

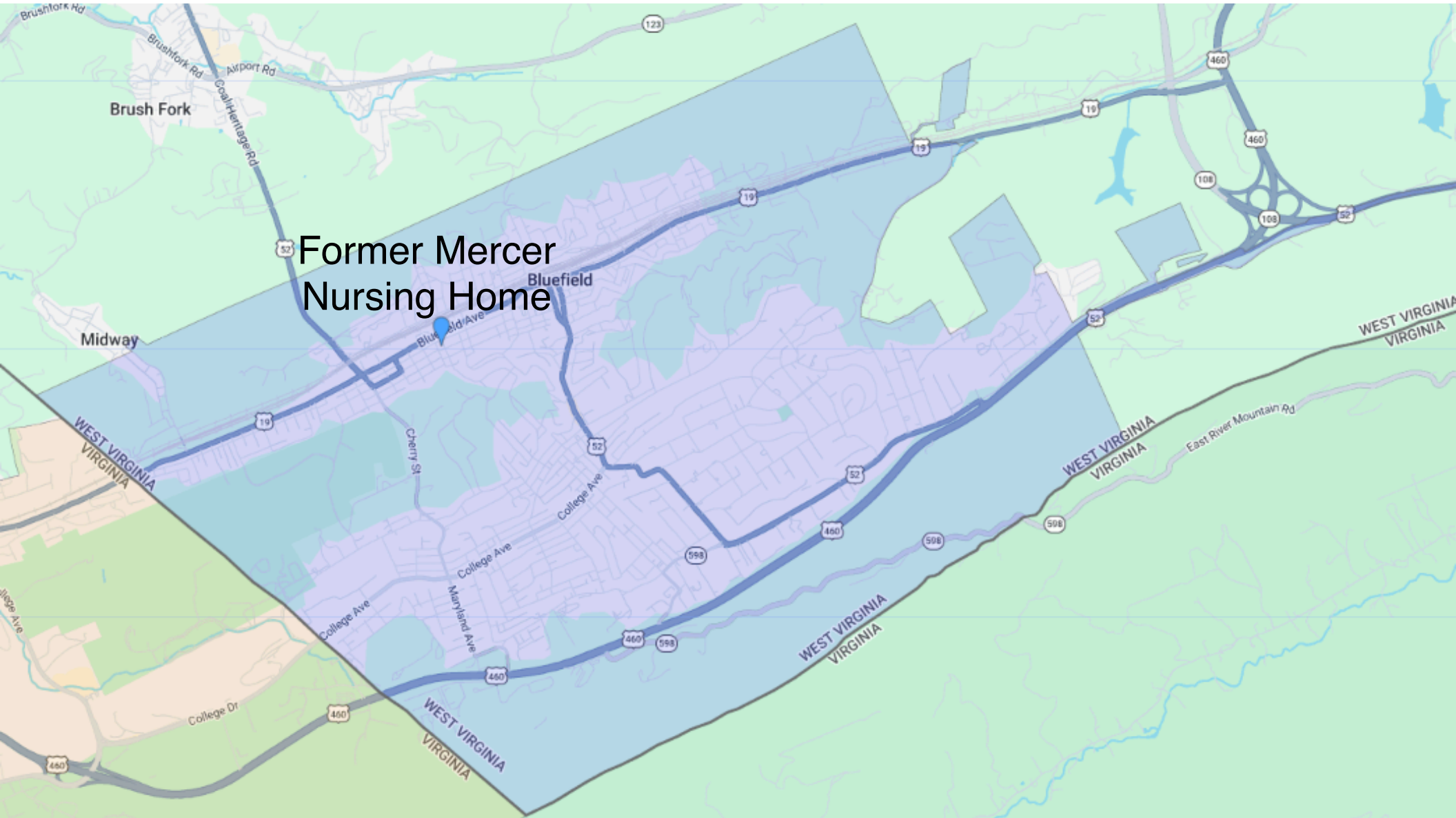
Application Information Sheet

1. Applicant Information: Bluefield Economic Development Authority *R03-26-C-015*
500 Bland Street
Bluefield, WV 24701
2. Website URL: www.mybluefield.org
3. Funding Requested:
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$ 217,460
4. Location:
 - a. City: Bluefield
 - b. County: Mercer
 - c. State: West Virginia
5. Property Information: Former Mercer Nursing Home
700 Chestnut Street
Bluefield, WV 24701
6. Contacts:
 - a. Project Director: Sam Wolford, Executive Director
Phone: 304/902-2332 ext. 2405 (Cell 276/780-6794)
Email: wswolford@bluewv.org
Address: 500 Bland Street, Bluefield, WV
 - b. Chief Executive: Sam Wolford, Executive Director
Phone: 304/902-2332 ext. 2405 (Cell 276/780-6794)
Email: wswolford@bluewv.org
Address: 500 Bland Street, Bluefield, WV
7. Population: Huntington, WV population 9,157
8. Other Factors Checklist: Attached
9. Releasing Copies of Applications: Not Applicable – no confidential business information is included in this application.

Other Evaluation Factors

The former Mercer Nursing Home project site proposed impact the following factors in the following ways.

