

Informal Minutes

Brooke-Hancock Brownfield Redevelopment Task Force June 8, 2011

Persons Present:

John Brown, Executive Director/ Brooke-Hancock Regional Planning and Development Council
Gary DuFour, City Manager/ City of Weirton
Pat Ford, Executive Director/ Business Development Corporation of the Northern Panhandle
James J. Guida, Owner/ Airport Realty
Mark Henne, City Manager/ City of Wellsburg
Patrick Kirby, Executive Director/ Northern West Virginia Brownfield Assistance Center
Peggy Miller, Northern Panhandle Workforce Investment Board
Dave Olson, Brownfield Consultant/ CEC Environmental Engineers
Sue SIMONETTI, Mayor/ City of Wellsburg
Marvin Six, Assistant Director/ Business Development Corporation of the Northern Panhandle
Barbara Zimnox, Sr. Community 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, 2011 meeting (2) review site assessment progress (3) consider requests for further site assessments (4) discuss and review a funded FOCUS (Foundation for Overcoming Challenges and Utilizing Strengths) for the planning and visioning of the Chester TS&T Pottery site and (5) consider other regional project updates.

Dr. Brown indicated he had received correspondence from Dave Lieving, Chuck Svokas and Dave Lieving. They all indicated they desire to participate in the Task Force; however, due to prior commitments, they could not attend.

Dr. Brown stated the next meeting will be September 12, 2011, in the Weirton State Office Building. He noted September 12th was a Monday rather than the typical Wednesday meeting date. This change in weekday was made to accommodate the September 14-15 west Virginia Brownfield Conference in Morgantown.

Dr. Brown encourage the Brownfield Task Force to attend the upcoming September 14-15 west Virginia Brownfield Conference. He noted further conference details may be found on the web at <http://www.wvbrownfields.org/conferences/2011/index.cfm>

The minutes for March 14th were presented. With the amendment to add Peggy Miller as present at the March 14th meeting, Gary DuFour nominated and Mark Henne seconded the adoption of the minutes. The minutes were adopted unanimously.

Dave Olson walked the Brownfield Task Force through his site development progress report. Key identified site program was as follows.

- 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 assessment and a Sampling and Analysis Plan have been completed and approved the US EPA. CEC is awaiting approval from Starvaggi to proceed with Phase II assessment. The Task Force suggested beyond the primary Starvaggi contact, Rick Trzaskoma, a secondary contact be made through Mike Wehr (mwehr@starvaggi.com).

- Banner Fibreboard. Wellsburg. The site is currently vacant and listed for sale. It contains 3.2 acres with approximately 130,000 square feet of building space. A Phase I. assessment was completed December 27, 2010 while a Phase II. The site, as determined by WVDEP, is petroleum eligible. A Phase 2 site assessment is underway and completion is expected in mid-July.

Over the past two weeks, the assumed empty 21,000 gallon underground tank was found to be 50% full. The further cost to remove this tank sludge is \$15,000. Upon the motion of JJ Guida and a second by Gary DuFour, the Task Force unanimously agreed to set aside an additional \$15,000 for this sludge clean-up.

Mr. Olson stated, upon this tank and sludge removal, the site needing further review would probably be considered clean. Mr. Olson noted the site was not registered through WVDEP's Voluntary Action Program.

- 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. A Phase I site assessment was completed. Investigation warranted a Phase II to address a recognized environmental condition in connection with fill/or waste materials. Up to \$10,000 may be needed for a Phase 2 site evaluation. Upon the motion of Marvin Six and a second by Mark Henne, up to an expenditure of \$10,000 was approved for a Phase 2 site assessment.

The Phase 1 site assessment was completed and submitted to the US EPA in April. CEC received US EPA comments to the Phase 1 site assessment in late May. CEC responded to these comment this week. CEC will submit a Sampling and Analysis Plan the week of June 20th.

- Mountaineer Sand & Gravel. The site encompasses 256 acres and is located along WV Route 2 in Newell. The site is currently owned by Mountaineer Casino Racetrack and Resort. A Phase 1 site assessment was completed and submitted to the US EPA in April. CEC received US EPA comments to the Phase 1 site assessment in late May. CEC responses were forwarded earlier this week. CEC will submit a Sampling and Analysis Plan by the week of June 20th.

A Phase 2 site assessment will be needed. The cost of the assessment is presently unknown.

- Parcel Behind the Rite Aid in Follansbee. A Phase 1 site assessment is underway. The Phase 1 report will be submitted to the US EPA in late June. CEC awaits a "petroleum eligible" designation by WVDEP. Oil/ Petroleum Site. Follansbee. A site adjacent to the Rite Aid Pharmacy. A Phase 2 has been recommended.

Other sites discussed were as follows.

- Six Property. Chester. Shell Oil recently indicated they were not interested in the Brooke-Hancock assessment program.
- Old Billy's Petroleum Site. Follansbee. The property has been purchased. While contacted, the new owner did not wish to proceed with an assessment through the Brooke-Hancock program.
- Prestos Evaluation. Wellsburg. Mark Henne indicated Consol Oil had not provided a response to his inquiries.
- LaPosta Building. Weirton. A phase 1 has been previously completed on this site.
- Marlin Heights Petroleum Site. Weirton. One owner has verbally stated the tanks at the site have been removed.

Pat Kirby noted the Brooke-Hancock Regional Council had received a \$5,000 mini grant to plan, visualize and build capacity for activities related to the TS&T Pottery site in Chester. The grant was obtained through the Northern West Virginia Brownfield Assistance Center and the Benedum Foundation. The grant title is Foundation for Overcoming Challenges and Utilizing Strengths (FOCUS). The TS&T site is a 9.52 acre site. Pottery was manufactured at the site from 1900-1982. The site is physically in disrepair due to illegal asbestos removal activities and large abandoned and dilapidated structures. Outcomes and next steps included the following actions.

- February 14. Introductory meeting with city councilman, council secretary and city attorney. Request to nominate TS&T Task Force members and FOCUS grant introduced.
- March 7. First Task Force meeting. FOCUS check presented. Purpose and intent introduced to Task Force.
- March 14. Second Task Force meeting. With the aid of the Northern Brownfield Assistance Center (NBAC), Task Force members visualize a new use (s) for the TS&T site. Members were asked to "use one sheet of paper and draw your vision."
- April 19. Third Task Force meeting. Members review the 2004 Master Development Brief, identify Chester's assets and work with NBAC to complete the Decision Enhancer tool.
- May 16. Fourth Task Force meetings. Volunteers from the Task Force step up to lead data collection for the Decision Enhancer tool.
- Next Steps: Monthly Task Force meetings will continue. To gather information from the general public and explain progress, a fall community meeting is planned.

As the last agenda item, the Task Force briefly reviewed the level of dollar commitment, how to leverage further assessment review and the stated end of contract. The following statements were made.

- Before this meeting, the Task Force had spent \$50,000 out of \$160,000 for hazardous waste assessments.
- Before this meeting, the Task Force had spent \$15,000 out of \$160,000 for petroleum assessments.
- The staff of the Brooke-Hancock Regional Council would suggest further assessment initiatives at the next meeting.

- The assessment grant from the US EPA, with \$320,000 dollars available for assessment, will expire on September 30, 2012. An extension of to the grant is questionable. The grant was initiated July 1, 2009.
- The Brooke-Hancock Regional Planning and Development Council executed the grant cooperative agreement September 23, 2009.
- Consultant interviews were held in October 2009.
- CEC Engineers initiated their work in December 2009.

Upon the motion of Mr. DuFour and a second by Mr. Six, the meeting was adjourned.