary amenities which will need to be funded and constructed to ensure project success such as bleachers, lighting, restrooms, and parking areas; the City will incorporate these costs in its capital budget. Once revitalized, the project site will serve as a versatile, multi-use space designed for community enrichment, outdoor recreation, small local businesses, and designated areas for disaster recovery and response efforts in the case of local emergencies.

Name of Resource	Is the Resource for (1. c.i.) Assessment, (1.c.ii.) Remediation, or (1.c.iii.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
EPA Brownfield Assessment Grant	Assessment	Secured	Grant Number (FAIN): 95323001 \$400,000 expended thus far for projects; ACRES property IDs: 80801, 80986, 81005
City Capital Funds	Reuse Activities	Secured	Costs for lights, bleachers, restrooms, signage, and parking
MCPARC Capital Funds	Reuse Activities	Unsecured	Support costs for lights, bleachers, signage, and parking

h. Use of Existing Infrastructure

The Helmick Site has existing access to streets and utilities including water, sewer, gas, and electricity, requiring no new substantial infrastructure for the proposed reuse. If amenities such as restrooms are added to the site reuse plan during design, the existing large water line along the southern border can be utilized. This would eliminate the need for installing new water lines—only a lateral connection from the meter to the proposed facilities would be required. The site has access from three streets (Minor Ave, 9th St, and 9th St Ext) and access via other city owned property through 10th Street and Railroad Street. These streets can also be used to supplement parking needs through existing on-street parking. The West Fairmont Middle School also offers approximately sixty additional parking spaces within walking distance.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

The City of Fairmont has substantial financial needs due to a variety of factors, including a weak housing market attributing to low property values with 53% of housing renter-occupied and approximately 59% of housing built prior to 1950. The median home value is less than the national average by approximately \$147,000². The residents of Fairmont have significantly lower median household incomes, \$55,084, compared to national average of \$80,610³, and an extremely high poverty rate at 20% (compared to a national rate of 11.1%)⁴. The Beltline neighborhood of Fairmont has a staggering poverty rate of 44.0%. Urban sprawl combined with a state university and community college have created a large, occupied area as well as other costly impacts such as higher municipal services costs, while detracting from the overall tax base. The cost estimates for this cleanup of the Helmick site would be taxing an already strained budget without grant funding to make this feasible.

b. Health or Welfare of Sensitive Populations

The targeted site tract is considered disadvantaged and has a staggering 44% living below the poverty level, double that of Fairmont as a whole. The site is within two miles of an elementary, middle, and high school. Several environmental indicators were identified for Tract 54049020200 exceeding state and/or national values⁵:

	Value	State Average	USA Average
Ozone (ppb)	58	55.1	61.8
Nitrogen Dioxide (NO ₂) (ppbv)	5.5	4.6	7.8
Diesel Particulate Matter (µg/m ³)	0.114	0.0912	0.191
Traffic Proximity (daily traffic count/distance to road)	380,000	230,000	1,700,000
Lead Paint (% Pre-1960 Housing)	.71	.35	.39
Superfund Proximity (site count/km distance)	.63	.088	.39
Underground Storage Tanks (count/km ²)	6.1	1.9	3.6

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

The housing in the Target Areas sprang up around Fairmont's industries - coal, glass, steel, coke, and metal fabrication. Potential contaminants in and around these sites include lead, petroleum products, PAHs, VOCs, and other metals that are known to lead to a higher likelihood of health impairments. *2022 County Health Rankings West Virginia State Report*, Marion County was ranked 19th of West Virginia's 55 counties for health outcomes. Fairmont ranks worse than the national average for conditions consistent with exposure to brownfield contaminants: premature death; low birthweight; heart disease; tracheal, bronchus, lung and breast cancer. Marion County has a higher degree than the state and national average of ischemic heart disease; tracheal, bronchus, and lung cancer; breast cancer; malignant skin melanoma; diabetes, urogenital, blood, and endocrine diseases.