- The City of Bluefield has a population less than 15,000
- Bluefield West Virginia Economic Development Authority (BEDA) is not a recognized Tribe or United States Territory and will not assist a Tribe or Territory.
- The proposed site is not directly impacted by mine scarred land but the area the project will serve has been significantly impacted by challenges related to the coal mining industry.
- BEDA to completion of remediation and reuse of the site and has secured resources to move forward in that direction including a company committed to using the facility for the intended purpose as stated in the Narrative and confirmed in the attached Letter of Commitment.
- The site is not adjacent to any body of water.
- The site is not in a federally designated flood plain.
- The proposed site development has the potential to facilitate renewable energy from solar sources if it is determined to be a part of the final facility design.
- The proposed reuse of the site will incorporate energy efficiency measures into the Architectural and Engineering Design.
- The site will improve local resilience to the impacts of extreme weather events particularly flooding events through stormwater management systems that will be incorporated into the facility and site design in the future. Currently there are no stormwater management systems in place to reduce storm event water flow from the building or the parking areas.
- It is unknown for sure if the site and area is impacted by a coal-fired power plant that has recently closed. However, it is likely the site has been impacted due the closure of multiple coal-fired power plants in the general region.
- The site is within the City of Bluefield's urban area but the region is considered very rural.
- The site is in a county that currently has 19.8% poverty but the City of Bluefield has consistently had a poverty rate exceeding 20% over the past 30 years.



Former Mercer
Nursing Home

Brush Fork

Midway

Bluefield

WEST VIRGINIA
VIRGINIA

WEST VIRGINIA
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1. Project Area Description & Plans for Revitalization

Target Area & Brownfields

a. Overview of Brownfield Challenges and Description of Target Area - The history of Bluefield, West Virginia, is tightly woven with the economic currents that shaped southern Appalachia. Born in the late 19th century, Bluefield rose quickly from a small settlement into a thriving city after the discovery of rich coal seams in the surrounding Pocahontas Coalfield. The arrival of the Norfolk & Western Railway in the late 1800s transformed the region. Bluefield became a major shipping and corporate hub for the railroad, which in turn fueled explosive growth. By the early 1900s, the city was prosperous enough to earn its nickname, “The Gateway to the Coalfields,” and later “Little New York,” reflecting its bustling business district, grand hotels, and modern amenities. By the 1940’s, Bluefield’s population reached 20,641 people.

Coal drove nearly every sector—banking, retail, transportation, and professional services all expanded to serve miners, rail operations, and the wider industrial economy. Through the mid-20th century, Bluefield’s wealth and population surged, with the city becoming a regional center for commerce, insurance, and healthcare.

As coal production mechanized and later declined after World War II, Bluefield faced economic contraction. Rail employment shrank, mines closed, and many supporting industries disappeared. The city experienced population loss and reduced commercial activity, a pattern common across the West Virginia coalfields.

In the late 20th and early 21st centuries, Bluefield worked to diversify its economy. The transition has been decades in the making and continues to this day as evidenced by a unique combination of persistent economic, healthcare, and social hardships. Generations of families who once relied on high-paying industrial work now confront lower-wage service positions, limited career pathways, and persistent unemployment. The economic shift contributes to declining tax bases, business closures, and deteriorating public infrastructure. Today, Bluefield’s population is 9,157 residents (U.S. Census Data) reflecting the broader changes of the region.

Healthcare challenges mirror these economic realities. Residents of former extraction communities often carry the long-term health burdens associated with physically demanding labor, including respiratory disease, cardiovascular conditions, chronic pain, and disability. Yet healthcare access is frequently limited with rural locations like Bluefield experiencing shortages of primary care providers, transportation barriers, and facility closures leaving many without timely or affordable care. According to local demographic and public-health data from the Mercer County Health Department, Mercer County ranks 6th statewide for drug overdose deaths and has over 20% of residents living in poverty, with Bluefield showing similarly high levels of economic and social vulnerability. Youth data shows that nearly one in three high school seniors reports illicit drug use, 70% report substance use on weekends, and 46% report suicidal thoughts, indicating severe instability among young people. Juvenile courts documented 85 delinquency cases and 90 truancy/status petitions last year, while Mercer County experienced a 2,558% increase in jail population over the past decade—demonstrating the extent to which untreated addiction drives both family and criminal justice crises. Despite these sobering facts, preventive care, mental health services, and specialty treatment remain especially difficult to access, increasing chronic disease rates and reducing overall community well-being.

This grant project will provide critical resources that will help transform a contaminated, underused property into a safe, productive asset for the City of Bluefield. By funding remediation, the grant reduces health risks for residents, attracts private investment and lowers barriers to redevelopment in this neighborhood and surrounding area that have long faced disinvestment. It will also help spur job creation with the addition of 80 to 100 permanent full-time positions, which will help to expand the local tax base, creating the need for new housing, and commercial services that will serve to stabilize the local economy while improving environmental quality and the quality of life for residents.

b. Description of the Proposed Brownfield Site - The Former Mercer Nursing Home is located in a mixed-use area of Bluefield surrounded by aging residential neighborhoods, various commercial businesses, churches and other abandoned structures. The two-story, 29,750 square foot building sits at 700 Chestnut Drive and was constructed in 1974. It was used as a nursing care facility until its closure in 2014. The City of Bluefield purchased the building in September of 2018, and since then, the structure has remained vacant. Once a functioning long-term care facility, the building now suffers from significant deterioration, roof leaks, mold conditions, vandalism, and structural decline. The Bluefield West Virginia Economic Development Authority (BEDA) took possession of the property on December 31, 2025, and is working with a medical company who plans to redevelop it into a healthcare facility that will operate as an urgent care center while also offering inpatient and outpatient substance abuse services.

