

## Informal Minutes

### Brooke-Hancock Brownfield Redevelopment Task Force December 12, 2012

#### Persons Present:

Jim Andreozzi, Brooke County Commission  
John Brown, Executive Director/ Brooke-Hancock Regional Planning and Development Council  
Rich Fender, Jefferson County Regional Planning Commission  
Ruby Greathouse, Brooke Pioneer Trail and Brooke County Museum  
Mark Henne, City Manager/ City of Wellsburg  
Dave Lieving, District Representative/ West Virginia Department of Development  
Dave Olson, Brownfield Consultant/ CEC Environmental Engineers  
Marvin Six, Assistant Director/ Business Development Corporation of the Northern Panhandle  
Rick Trzaskoma, Starvaggi Industries  
Barb Zimnox, Senior Development Specialist/ Brooke-Hancock Regional Planning and Development Council

The Brooke-Hancock Brownfield Redevelopment Task Force met at noon in the Weirton State Office Building to (1) adopt minutes for the September 12, 2012 meeting (2) review site assessment progress, the assessment budget and further project requests (3) review the TS&T (Chester) FOCUS grant (4) review the Brooke Glass (Wellsburg) Benedum Collaborative Grant Competition and (5) review the December 3<sup>rd</sup> submittal of a hazardous-petroleum grant in the amount of \$400,000.

Dr. Brown welcomed new Brooke County Commissioner Jim Andreozzi and noted the next meeting of the Task Force would be March 13 in the Weirton State Office Building. He indicated Patty Hickman from the West Virginia Department of Environmental Protection had phoned and indicated her inability to attend today's meeting. In addition, Valerie Means from the City of Weirton had e-mailed to indicate she could not attend due to a council related matter.

#### Adoption of Past Meeting Minutes

With no amendments or changes, the Task Force adopted the September 12, 2012, minutes as presented.

#### Review Site Assessment Progress, the Assessment Budget and Further Project Requests

Dave Olson, engineer for Civil and Environmental Consultants (CEC), updated the Task Force on progress, budget and further request.

The discussed hazardous waste sites were as follows.

- Three Springs Park. Weirton. The site is comprised of two lots which are separated by a 2-acre lot owned by Ocean Air. The first tract is 5.5 acres and is north of Ocean Air. The second tract is 39.5 acres and is south of Ocean Air. Phase I and Phase II assessments have been completed. The Business Development Corporation of the Northern Panhandle (BDC) has recently completed a conceptual master plan for the site.

- Mountaineer Sand & Gravel. The site encompasses 206 acres and is located along WV Route 2 in Newell. The site is currently owned by Mountaineer Casino Racetrack and Resort. This site was a finalist in the three-state competition for a Cracker Refinery related to the oil and gas industry. The owner has chosen to complete his own Phase II study.
- Taylor, Smith and Taylor. Chester. On a monthly basis, a local revitalization group and BDC meet to review progress and determine next steps. Over the past 1 ½ years the site has leveraged over \$1.0 million in site preparation and redevelopment funds. The site is a 9 acre former pottery site and is owned by the BDC. A Phase I and Asbestos Survey were completed and paid through BH's TS&T FOCUS grant. A limited Phase 2 and Phase II Sampling and Analysis Plan have been paid through the assessment program. A separate clean-up grant through the BDC was approved in May 2012. The site owners are enrolled in the WV Voluntary Program. Recent sampling and grading has been completed. A final work plan has been completed. Further riverfront remediation is under consideration. Recent work includes sampling and site grading. In February 2013, a site investigation report will be completed while bank work near the Ohio River will be initiated.
- Starvaggi Machine Shop. Weirton. The site is currently used as a machine shop, maintenance and repair garage for construction equipment and commercial fleet. The 22.3 acre site is adjacent to the Three Springs Commercial Plaza. Phase I and Phase II assessments have been completed. In early July, the Phase II report was finalized and submitted to the US EPA. Since this time, the Phase II report has been approved. WVDEP has determined the site is not petroleum assessment eligible. The site is registered as a West Virginia Voluntary Program site.
- Barkhurst Construction. New Cumberland. Phase I and partial II assessments were made through the previous grant. The phase II was completed through the existing grant. No request to proceed has been received from the owner.
- Gen Pak. Estimated at approximately eight (8) acres, this site was recently added to the Task Force list. Strategically located in Wellsburg on Charles Street between the City Park and Alietta Ford, this former plastics manufacturing site is 50% occupied by a vacant shell structure. Recent buyer interest has been shown and the owner indicates potential interest in a Phase I assessment. Dave Olson, the BH environmental consultant, contacted the owner in November and explained the US EPA assessment program. The owner has yet to make a Phase I determination.
- Riverview School. Wellsburg. Located on High Street in Wellsburg, the site was recently purchased by a Mr. Holden on the Court House steps. Mark Henne and Sue SIMONETTI have contact Mr. Holden to pursue his assessment interest. No ACM survey has been completed. The building/site is considered a blighted structure and located in a residential neighborhood. In November, the owner partially removed trees and debris from the site.
- Brooke Glass. Located on 6<sup>th</sup> street and two blocks from Wellsburg's Town Center, this former glass manufacturing facility had a Phase I assessment completed in 2004. In November 2012, the Northern WV Brownfield Assistance Center provided a \$5,000 FOCUS grant to move this project forward. On August 11, 2012, a community visioning session was held to better define a site vision. 30 people attended the public event. An ACM asbestos survey and Phase II evaluation needs to be completed. A FOCUS grant in the amount of \$12,000 was denied on September 6 at the annual West Virginia Brownfield Assistance Conference. Pat Kirby from the Northern Brownfield Assistance Center has pursued funding these necessary assessments through a priority WV DEP program. In December, the WV DEP reported the site was not eligible for the WV DEP program since the site was privately owned. On November 30, 2012, a Wellsburg Redevelopment Committee team led by Mayor Simonetti obtained \$5,000 from the Brownfield