A Brownfield Health Assessment (BHA) was created to aid reuse decision-making and develop a revitalization strategy for the Beltline neighborhood. EPA contractors conducted the BHA, which

² headwaterseconomics.org/apps/neighborhoods-at-risk

³ <https://www.census.gov/quickfacts/fairmontcitywestvirginia>

⁴ <https://www.census.gov/library/publications/2024/demo/p60283.html#:~:text=Official%20Poverty%20Measure%3A,and%20Table%20A%2D1>

used a mixed-methods approach and summarizes the potential community health impacts associated with the redevelopment of the Beltline District, based on community health data, scientific literature review, and feedback received from community members. The BHA examined four revitalization elements proposed for the Beltline District (rail trail, community center, streetscape improvements, and new medical facility) and their associations with public health impacts, beneficial and detrimental, with a particular emphasis on key health behaviors (diet, physical activity, substance use) and outcomes (asthma, cancer, obesity, self-reported health status, mental health, and physical health) for the Beltline District community.

d. Economically Impoverished/Disproportionately Impacted Populations

Families in poverty in the census tract of the proposed project area is nearly three times the national average. Beltline has long faced decline since the mid-twentieth century as industry shuttered and the population decline began. A high vacancy rate in commercial structures has led to a robust demolition of industrial legacy buildings along the former railway and lack of new opportunities created. Present throughout the Beltline are heavy metals, VOCs, PCBs, petroleum, and ACMs. High rates of cancer, obesity, heart disease, and asthma, in addition to the conditions mentioned above, contribute to a lower quality of life for residents.

The National Institute of Health reports that support for physical activity within an environment is often associated with its socioeconomic status (SES), and studies exploring access to parks and recreation opportunities have found that lower-income groups often have less access to physical activity programming and well-maintained and safe park and recreational facilities⁶. Recreational facilities and the resources they offer are not equitably distributed. The presence of parks in poor and minority areas suggests that improving the types and quality of resources in parks could be an important strategy to increase physical activity and reduce racial/ethnic and socioeconomic disparities⁷. The implementation of this project will not only eliminate existing exposure pathways to residents, but it will also improve public health outcomes by creating new opportunities to recreate. The intent of the amenities proposed (fields, walking paths, sports courts, etc.) helps to target a broader demographic of residents from school aged children to the elderly.

Community Engagement

e. Project Involvement

The community members involved will be the local soccer association, the high school soccer boosters board, the Marion CVB, Mon River Trails Conservancy, MCPARC, the members involved with the skatepark.

f. Project Roles

Name of organization / entity / group	Entity's Mission	Point of contact (name and email)	Specific involvement in the project or assistance provided.
High Schools Soccer Boosters	Recreation	[REDACTED] Audra Moore	Fundraising/Advising
Marion County Soccer Association	Recreation	[REDACTED] Andy Wharton	Fundraising/Advising

⁶ <https://pmc.ncbi.nlm.nih.gov/articles/PMC4082954/>

⁷ <https://pmc.ncbi.nlm.nih.gov/articles/PMC2254179/#:~:text=Recreational%20facilities%20and%20the%20resources,racial%2Fethnic%20and%20socioeconomic%20disparities.>

Marion County CVB	Tourism	[REDACTED] Leah Smith	Community Input and promotion
Mon River Trails Conservancy	Recreation	[REDACTED] Ella Belling	Community input and participation
Marion County Parks and Recreation Commission	Recreation	[REDACTED] Tony Michalski	Community Input
WVDEP	Brownfield	[REDACTED] Jennifer Liddle	Technical support
NBAC	Brownfield	[REDACTED] Carrie Staton	TTA, engagement/trail work support