A phase I environmental assessment was conducted prior to the Bluefield West Virginia Economic Development Authority taking ownership. Several other assessments have been conducted through the WV Department of Environmental Protection's Office of Remediation including asbestos, lead-based paint and radon sampling in August of 2023. The assessments reported friable and non-friable asbestos-containing materials (ACM) and above average radon levels up to 2.6 picocuries per liter. The EPA recommends mitigation for radon concentrations greater than 2.0 picocuries per liter.

The site's blight has contributed to declining property values in the area, discouraging private investment and serving as a visual reminder of long-term disinvestment along the greater Bluefield Avenue corridor.

Revitalization of the Target Area

c. Reuse strategy and alignment with revitalization plans - The City of Bluefield's Comprehensive Plan guides decisions on land use, infrastructure, housing, economic development, and public services. It was developed through a collaborative two-year process (finalized in December of 2025) that engaged community members, local businesses, and regional partners to provide a clear, shared vision for Bluefield's growth and revitalization.

The former Mercer County Nursing Home will be remediated and then redeveloped into a modern healthcare facility that will serve the region. This plan advances the City of Bluefield's Comprehensive Plan in several ways. First, the city has been very proactive to address vacant and dilapidated properties through demolition and revitalization projects, leveraging state grants like the WV DEP's demo-program, focusing on downtown redevelopment with green space plans, and employing local ordinances for blighted buildings, all part of a broader effort to improve neighborhoods and attract new development, including housing and economic opportunities. The former Nursing Facility is one of the largest vacant and dilapidated structures in the city. Its drag on adjacent businesses and homes is significant and addressing it will be a much-needed step in the right direction. Second, the comprehensive plan aims to increase job opportunities through a three-pronged strategy focusing on business retention, entrepreneurship, and targeted industry growth. This reuse strategy will boost the Bluefield economy by adding 80 -100 permanent healthcare positions. Healthcare jobs act as a critical engine for regional economic development, serving as a pillar for business retention, fostering entrepreneurship, and driving targeted industry growth. Healthcare practitioners and technical occupations are projected to grow by 8% over the next decade (WV Center on Budget Policy). This will help stabilize the local economy by providing high-paying jobs and stimulating demand for surrounding businesses. And lastly, Bluefield's Comprehension Plan also seeks to address the management of stormwater by aiming to manage rainwater runoff on-site using techniques like infiltration and evapotranspiration. The remodeled structure will receive

numerous upgrades that will allow for the proper onsite management of stormwater instead of discharging it to a municipal system. This will help mitigate nuisance urban flooding issues as well as benefit the water quality of local receiving streams. Cleaning up contamination not only removes environmental and public-health hazards—it also serves as a catalyst for ancillary economic revitalization by transforming an underutilized, blighted property into a productive asset that supports local jobs, healthcare access, and long-term community growth.

d. Outcomes and Benefits of Reuse Strategy - In addition to removing the environmental hazards, the construction, and operation of a new healthcare facility of this magnitude will create additional need for skilled trade jobs in carpentry, electrical work, HVAC, plumbing, and specialty healthcare construction, providing opportunities for local workers and contractors. Once operational, the new healthcare facility will directly support permanent, high-quality jobs, including physicians, nurses, health technicians, medical assistants, administrative staff, and maintenance workers. These types of jobs typically offer stable wages and benefits, helping to retain local talent and draw additional skilled workers to the Bluefield area.

Direct demand for ancillary support will enhance the local healthcare ecosystem by stimulating demand for pharmacy services, medical supply firms, transportation and professional services. This enhancement of the healthcare ecosystem will support further diversification of Bluefield's economy beyond traditional industries. Improved access to healthcare boosts community stability. A localized healthcare facility will reduce the need for residents to travel long distances for services, attract families and retirees seeking reliable local healthcare, support a healthier, more productive workforce that will strengthen the overall economic vitality of the region. Furthermore, transforming the deteriorating property into a modern community asset increases surrounding property values and encourages complementary private investment; adding additional municipal tax revenue that allows Bluefield to invest in infrastructure, public safety, and community development.

The redevelopment will also significantly enhance emergency preparedness, community stability, and long-term adaptive capacity, making Bluefield much more resilient in the face of extreme weather and natural disasters. The renovated facility will be designed to meet current codes and resiliency standards, which will include improved structural stability, backup power and improved electrical systems, modern HVAC and air quality controls. While the project is located outside the designated floodplain, flood-resistant design and site drainage upgrades will mitigate the risk of urban flash flooding risks associated with extreme weather events. These improvements ensure the facility can remain operational during and after severe events, serving as a stabilizing resource for Bluefield's residents.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization - The WV DEP stated in its letter that a sufficient level of site characterization has been conducted for cleanup work to commence. Environmental assessment work was performed at the site in 2023. If additional characterization is determined necessary, WV DEP's current Brownfields Assessment Grant or the WV Brownfield Assistance Center's resources can be utilized for further site characterization and reuse planning.

