

## Informal Minutes

### Brooke-Hancock Brownfield Redevelopment Task Force June 13, 2012

#### Persons Present:

John Brown, Executive Director/ Brooke-Hancock Regional Planning and Development Council  
Pat Ford, Executive Director/ Business Development Corporation of the Northern Panhandle  
Mark Henne, City Manager/ City of Wellsburg  
Pat Kirby, Northern Brownfield Assistance Center  
Dave Olson, Brownfield Consultant/ CEC Environmental Engineers  
Sue Simonetti, Mayor/ City of Wellsburg  
Marvin Six, Assistant Director/ Business Development Corporation of the Northern Panhandle  
Carrie Staton, Northern Brownfield Assistance Center  
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 March 14, 2012 meeting (2) review site assessment progress and the assessment budget (3) consider requests for further site assessments (4) review the TS&T (Chester) FOCUS grant and Brooke Glass (Wellsburg) FOCUS grant progress and (5) hear staff reports on recent brownfield grant submittals.

Dr. Brown started the meeting at noon and introduced the agenda. He noted the next meeting of the Task Force would be September 12th in the Weirton State Office Building. He indicated Patty Hickman from the West Virginia Department of Environmental Protection had e-mailed and indicated her inability to attend today's meeting.

#### Adoption of Past Meeting Minutes

With no amendments or changes, the Task Force adopted the March 14, 2012, minutes as presented.

#### Site Assessment Progress and Assessment Budget

Dave Olson walked the Brownfield Task Force through his site development progress report. Key identified site program was as follows. He requested budget issues be held until he completes his initial report.

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 assessments have been completed. In early July, the Phase II report will be finalized and submitted. 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. A prospective buyer indicates their completion of a Phase II for the site.  
Taylor, Smith and Taylor. Chester. 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 the 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 submitted in November 2011 and approved in May 2012. On a monthly basis, a local revitalization group and BDC meet to review progress and determine next steps.

Additional Phase II work will be completed to satisfy requirements for the WV Voluntary Program. Due to this further Phase II work and the potential for further discovery, the Brooke-Hancock Brownfield Task Force agreed to request an extension of the existing US EPA assessment grant.

- 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 will be finalized and submitted to the US EPA. Recent and future work will be charged to the petroleum assessment grant.

- Barkhurst Construction. New Cumberland. Phase I and partial II assessments were made through the previous grant. The phase II could be completed through this 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.
- Riverview School. Wellsburg. Located on High Street in Wellsburg and owned by Christopher Investments, no ACM survey has been completed. Considered a blighted structure and located in a residential neighborhood, the site is a community concern.
- 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. In August 2012, a community visioning session was held to better define a site vision. With a lack of private/owner funding, the property owner has indicated a willingness to demolish and consider options.

#### 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 have been completed while underground storage tanks have been removed. Additional sampling was performed to evaluate the extent of arsenic in the surface soil. Waste characterization sampling has been completed and waste has been removed. The site has been purchased by Eagle Manufacturing, a key employer/ tax payer in the City of Wellsburg.
- 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.
- 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.
- 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.
- Marathon Station in Wellsburg. Located at the corner of 16<sup>th</sup> Street and Commerce Street, the underground tanks have been removed.

In the case of the existing hazardous waste and petroleum assessment budget, Dave Olson, brownfield consultant for the Brooke-Hancock Brownfield Assessment Program, suggested the Task Force request a grant extension for one-year. He noted the present assessment program will expire in September unless renewed while several site unknowns and the potential for a reconfiguration of the budget remains. In addition, the Task Force requests for further next round assessment dollars was denied in May.

Mr. Olson provided the following budget outlay.

Budget Summary. June 13, 2012			
		Hazardous Waste	Petroleum
Charged		\$93,000	\$112,000
Anticipated		\$174,000	\$24,000
Total		\$167,000	\$136,000
Available		\$160,000	\$160,000

The following discussion and comments followed.

- It was agreed a one-year existing grant extension should be requested.
- It was agreed, when grant applications are released, a new community-wide assessment grant application should be prepared by the Brooke-Hancock staff.

Mr. Henne requested a further explanation as to the reasons a next round assessment grant had been denied. Dr. Brown indicated he would meet shortly with the US EPA to gather their comments. Mr. Kirby noted in the case of West Virginia funding was down. Only two grant applicants (Business Development Corporation of the Northern Panhandle and the City of Charles Town) had received grants. In addition, the amount of federal dollars available had been reduced.

- It was agreed, given the overrun of cost in the hazardous waste program, that appropriate and eligible funds be moved to the petroleum program and credited as such.
- It was agreed, Dr. Brown would evaluate other dollars outside the ear marked consultant dollars (\$160,000) for each program and move these outside dollars into the hazardous/petroleum programs.

#### Requests for Additional Sites

Other sites to be considered were the City of Weirton's old city building/garage, Weirton Old Post Office, Wellsburg's Ashland Oil site and Brooke Glass. Given the existing budget and present site unknowns, the Task Force agree a special meeting may need to be called before the regularly scheduled September meeting.

#### FOCUS Grants (TS&T Pottery Site and Brooke Glass)

Pat Ford indicated the \$12,000 FOCUS grant for TS&T would be used to continue Phase II work. Other leveraged funds for this site included a recently announced US EPA clean-up grant, a Governor's Partnership Grant, a Hancock County Grant and local in-kind participation.

Mr. Henne indicated the \$5,000 FOCUS grant for Brooke Glass would be used for an August 11<sup>th</sup> community visioning session, a site profile and meeting work with the recently organized Wellsburg Redevelopment Authority.

#### Other Items/ Grant Submittals

Mr. Kirby encouraged the Task Force to attend the upcoming West Virginia Brownfield Conference. The conference is scheduled for September 5-6 @ Glade Springs in Daniel, West Virginia.

With no further matters to consider, the meeting adjourned at 1:30 PM.