g. Incorporating Community Input

The City has a proven track record of effectively working with community stakeholders, including state and county governments, neighborhood groups, business leaders, financial institutions, and non-profit organizations. The City will involve and inform the community and stakeholders throughout the grant period. Information will be disseminated via varied channels to ensure broad reach, including tables at public events; QR codes at events to surveys or information pages; local newspapers; local public access television; City website; and City social media sites. In addition, periodic grant project updates will be prepared and sent to stakeholders via email and hard copy. The City will also host Brownfields Task Force meetings with stakeholders quarterly. The City will connect with residents who live and work near the cleanup site to keep them informed and solicit their input. The mediums listed will be used to distribute information and updates and to collect public input, which will help to ensure needs and concerns are addressed throughout the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The proposed cleanup plan will apply soil cover to impacted areas and implement a land use covenant restricting groundwater use. The entire site will be graded and then the capping material will be installed on Treatment Areas 1, 2, and 3, and plantings will be installed on Treatment Area 4. The Helmick Site will be entered into the VRP. The implementation strategy for each treatment area is described below:

Treatment Area 1 – The Youth Soccer Field will be installed in the center of the site, covering approximately one acre. The field will be graded with a nearly flat, 2% slope that will provide positive drainage from the area. This area will be covered with an engineered pervious membrane and 10” of clean topsoil that will be planted with turf lawn.

Treatment Area 2 – Multi-Use Sport Courts: Four multi-use sport courts will be placed on the eastern end of the site. Each multi-use sport court will be graded nearly flat at 2% slope to drain stormwater. With each court at approximately 1,000 sf, the total area for multi-use sport courts is 4,000 sf. The graded area will be covered with an engineered pervious pavement cap, approximately 8” deep.

Treatment Area 3 – Perimeter Trail and Standing/Circulation Areas: A 10’ wide perimeter trail will be installed around the site as well as all other circulation/standing areas that will be accessed by future site users. This area is estimated as 40,000 square feet. The trail and circulation/standing areas will be graded and capped with an approximately 8” pervious pavement material.

Treatment Area 4 – Landscaped Areas: Landscaped areas that are not part of Treatment Areas 1, 2, or 3 will have landscape plantings. Areas immediately surrounding each of the playing fields and

trails will be graded with swales to capture and filter stormwater. Those drainage areas will be planted thickly with low growing plant plugs and shrubs. Areas that are set back from the accessible spaces will retain existing native vegetation where possible, incorporating additional vegetation where it does not exist. It is estimated that Treatment Area 4 will be comprised of three acres of low growing plant plugs and shrubs and two acres of taller shrubs and trees.

Green Remediation Considerations were at the forefront of this Analysis of Brownfield Cleanup Alternatives. Furthermore, the most recent Best Management Practices (BMPs) issued under ASTM Standard E- 2893: *Standard Guide for Greener Cleanups* will be used as a reference in this effort. The carbon footprint associated with the number of mobilizations to the site will be minimized through the recommended cleanup action compared to other alternatives, and erosion control measures used to minimize stormwater runoff will protect nearby waterways.

Description of Tasks/Activities and Outputs

<u>Task 1: Program Management and Administration</u>					
b. Project Implementation: Management and execution of the grant including travel expenses for three staff members to attend two National Brownfields Conferences and three State Brownfields Conference to learn best practices and precedent study. Administrative Activities include direct costs for RFP for a Qualified Environmental Professional (QEP) and engineer, preparation of budget, scope of work, program plan, fiscal management, and reporting.					
c. Anticipated Project Schedule: Ongoing throughout the project period					
d. Task/Activity Lead: Person: City					
e. Outputs: 1 RFP for QEP, 1 contract with QEP 16 Quarterly Reports, 16 ACRES updates, 2 National Conferences, 3 State Conference, 4 Federal Financial Reports (FFRs) 1 Final Cleanup Report and VRP Certificate of Completion					
<u>Task 2 Community Outreach</u>					
b. Project Implementation: Conduct public input meeting and online feedback form					
c. Anticipated Project Schedule: Ongoing throughout project period					
d. Task/Activity Lead: City					
e. Outputs: Community Involvement Plan, 4 Public Meetings, 4 information sheets, 8 website updates, 48 monthly reports to City Council and Boards.					
<u>Task 3: Cleanup Planning/Engineering</u>					
b. Project Implementation: Hire engineer, design grading and remediation components					
c. Anticipated Project Schedule: 2027-2028 (12-month period to complete task)					
d. Task/Activity Lead: City					
e. Outputs: final ABCA, bid documents and RFP, response to contractor comments, QAPP, permits, retained cleanup contractor.					
<u>Task 4: Site Cleanup</u>					
b. Project Implementation: Perform grading and site remediation based on ABCA and design					
c. Anticipated Project Schedule: 2027-2029 (12-18 month12–18, month period)					
d. Task/Activity Lead: City & QEP					
e. Outputs: Site Remediation via soil cap, impervious capping, and vegetation on approximately 8 acres Staff will be available and onsite on a regular basis to monitor cleanup activities					

f. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
Di rec	Personnel	20,541	6,847	6,172	10,270	43,830
	Fringe Benefits					

	Travel	29,850				29,850
	Equipment	0	0	0	0	0
	Supplies					
	Contractual			161,780		161,780
	Construction				1,617,800	1,617,800
	Other Type					
Total Direct Costs						1,853,260
Indirect Costs						0
Total Budget (Total Direct + Total Indirect Costs)		50,391	6,847	167,952	1,628,070	1,853,260

g. Plan to Measure and Evaluate Environmental Progress and Results

1. The COF 's strategy for tracking and measuring progress: 1) Upon receipt of funding, COF will prepare a work plan.2) Evaluate achievements against milestones established in the work plan. 3) Establish baseline environmental conditions using existing Phase I and Phase II Environmental Site Assessment data and applicable EPA and WVDEP cleanup standards; Implement approved cleanup activities identified in the Analysis of Brownfields Cleanup Alternatives; Track progress through measurable indicators, including acres remediated and volumes of contaminated materials addressed; Conduct environmental sampling and monitoring before, during, and after cleanup to verify reductions in contaminant levels and control of exposure pathways; Document cleanup activities and compliance through contractor reports, laboratory results, and photographic records. 4) If unforeseen circumstances arise, adjust the scope of remediation work as necessary to accomplish the goals and use COF capital funds to cover additional costs 5) Document project outcomes and outputs quarterly via ACRES and at quarterly Task Force meetings. 6) The COF will document all project activities and progress and share with the Community Outreach stakeholders.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a., b. Organizational Structure. Description of Key Staff.

The City project team includes the Director of Planning & Development, Shae Strait; Assistant Planner, Carly O'Dell Jones; and Grant Administrator, Rene Graves. The Director will assign and monitor all projects tasks, and act in an advisory capacity to the Assistant Planner, who will serve as Project Manager. As Project Manager, Carly will coordinate a project team, track project progress, identify potential problems, and make necessary corrections. Rene will track expenditure and assist Carly to keep the project on time and within budget. Both Shae and Carly have extensive experience in brownfield and community development and have had extensive ongoing engagement with the community and are leaders in local economic development. **Shae Strait** has a bachelor's and master's degree in architecture and over a decade of experience in project management and facilitation and has been responsible for managing and facilitating over \$40 million in federal and state funded projects. **Carly O'Dell Jones** has a master's degree in Recreation, Tourism, and Outdoor Economics from WVU and has worked in planning for over two years. Carly has been solely responsible for the daily work for the COF on its current EPA Brownfield Assessment Grant, helping to complete over a dozen Phase I and Phase II ESAs. **Rene Graves** has a bachelor's and master's degree with over a decade in grants management, specializing in federal funding, and holds certifications in grants financial management. Rene has successfully managed over \$78 million in grants from multiple federal agencies, including the COF's current \$500,000 Brownfield Assessment grant.

c. Acquiring Additional Resources

The COF will procure a Qualified Environmental Professional and a professional engineer using its standard selection process following both Federal Procurement Standards as well as the 5G Procurement Standards mandated by WV State Code and does not anticipate the need for any subrecipients for this grant.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant

The City was awarded a \$200,000 EPA Brownfields Community-Wide Assessment Grant in 2018, which was completed and closed as of March 2022. The COF was awarded a \$500,000 EPA Brownfield Community Wide Assessment Grant in 2023.