f. Resources Needed for Site Remediation - This requested cleanup grant is the only significant funding resource needed to mitigate the environmental hazards associated with the site; catalyzing the process that will transform this polluted and blighted site into a major health care facility. The site is assessed and characterized, is fully served by infrastructure and is slated for redevelopment with resources from several partnering agencies. The Bluefield West Virginia Economic Development Authority has not secured or sought additional funding for removal of asbestos containing materials or mitigation measures for radon. If unforeseen circumstances warrant

additional funding be required to complete remediation activities, the Bluefield West Virginia Economic Development Authority affirms it will obtain the necessary funding from multiple available options for assessment, remediation, and site reuse including a loan from WVDEP’s Brownfields Revolving Loan Fund (RLF).

g. Resources Needed for Site Reuse

Name of Resource	Resource Activity	Secured/unsecured	Additional Details or Information About the Resource
WV Dept of Environmental Protection	Assessment/Reuse	Unsecured	State of West Virginia Agency. The agency holds a current EPA Brownfields Assessment grant & Brownfield Revolving Loan Fund. Application will be filed if needed.
City of Bluefield	Reuse	Secured	The city has funding from the national opioid settlement to address the local opioid crisis.
Shott Foundation	Reuse	Secured	The Hugh I. Shott, Jr., Foundation, Inc. is a non-profit corporation organized exclusively for charitable, religious, scientific, literary or educational purposes. They are contributing financial support for engineering and design services for redevelopment
Ohio Valley Physicians	Reuse	Secured	OVP Health is a multi-faceted, physician-owned company. They will offer technical and financial support for the site’s redevelopment.

Resources Needed for Site Characterization, Remediation, and Reuse

h. Use of Existing Infrastructure - The site is located near a bustling downtown travel corridor that is seeing a wave of reinvestment/redevelopment projects. Because of the region’s industrial past, infrastructure including three-phase electric, commercial scale natural gas, water, and sewer services, all with ample capacity for future growth, are already present. Streets and sidewalks are in excellent shape for all vehicles, biking and walking transportation modes. Stormwater management that promotes separation of runoff and sewage promotes water quality driven by city code ordinances for future site developments and related use. No major infrastructure or infrastructure improvements are needed to develop the site once it is remediated. Service providers include Bluefield Public Sanitary Board, the City of Bluefield Public Works Department and WV Appalachian Power Company.

(2) Community Need and Community Engagement

a. Community’s Need for Funding - The City of Bluefield is part of an economically distressed area in Appalachia. Like many other small towns in the region, Bluefield’s economy once depended heavily on coal mining, railroads, and related industries. As these industries declined over several decades, the city experienced job losses, population decline, and disinvestment. These conditions are consistent with broader trends across

central Appalachia, where the transition away from extractive industries has left many communities struggling to attract new private investment without public support. The result is a municipality with stagnant growth and limited opportunities for its residents. According to US Census data, the poverty rate for Bluefield WV exceeds 20%. This rate is higher than the state average of 16.7% and considerably higher than the national average of

10.6%. (United States Census Bureau statistics) The median household income for Bluefield WV is \$43,826. This figure is well below the state average of \$60,798 and around 48% less than the national average of \$83,730. Low-income communities such as Bluefield often face structural and market-based challenges that make it difficult to attract private investment. These challenges are not unique to Bluefield but are common across all Appalachian communities. Lower household incomes and population decline reduce consumer spending power, making it harder for developers and businesses to project strong returns on investment. As such, private lenders and investors typically favor markets with growing populations and higher disposable incomes, leaving smaller Appalachian cities (like Bluefield) at a considerable disadvantage. Consequently, the City of Bluefield does not have the financial capacity to conduct an extensive cleanup of the property without disrupting budgets that provide other essential services for the city and its residents.

b. Health or Welfare of Sensitive Populations - Bluefield West Virginia includes several populations considered sensitive due to health, economic, or social vulnerability. The city has a relatively high proportion of older adults, (20% over the age of 65 – census.gov) many of whom live on fixed incomes and may face increased risks related to chronic health conditions, mobility limitations, and access to healthcare. Bluefield also has a notable share of low-income households. 20.1% of Bluefield residents live below the poverty line (censusreporter.org), reflecting broader economic challenges in southern West Virginia tied to long-term industrial decline and limited employment opportunities. Individuals with disabilities represent another significant group. 16.6% of residents under 65 have a disability compared to the state average of 13.8% (census.gov).

This project will seek to maintain the recent momentum of the Bluefield Community to address the conditions that threaten these vulnerable populations. The reuse plan enhances financial security through increased work opportunities, provides improved access to healthcare and other specialized services, and will produce higher earnings for residents. The project will also enhance social service offerings and improve vital infrastructure because of the broader tax base.