Assistance Center to continue survey and community work. In January, CEC Environmental will provide a cost estimate for ACM and Phase II work.

- Old City Post Office. Privately owned and separated into two parcels, the owner (Arcelor Mittal) is yet to respond.

### Petroleum Sites

- Banner Fibreboard. Wellsburg. The site is 3.2 acres with approximately 130,000 square feet of building space. Phase I and Phase II assessments in the amount of \$85,000 were completed through the US EPA assessment program. Underground storage tanks have been removed. Additional sampling was performed to evaluate the extent of arsenic in the surface soil. Waste characterization sampling was completed and waste has been removed. The site has been purchased by Eagle Manufacturing, a key employer/ tax payer in the City of Wellsburg. The site is currently used a trucking delivery site. Eagle indicates a higher use is planned.
- Follansbee Steel. Follansbee. John DeStefano, Follansbee City Manager, asked this recent plant closing site be added to the Task Force list. It is building/site is owned by Louis Berkman. A public auction for materials was held in early September. Mr. Kirby requested Ms. Korbini determine the RCCRA status of the site. Mr. DeStefano requested the Task Force contact Mr. Berkman to consider the site for the next grant assessment round.
- Follansbee Mahan Road Site. Located behind the new Rite Aid in Follansbee, a Phase 1 site assessment has been completed. The Phase 1 report was submitted to the US EPA in June 2011. CEC has respond to the US EPA comments related to the Phase 1. In early July, a sampling analysis plan for a Phase 2 was submitted. In November US EPA comments were received. A response is forthcoming.
- Former Chevron Station in Wellsburg. Located at the corner of 14<sup>th</sup> Street and Commerce Street, the site is abandoned while registered underground tanks remain. John Snyder is the local property owner. Local inquiries have been made.
- Ashland Station in Wellsburg. Located at the corner of 16<sup>th</sup> Street and Commerce Street, remediation will completed over the next few months. The owner will shortly submit a plan to remove the underground storage tanks. The adjacent property owner, Alietta Ford indicates a desire to purchase the property. An update through Patty Hickman at the WV DEP has been requested.
- Marathon Station in Wellsburg. Located at the corner of 16<sup>th</sup> Street and Commerce Street, the underground tanks have been removed.

Dave Olson indicated approximately \$20,000 remains in the petroleum assessment account while the hazardous program dollars nearly exhausted. Remaining and unfunded priority projects include Gen Pak and the Old Post Office Building. Marvin Six requested two mothballed Hancock County stadiums (Weirton/ Jimmy Carey and Newell Memorial Field) be added to the list. Assessments would be targeted at the maintenance buildings.

### Taylor, Smith and Taylor Pottery Update

Pat Ford and Marvin Six from the Business Development Corporation of the Northern Panhandle (BDC) provided an update. On December 5<sup>th</sup>, the Chester Community will hold a celebration lunch to acknowledge partners and community participants. A crowd between 80 and 100 people are anticipated.

### Brooke Glass Update

Dr. Brown congratulated the Wellsburg Redevelopment Committee and Mayor Simonetti for obtaining a \$5,000 grant on November 30<sup>th</sup> at a statewide brownfield competition at West Virginia University. The grant will allow local community work and site logistics to continue.

### Preparation of US EPA Brownfield Funding Applications

Dr. Brown indicated the Brooke-Hancock Regional Council staff at the direction of the BH Task force prepared and submitted a hazardous/petroleum assessment grant application in the amount of \$400,000 on December 3<sup>rd</sup> to the US Environmental Protection Agency. Highly competitive with a national success rate of 20%, this grant if confirmed would allow the BH Task Force to continue its assessment work. A May-June 2013 response is expected.

While a request for a one year extension of the existing grant has been approved, Dr. Brown pointed out the obligation and close-out of the existing grant needs to be expedited to make the new grant application competitive.

The meeting adjourned at 1:15. The next meeting will be March 13th @ noon in the Weirton State Office Building.