1. Accomplishments

Building on the success of the City's 2018 Assessment Grant, the Department of Planning received the 2022 WV Brownfield Local Leadership Award, demonstrating sustained programmatic capacity and effective grant management. Through the 2018 and 2023 EPA Assessment Grants, the COF completed three site reuse plans, 13 Phase I ESAs, 7 Phase II ESAs, and 3 limited Phase II ESAs addressing hazardous materials in buildings, directly advancing sites toward cleanup and redevelopment readiness. These assessment activities leveraged more than \$4.7 million in public and private investment, representing a leverage ratio exceeding 10:1 including the acquisition of over three miles of riverfront property for the Parkersburg to Pittsburgh Rail Trail; more than \$4,000,000 in park and trail investments at Norwood Park and the West Fork River Trail Extension; hundreds of thousands of dollars in private investment resulting in the City Center redevelopment and creation of two new businesses; pre-development approval for a wellness facility serving the Disability Action Center; and the \$650,000 renovation of a warehouse facility for the Fairmont Public Works Department. Assessment outcomes also informed the Beltline District Brownfield Revitalization Plan, which positioned the COF to secure over \$200,000 in SS4A funding from FHWA and \$450,000 from the WV DLAP program for demolition of the former Fairmont Box Factory. The Beltline Plan directly catalyzed the donation of the Helmick property by a local business committed to implementing the plan's health- and equity-focused goals and continues to support additional private redevelopment efforts at other assessed sites, including the Monroe Street Fire Station downtown.

2. Compliance with Grant Requirements

All current and close-out grant documentation met compliance and have been submitted on time and in accordance with reporting requirements, and all data and reports from ESAs conducted under FY18 Brownfields funding have been entered into ACRES. All documentation and reports have been submitted as required for the FY 23 Brownfield Assessment Grant. COF has expended 76% of this grant and will be fully expended by the end of the Period of Performance.

APPLICANT ELIGIBILITY:

1.a. Applicant Type: General Purpose Unit of Local Government. Fairmont is a municipality in West Virginia and the county seat of Marion County. It was chartered February 18, 1899. Fairmont therefore is eligible to receive a United States Environmental Protection Agency (EPA) Brownfield Cleanup Grant.

1.b. Federal Taxation Exemption Status: Not applicable. (Fairmont is not a 501(c)(4). Fairmont is a local government)

2. PREVIOUSLY AWARDED CLEANUP GRANTS: The Helmick Property has never been part of an EPA Brownfield Cleanup Grant. Fairmont has never received EPA Brownfield Cleanup Grant funding.

3. EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS: Not Applicable. Fairmont does not have an open EPA Brownfield Multipurpose Grant nor has the City ever received such a grant.

4. SITE OWNERSHIP: Fairmont is the sole owner of the Helmick property site and will retain ownership through cleanup. The property was conveyed to Fairmont in December 2023 through donation.

5. BASIC SITE INFORMATION:

a. Site Name: Helmick Property

b. Site Address: Helmick Property, 98 Minor Avenue, Fairmont WV 26554 on three contiguous tax parcels: 24-03-0006-0147-0000, 24-03-0005-0138- 000, 24-03-0005-0137-0000.