c. Greater Than Normal Incidence of Disease and Adverse Health conditions - Bluefield, like many other depressed areas of Appalachia, continues to reel from a complex set of circumstances catalyzed by decades of disinvestment that left its citizens vulnerable to a host of adverse conditions. These conditions play a significant role in reducing life expectancy of residents to 68.9 years; more than three years lower than the West Virginia Average (72.2 years) and nearly ten years lower than the national average (78.4 years). (County Health Rankings and Roadmaps) The shortened lifespan is due in part to a variety of chronic conditions exacerbated by the significant duration of economic depression that limits access to resources. Cancer mortality in the county is elevated. At 189.1 deaths per 100,000 individuals, Mercer County ranks at the high end among West Virginia counties for deaths by cancer – all types. (National Cancer Institute Data) Chronic lung disease (e.g., COPD, lung cancer and asthma) prevalence also exceeds national averages. West Virginia's Lung Cancer rate of 76.1 per 100,000 individuals is the second highest rate in the nation - behind only Kentucky. The rate for Mercer County is nearly identical to the state average - 73.9 per 100,000 (National Cancer Institute Data). Additionally, given the industrial past of the region, occupational and environmental exposure to asbestos is common. Asbestos related deaths in West Virginia are high; 8.8 deaths per 100,000 individuals, nearly twice the national average of 4.9 deaths per 100,000 individuals. Mercer County's rate of asbestos deaths; 6 deaths per 100,00 individuals also surpasses the national average (Asbestos Nation Statistics). This heavy toll for past industrial practices is now a chronic burden that impacts patient health outcomes and quality of life for residents of the region. These conditions intensify the impacts of the brownfield site on quality of life, health and economic stability.

Asbestos and radon gas are two contaminants present in the Former Mercer County Nursing Home Building that this cleanup effort will address. Both are known environmental hazards that contribute to elevated rates of lung disease and cancer through different but complementary mechanisms. The site reuse plan seeks management of radon gas through a professionally designed system and removal of all asbestos containing material by a licensed mitigation professional prior to site redevelopment. This will remove all associated risk of exposure for residents and users of the redeveloped space.

d. Economically Impoverished/Disproportionately Impacted Populations – Bluefield faces significant economic and demographic challenges that reflect broader patterns of poverty and disparity in Appalachia. The city’s median household income, (\$43,800) is below the state median of (\$57,917) and well below the national median income of (\$81,604). Bluefield’s per capita income of (\$25,700) is also below the state average of (\$32,949) and less than half of the national average of (\$73,207). Approximately 20% of residents live below the poverty line, a rate substantially higher than the U.S. average of about 12% and signaling economic hardship for many families and individuals. (U.S. Census Reporter) Economically vulnerable populations in Bluefield include children, single-parent households, and females, who often experience higher poverty rates than other groups. Data suggest that poverty disproportionately affects certain age and gender cohorts, with many youth and adult women living below income thresholds that limit access to stable housing and opportunities. (Zip Atlas) Additionally, while the city’s racial makeup is predominately White, a significant African American community also lives in Bluefield, and African American residents nationally and locally frequently face systemic barriers to economic equity.

This cleanup project will remove contamination and reduce the potential for human exposure to hazardous materials, improving overall environmental quality. Redevelopment of the site will help eliminate physical hazards associated with abandoned structures, illegal dumping, and fire risks. Reuse of the property is also expected to support economic revitalization, increase access to services and employment opportunities, strengthen the local tax base, which can indirectly improve access to healthcare, housing stability, and infrastructure thereby benefiting populations that have historically borne a disproportionate share of environmental and economic burdens.

Community Engagement

e. Project Involvement (*2e - 2f presented in table below) - Multiple civic groups and community organizations are playing important roles within the project. These groups have been, and will continue to help guide the process of redevelopment and revitalization of the property:

Project Partner	Contact Information	Project Responsibility
City of Bluefield	Ronnie Martin – Mayor 304-327-2401	Technical assistance, local community engagement, compliance assistance
Region 1 Planning and Development Council	Jason Roberts, Executive Director - ext. 206 jasonroberts@regiononepdc.org	Technical assistance, local community engagement, compliance assistance
Community Action of South-Eastern WV (CASE)	Mary Turner 304-323-1150	Non-profit community action agency, will support redevelopment planning and community outreach.
Bill Cole AutoMall	Bill Cole, Owner 304-920-2100	AutoMall Group will partner to help with local community engagement, and develop referral criteria for the facility once completed
Grants Supermarkets	Ron Martin, Owner 304-320-2446	Supermarket will partner to help with local community engagement, and develop referral criteria for the facility once completed
Mercer County Family Court	Judge Adam B. Wolfe, 120 Scott Street	Referral to the Inpatient / Outpatient Rehabilitation Facility upon completion and opening.

	Princeton, WV 24740 304-487-8423	
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g. Incorporating Community Input - The project was discussed during the City of Bluefield’s regularly scheduled council meeting on January 13, 2026. Additional input from the public will be sought by offering quarterly public meetings over the course of the project’s duration. These meetings will be held at the Bluefield Economic Development Authority’s office, and engage local residents, students, workers, and business owners with Q&A sessions and a project fact sheet provided to attendees. The fact sheet will be updated as project activities progress and presented at each quarterly meeting. In-person meetings with a virtual meeting option will be utilized. Each meeting will include listening sessions for local community input, and questions, responses to questions, and subsequent comments documented and provided to interested citizens. All printed materials will be in English. While a majority of the local area speaks English (94.3%) (U.S. Census data) as their primary language, any non-English speaking residents needing help in understanding project fact sheets will be assisted. A repository of all project information including public meeting documentation will be available for public review at the Bluefield West Virginia Economic Development Authority’s Office.