6. STATUS & HISTORY OF CONTAMINATION AT THE SITE:

a. Type of Contaminants: Hazardous Substances

b. Operational History & Current Use(s): Based on tax records, historic photography, and mapping, parcels were at least partially developed as a machine shop and foundry by the late 1800s. Past uses include a machine shop, foundry, and metal fabrication business. Businesses operating on the subject property include Fairmont Mining and Machine Company, Galis Electric and Machine Company, and Helmick Corporation. The property is currently vacant.

c. Environmental Concerns: Site surface and subsurface soil; analysis included the Resource Conservation Recovery Act (RCRA) 8 metals (arsenic, barium, barium, cadmium, chromium, lead, mercury, selenium, and silver), polycyclic aromatic hydrocarbons (PAHs), semi volatile organic compounds (SVOCs), volatile organic compounds (VOCs), and total petroleum hydrocarbons (TPH). Soil sampling results were compared to the then-applicable West Virginia (WV) Industrial Soil de minimis standards. One groundwater sample was collected at the location of REC 4 and was analyzed for VOCs only. Groundwater sampling results were compared to 2009 WV de minimis groundwater standards. Benzo(b)fluoranthene was used in the US EPA Johnson Ettinger Model database to estimate potential for vapor intrusion (VI) to indoor air. there are potentially complete exposure pathways for: recreators, visitors/trespassers, construction/utility workers, Future indoor workers, and future residents.

d. How the Site Became Contaminated: Through its industrial history as various uses such as mine machine manufacturing and other metal fabrication.

7. BROWNFIELDS SITE DEFINITION

7.a. National Priorities List Status: The subject property is not listed or proposed for listing on the National Priorities List.

7.b. Enforcement Action Status: The subject property is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered by parties under CERCLA.

7.c. U.S. Government Control: The subject property is not subject to the jurisdiction, custody, or control of the U.S. government. The property was donated to Fairmont in December 2023.

8. Environmental Assessment Required for Cleanup Grant Applications:

The following site investigation activities have been completed: a 2008 Phase I Environmental Site Assessment (ESA), a 2009 Limited Phase II ESA, a 2010 Remedial Action Work Plan, 2023 Phase I ESA, and a 2024 Phase II ESA & Hazardous Materials Survey.

9. Site Characterization: A response to Part b (“for an applicant other than a State of Tribal Environmental Authority”) is provided below:

b. As indicated in the letter provided by WVDEP (**Attachment B**) the site will be enrolled in their Voluntary Response Program (VRP). There is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site.

10. Enforcement or Other Actions: No enforcement actions are known or anticipated for the Helmick Site. There have been no inquiries, or orders from federal, state, or local government entities that Fairmont is aware of regarding the responsibility of any party (including the applicant) for the hazardous substances at Helmick. Additionally, there are no environmental liens on Helmick.

11. Sites Requiring Property-Specific Determination: None of the special classes of property that require property-specific determination in order to be eligible for funding apply to Helmick.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites:

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

a. Information on the Property Acquisition

The property was given to the City by donation from Beltline LLC on or around December 28, 2023. The City has never had any affiliations with Beltline LLC prior to this land donation or the prior property users, Helmick Corporation.

b. Pre-Purchase Inquiry

A Phase I ESA was completed on December 14, 2023 for the City of Fairmont by Downstream Strategies, a firm with qualified environmental professionals. A Phase II

ESA was completed on July 29th, 2024 by Montrose Environmental, a firm with qualified environmental professionals, for the City of Fairmont.

c. Timing and/or Contribution Toward Hazardous Substances Disposal

The City 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 Property has remained vacant since acquisition.

e. Continuing Obligations

The City has kept the property vacant to stop any continuing releases, prevent any threatened future release; and prevent or limit exposure to any previously released hazardous substance.

The City of Fairmont is complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls, will assist and cooperate with those performing the cleanup and provide access to the property, will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and provide all legally required notices.

12.b. Property Ownership Eligibility – Petroleum Sites: Not applicable.