(3) Task Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan - The cleanup plan includes two primary goals. Goal 1 is removal of all asbestos-containing materials (ACM’s) throughout the interior of the structure by a WV-licensed and experienced asbestos abatement contractor. Air quality monitoring is required for all ACM removal projects in WV and will be conducted throughout the ACM removal process to ensure air quality meets designated standards. All removed ACM’s will be transported with Waste Manifest documentation to a fully licensed landfill facility for disposal. This plan meets all requirements in the West Virginia Department of Environmental Protection’s (WVDEP) Division of Air Quality asbestos removal regulations. Goal 2 is mitigation of radon vapors in the structure by a WV-licensed contractor, experienced in radon vapor mitigation. Radon mitigation activities will meet all requirements of the WVDEP’s Division of Air Quality radon mitigation regulations. The project, once officially started, is projected to be completed within a 12-month period, including hiring of certified contractors, asbestos abatement and radon mitigation activities, and final reporting. Labor, equipment and material costs with this application are solely for the purpose of asbestos abatement and associated air quality monitoring, and radon mitigation and initial monitoring. Other costs for structure renovation and related site preparation for new development are not included in this budget estimate and will be paid for using separate funding sources.

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

Task / Activity 1: Project Management

i. Project Implementation:

- **EPA Funded Tasks / Activities:** Project management, cooperative agreement completion, quality management plan submittal and approval, and all required reporting will be conducted by Bluefield EDA staff. A WV licensed and certified asbestos abatement contractor, required for WV properties with ACM removal activities, will be hired through a competitive bid and State-approved process, compliant to 2CFR200.317-326 standards, to oversee project activities. The contractor hired will be experienced in all aspects of ACM removal. This task also includes finalization of the Analysis of Brownfields Cleanup Alternatives (ABCA). Updates to the Assessment, Cleanup and Redevelopment Exchange System (ACRES) will be conducted as site activities progress. One person designated by Bluefield EDA will attend at least one brownfields conference event to increase knowledge in brownfield-related site redevelopment. Public meetings will be held throughout the project timeframe on a quarterly basis (every 3 months) to update the public on project efforts, discuss any issues or concerns, and provide a means for the public to provide project input.

• **Non-EPA Grant Resources Needed to Carry Out Tasks / Activities:** In the event administrative costs exceed the budgeted amount, the Bluefield EDA will provide funding from its operating resources for personnel to complete any work related to administrative and meeting activities. No other additional resources will be required to complete this project.

ii. **Anticipated Project Schedule:** Year 1, Month 1 through Year 1, Month 12

iii. **Task / Activity Lead:** Sam Wolford, Bluefield EDA, Executive Director

iv. **Outputs:** Procure asbestos abatement contractor and radon mitigation contractor, 3 quarterly reports, 3 financial status reports, 3 quarterly meetings, finalized ABCA, attend 1 brownfields conference, remediation of ACM's and radon from structure to be renovated for new use.

Task / Activity 2: ACM Removal Activities

i. **Project Implementation:** The asbestos abatement contractor hired will oversee completion of ACM removal activities, including a Site Safety Plan to be followed during all labor activities. Field Activities will include ACM removal, temporary on-site storage of ACM's prior to transport, transport and disposal of ACM's to a licensed landfill, and a final report with waste manifest documentations. Required air quality monitoring will be conducted ACM removal activities. An Air Quality Compliance Monitoring report will be compiled with associated monitoring information at the conclusion of ACM removal activities.

ii. **Anticipated Project Schedule:** Year 1, Month 7 through Year 1, Month 9

iii. **Task / Activity Lead:** Asbestos Abatement contractor (with Bluefield EDA input)

iv. **Outputs:** 1 Site Safety Plan, ACM Disposal Documentation Report, Air Quality Monitoring Report

Task / Activity 3: Radon Mitigation

i. **Project Implementation:** The radon mitigation contractor will conduct initial radon mitigation communication testing to maximize system output, install radon collection and removal systems, and perform initial system monitoring to ensure radon removal is meeting required standards. A full radon mitigation report will be compiled at the conclusion of activities.

ii. **Anticipated Project Schedule:** Year 1, Month 7 through Year 1, Month 10

iii. **Task / Activity Leads:** Radon Mitigation Contractor (with support from Bluefield EDA staff)

iv. **Outputs:** 1 Radon System Installation and Monitoring Report

c. Cost Estimates - Information below provide cost estimates and details of each task / activity to be conducted. The Bluefield EDA is requesting a total of \$217,460 of EPA Brownfields Cleanup grant funds. Cost estimates have been compiled using information from Asbestos and Radon Inspection reports, experienced asbestos abatement and radon mitigation contractors operating in WV, WVDEP Division of Air Quality personnel, and WV Department of Health's Environmental Health Services personnel. Cost estimates were also estimated using information from the "EPA Interim General Budget Development Guidance for Applicant and Recipients of EPA financial Assistance Guidelines". Over 95% of requested funds are for ACM removal/disposal and radon mitigation activities.

Budget Categories		1-Project Management	2-ACM Removal Activities	3-Radon Mitigation Activities	Total
Direct Costs	Personnel	9,000			9,000
	Fringe Benefits				
	Travel ¹	1,200			1,200
	Equipment				
	Supplies				
	Contractual				
	Construction		156,760	50,500	207,260

	Other			
Total Direct Costs	10,200	156,760	50,500	217,460
Indirect Costs				
Total Budget	10,200	156,760	50,500	217,460

Travel¹ = travel to 1 Brownfields Conference Event

TASK 1: PROJECT MANAGEMENT:

Personnel Costs: 10 hours per month, 12 months, 120 hours total at average rate of \$75.00 / hr. = \$9,000
Bluefield EDA personnel will be responsible for project supervision, quarterly reporting, oversight of quarterly public meetings, and all financial reporting required.

Travel Costs: Bluefield EDA representative attending 1 Brownfields Conference event (1 event, \$1,200 estimated cost for conference registration, hotel, per diem, and travel costs) = \$1,200. **TOTAL TASK 1 = \$10,200**

TASK 2: ACM REMOVAL ACTIVITIES:

Construction Costs: Complete ACM removal (includes all labor, equipment, supplies, and travel per diem), ACM transport and disposal costs, and air monitoring costs. Cost is based on removal and disposal of: 2,855 feet² of ACM floor tile @ \$12.00 / ft.², **\$34,260**; 10,250 ft.² of ACM floor tile mastic @ \$10.00 / ft.², **\$102,500**, and 100 lineal feet of pipe wrap and insulation, @ \$20.00 per lineal ft, **\$2,000**. Costs for labor and equipment to complete all required air monitoring compliance (field labor, monitoring equipment, supplies, travel) and reporting is based on an estimated 15 days of air compliance monitoring @ \$1,100 / day. **\$16,500**; 1 air clearance event @ \$1,500 per event, **\$1,500**. ACM's were identified in the Asbestos Inspection Report compiled by Greenbrier Environmental Consulting, report date August 17, 2023. **TOTAL TASK 2 = \$156,760**

TASK 3: RADON MITIGATION ACTIVITIES:

Construction Costs: Labor to complete radon mitigation (radon communication testing, radon collection system installation, and initial system testing) and reporting (Note: cost is based on installation of 10 radon collection locations, based on building square footage, and associated exhaust piping components, 10 collection units installed @ \$4,200 per unit = **\$42,000**, radon system communication test, **\$3,000**, and initial system testing, **\$5,500**. Radon was identified in the Radon Inspection Report compiled by Greenbrier Environmental Consulting, report date August 17, 2023. **TOTAL TASK 3 = \$50,500**

b. Plan to Measure and Evaluate Environmental Progress and Results - The Bluefield EDA will include an initial project kick-off meeting and subsequent quarterly public meetings (5 total), to be held at the Bluefield WV Economic Development Authority's Small Business Success Center located at 500 Bland Street, Bluefield WV which provides easy access (including ADA accessibility) to review project progress and take corrective actions when necessary to ensure projected outputs and outcomes are scheduled to be met, and the project is completed and brownfields funding expended within the projected 12-month project timeframe. Quarterly meetings will be open to the public and will utilize a virtual meeting option for interested community members that can't attend in-person. Each meeting will include sufficient time for reviewing community priorities and addressing any community concerns. Quarterly Reports, MBE/DBE and financial reporting will be submitted in a timely manner to EPA throughout the project timeframe, detailing the outputs and outcomes of the project. Site information will be updated as field activities progress in the ACRES database. Outputs to be tracked include the number of public meetings conducted, number of reports completed, and site remediation completion. Outcomes to be tracked include level of community participation (number of attendees, response and interaction levels, etc.), square feet of building remediated for reuse, redevelopment and related project funding leveraged, and tracking of leveraged funds.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure, ii. Description of key staff

The Bluefield West Virginia Economic Development Authority (BEDA) was formed through City ordinance in 2019. The BEDA has the requisite capacity to administer the EPA grant funds. BEDA's four staff members are overseen by a Board of Directors comprised of members of the local community. BEDA was formed under the laws of the State of West Virginia.

Grant activities for the project will be managed by Sam Wolford BEDA's Executive Director, leveraging three BEDA key staff, Dee Pucket Operations Manager, Faith Blackwell Administrative and Marketing Assistant and Christian Yates Administrative and Technical Support. Mr. Wolford and the BEDA team will primarily manage the implementation of funding for the cleanup of the site, including procurement of vendors and payment of invoices and all required public meetings and project reporting. Mr. Wolford has extensive experience managing federal and non-federal grants and contracts, including federal grants from ARC, EDA, USDA, as well as other state and regional funding entities. BEDA has received and administered extensive grant funding for numerous significant projects including EPA Brownfields Cleanup Grants. Sam Wolford, Executive Director of BEDA, will lead this effort as Project Manager. Mr. Wolford holds a BS in Architectural Engineering Technology and more than ten years' experience in leadership & program management, strategic growth & innovation, workforce & economic development, and business continuity.

iii. Acquiring Additional Resources:

The BEDA will follow the required procedures detailed in CFR 200 and EPA's rule at 2 CFR 1500 to procure WV Legally Licensed Companies, required for execution of remediation activities as outlined in this application including radon mitigation activities and asbestos mitigation activities. BEDA will release a competitive, public Request for Qualifications or Request for Bids following grant award and select qualified contractors experienced in aforementioned remediation activities. All third-party vendors will be hired in accordance with Competitive Procurement Standards 40 CFR Part 31.36 and in accordance with the BEDA and State of WV's purchasing and procurement procedures. No additional resources are expected to be required.