13. CLEANUP AUTHORITY & OVERSIGHT STRUCTURE:

13.a. Description of Cleanup Oversight Structure: The City of Fairmont will hire a Qualified Environmental Professional (QEP) to oversee cleanup activities. DEP oversees all environmental remediation projects. Removal of hazardous waste will be completed under EPA and DEP oversight. As described under Part 9 above, the former Helmick site is proposed to be part of the DEP’s Voluntary Remediation Program (VRP). The City of Fairmont and its QEP will work closely with EPA and DEP to ensure cleanup is protective of human health and the environment. The City of Fairmont will procure a QEP and remediation contractor in accordance with the competitive procurement provisions of 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

13.b. Impact of Cleanup Response Activities on Adjacent & Neighboring Properties: The former Helmick manufacturing site is centrally located in the Beltline neighborhood. The City of Fairmont owns parcels to the north and east which will be improved for potential recreational use thanks to the cleanup and redevelopment of the Helmick site. Privately owned property to the west and south are primarily occupied by commercial uses. Land further out from the adjacent properties include civic and residential land uses as well as some legacy industrial uses. The proposed cleanup method will reduce the impact on those adjacent and nearby land uses by minimizing the movement of contaminated material and not transporting said material through the neighborhood. Access to the property is easily accomplished via three adjoining rights-of-way which include 9th Street, 9th Street Extension, and Minor Avenue. Some additional access may be necessary from adjoining property which was at once point part to this one but was retained by the donating entity, who remain a key partner in the cleanup and redevelopment of this site and the neighborhood at large.

14. COMMUNITY NOTIFICATION: The City of Fairmont provided the community with notice of its intent to apply for an EPA Brownfield Cleanup Grant and provided the community with an opportunity to comment on the draft grant application package, including the draft ABCA.

Community notification details are provided below. This meeting was advertised on the City of Fairmont website and social media page on January 5, 2026.

14.a. Draft Analysis of Brownfield Cleanup Alternatives: A draft ABCA summarizing the following information was prepared: (1.) the Property and contamination issues, cleanup standards, and applicable laws; (2.) the cleanup alternatives considered (including information on the effectiveness, the ability of the City of Fairmont to implement, the resilience to address potential adverse impacts caused by extreme weather events, the cost, and an analysis of the reasonableness); and (3.) the proposed cleanup. A copy of the draft ABCA is provided attached to this document.

14.b. Community Notification Ad: A community notification ad (attached to this document) was published on City of Fairmont’s website on January 5, 2026, and shared with all local media outlets via a press release on the same day via email. As required by EPA, these activities were completed at least 14 days prior to submittal of this grant application.

- City of Fairmont
 - City Webpage
 - [Former Helmick Property and Box Factory Brownfield Cleanup and Recreational Plan | Fairmont, WV - Official Website](#)
 - Facebook on January 5th and 7th
 - <https://www.facebook.com/share/p/1HK5w21M2g/?mibextid=wwXlfr>
- Times West Virginian article on January 8th
 - <https://timeswv-cnhi.newsmemory.com/>

The website notice and accompanying media coverage indicated the following:

- that a copy of this grant application, including the draft ABCA, was available for public review and comment both on the website and at city hall;
- how to comment on the draft application;
- where the draft application was located; and
- the date, time, and location of the public meeting.

14.c. Public Meeting: The City of Fairmont presented its draft application at a community meeting open to the public. The meeting was held on January 7th and included 13 in-person attendees (several participants chose not to sign in) and 1- total responses to the online survey.

14.d. Submission of Community Notification Documents: The following community notification documents are attached as indicated below.

- Draft ABCA – Attachment D
- Community Notification Ads – Attachment E and linked above
- Summary of Comments Received – Attachment F
- Meeting Sign-In Sheet & Zoom Participant List – Attachment H
- Public Comments and Responses to Public Comments – Attachment F
- Public Meeting Notes- Attachment G

15. CONTRACTORS & SUBRECIPIENTS:

15.a. Contractors: Not Applicable. A contractor will be procured upon grant award. The City of Fairmont will comply with all applicable procurement standards, including 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

15.b. Subrecipients: Not Applicable. No subrecipients are named nor are any anticipated.