The BEDA intends to utilize local contractors, when available and appropriately experienced, for specific tasks on this project. The BEDA has obtained cost estimates from state and regional businesses experienced and fully licensed in WV to conduct the required remediation activities. The BEDA will fully allow local and regional entities to bid on project activities. A "Request for Proposal / Bid" will be announced in the local newspaper, on BEDA's website, and through available WV entity's hiring networks. Hiring of contractors will be primarily based on their level of experience and qualifications required to complete the project tasks but costs will also be a consideration. Contractors will be required to follow all applicable local, state, and/or federal laws, and will be expected to complete project activities within appropriate timeframes.

b. Past Performance and Accomplishments

Currently Has or Previously Received an EPA Brownfields Grant - (1) Accomplishments - Bluefield EDA received an EPA Brownfields cleanup grant in 2021. A total of \$452,292 in EPA grant funds was utilized to remove all asbestos containing materials in seven buildings in the 300-400 block of Federal Street, a contiguous city block of parcels in the downtown section of Bluefield. After completion of asbestos material removal, all structures were demolished for future green space and economic development use. Project outputs and outcomes are accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

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

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility – Bluefield WV Economic Development Authority is recognized as the economic development arm of the City of Bluefield. The Bluefield Economic Development Authority (BEDA) is a local economic development authority established by the City of Bluefield through an ordinance in accordance with the State of West Virginia code. BEDA is a General Purpose Unit of Local Government as defined under 2 CFR § 200.64.
2. Previously Awarded Cleanup Grants – Bluefield WV Economic Development Authority affirms that the site has not had a previously awarded EPA Brownfields Cleanup grant.
3. Expenditure of Existing Multipurpose Grant Funds – Not applicable; Bluefield WV Economic Development Authority affirms it does not have an open EPA Brownfields grant.
4. Site Ownership – Bluefield WV Economic Development Authority officially took ownership of the property on December 31, 2025
5. Basic Site Information:
 - Site Name: Former Mercer Nursing Home
 - Site Address: 700 Chestnut Street, Bluefield, WV 24701
6. Status and History of Contamination at the Site –
 - a. The structure on the property is contaminated with asbestos containing materials and radon.
 - b. The site was historically used as home to Mercer Nursing Home. The building has been closed since 2012.
 - c. Asbestos containing materials and radon are the only known contaminants.
 - d. Asbestos containing materials were used in construction and building updates. Asbestos containing materials have been identified in floor tile and floor tile mastic, wall adhesives, and roof components. Radon is present in the basement of the building, the result of naturally-occurring decay of underlying radioactive bedrock and soils in the area.
7. Brownfield Site Definition – Bluefield WV Economic Development Authority affirms that “the site is not listed or proposed for listing on the National Priorities List, is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and is not subject to the jurisdiction, custody, or control of the U.S. government”.
8. Environmental Assessment – An Asbestos Inspection and Radon Inspection was conducted on the structure by a WV-Licensed asbestos inspector and radon inspector. The reports were finalized in August of 2023.

9. Site Characterization – section c applies –Attached is a letter from our West Virginia Department of Environmental Protection’s Office of Environmental Remediation affirming the site is not eligible for enrollment in the State VRP and affirms a sufficient level of site characterization work has been performed for the remediation work to begin.
10. Enforcement or Other Actions – There are no known ongoing or anticipated environmental enforcement or other actions related to the site.
11. Sites Requiring a Property-Specific Determination – Bluefield Economic Development Authority affirms that the site does not need a Property-Specific Determination.
12. Threshold Criteria Related to CERCLA /Petroleum Liability
 - a. Property Ownership Eligibility - Hazardous Substance Sites
 - iv. This brownfield site has hazardous materials (asbestos containing materials and radon). Asbestos containing materials are contained in the building materials, identified in flooring components, ceiling tiles, siding, and roof components. Radon vapors are present in the basement of the structure. Bluefield Economic Development Authority affirms that hazardous substances have not been released into the outdoor environment.
13. Cleanup Authority and Oversight Structure – The site is not eligible to be enrolled in the WV Voluntary Remediation Program. All asbestos-containing materials will be removed from the structure, and radon will be mitigated using positive flow vapor extraction remediation technologies. Asbestos abatement and radon mitigation will be conducted with oversight from the WVDEP’s Office of Air Quality, who has jurisdiction over asbestos abatement and radon mitigation activities in WV. All site remediation activities will occur within property boundaries and within the existing structure. Adjacent properties will not be affected by proposed remediation activities.
14. Community Notification – A public notice was placed in the newspaper (“Bluefield Daily Telegraph”) on January 08, 2026 and posted at the City Hall and on social media on January 05, 2026. A copy of the ad is provided with this application and included required information on plans to submit an EPA Brownfields Cleanup grant. A public meeting to discuss this application was held on January 13th, 2026, a meeting agenda item on the City of Bluefield’s Board of Directors public meeting. A sign-in sheet was provided at this meeting for all persons attending. A draft application narrative and draft Analysis of Brownfield Cleanup Alternatives (ABCA) were made available (ABCA included with this application submittal). No comments or questions were received from the public.
15. Contractors and Named Subrecipients – Not Applicable. Bluefield Economic Development Authority has not procured contractors or consultants for this project.



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 16, 2026

Mr. Sam Wolford, Executive Director
Bluefield Economic Development Authority
500 Bland Street
Bluefield, WV 24701

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

Dear Mr. Wolford,

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 Bluefield Economic Development Authority plans to conduct cleanup of the former Mercer Nursing Home brownfield site located in Bluefield, WV.

The WVDEP affirms that the former Mercer Nursing Home 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 Mercer Nursing Home 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