

FY12 ARC Proposal
Electronic submission



City of Charles Town

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November 28, 2011

MAYOR

Peggy A. Smith

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Kyra Tubb

The Honorable Mathy Stanislaus, Assistant Administrator for Solid Waste & Emergency Response

David R. Lloyd, Director of Brownfields Cleanup & Land Revitalization
U.S. Environmental Protection Agency

Re: Charles Town & Ranson, WV Proposal for Brownfields RLF Grant

Dear Assistant Administrator Stanislaus and Director Lloyd:

We are pleased to submit the enclosed application to U.S. EPA for a \$1 million Brownfields Cleanup Revolving Loan Fund grant which can culminate a 10-year partnership that Charles Town and Ranson have undertaken with EPA to transform a blighted corridor of brownfields into a "Commerce Corridor" of new revitalization.

In the decade since the EPA-Charles Town Ranson partnership began, our community has utilized three EPA Hazardous Assessment Grants, and is now using an Area-Wide Brownfields Pilot Grant, an EPA Brownfields Cleanup Grant, a HUD BEDI-108 funding package, a TIGER grant, and a HUD Sustainable Communities Challenge grant to plan for the transformation of our brownfields to productive reuse. Last November 2010, Director Lloyd joined with Charles Town to cut the ribbon on a new LEED-Gold education and technology facility, the American Public University Academic Center, located in the heart of our brownfields corridor. This September you both joined with us to launch the "Ranson Renewed/Charles Town Connected" initiative to put the Obama Administration's Sustainable Communities Partnership into action (www.ransonrenewed.com), and you toured the sites that have been assessed and planned for reuse in our brownfields Commerce Corridor. Based on this partnership and momentum, the private sector is now making major investments in our community.

Charles Town and Ranson are confident that a \$1 million Brownfields RLF grant will be the linchpin to the community's brownfields transformation. The primary sites targeted for RLF loans and subgrants are properties that are very familiar to EPA, as they have all been initially assessed with EPA resources, planned for reuse through the Area-Wide grant, and supported by EPA HQ and Region 3 brownfields staff, along with the West Virginia Department of Environmental Protection. Our target RLF sites include the Supertane site, a former manufactured gas plant site in a distressed

minority neighborhood that will be transformed into a regional waterfront park and walking / biking trail; the People's Supply site in the heart of downtown; the Charles Town Public Works Yard and multiple Dixie Narco sites that are critical to parks and recreational development around the Boys & Girls Club and the Ranson Civic Center; and other key sites. Charles Town also seeks to continue our partnership with Ranson and to make RLF resources available to qualified borrowers and properties in Ranson, at sites such as the Kidde/Powhatan Place site and Miller Chemical. In this application Charles Town is the applicant, while Ranson is a coalition partner, as our brownfields initiatives are very intertwined and integrated. In addition, Charles Town commits in this letter that the City will use its general funds and other funds designed for community development to provide the \$200,000 required match for the Brownfields RLF grant, to the extent that such match is not provided by private sector contributors to specific RLF cleanup sites, which Charles Town plans to encourage or require for grantees and borrowers. Charles Town provides the following information to EPA:

- A. **Applicant Identification:** City of Charles Town, WV, 301 East Washington Street, Charles Town WV, 25414, Phone: (304) 725-2311 x6, in coalition with the City of Ranson, WV
- B. **Dun and Bradstreet (DUNS):** 62752-9779
- C. **Funding Request:**
 - a) **Grant type:** RLF
 - b) **Amount:** \$1,000,000; Charles Town is not requesting a cost share waiver
 - c) **Contamination:** Hazardous Waste
- D. **Location:** City of Charles Town and City of Ranson, Jefferson County, WV
- E. **Contacts:** **Project Director:** Charles Town City Manager Joe Cosentini, (304) 725-2311, x6, joe@charlestownwv.us; **Highest Ranking Elected Official** Charles Town Mayor Peggy Smith
- F. **Date Submitted:** November 28, 2011
- G. **Project Period:** September 1, 2012 to August 31, 2017
- II. **Populations:** 5,298 in Charles Town, 4,692 in coalition partner Ranson
Special Considerations: Charles Town/Ranson fulfill several special considerations: a combined community population less than 10,000; firm leveraging commitments; and grantees with Ranson of all three Sustainable Community Partnership Grants – TIGER, HUD Challenge and EPA Area-Wide Brownfields (Special Considerations Checklist attached).

Charles Town and Ranson have truly been transformed because of EPA Brownfield partnerships, and the culmination of that partnership depends on leveraging the resources of a Brownfields RLF grant. We thank you for your consideration and hope to continue our work with you into a bright future.



Charles Town Mayor Peggy Smith

Sincerely,



Ranson Mayor David Hamill

cc: Director Ronald Borsellino, Region 3 Hazardous Site Cleanup Division; Tom Stolle, Region 3 Brownfields Program

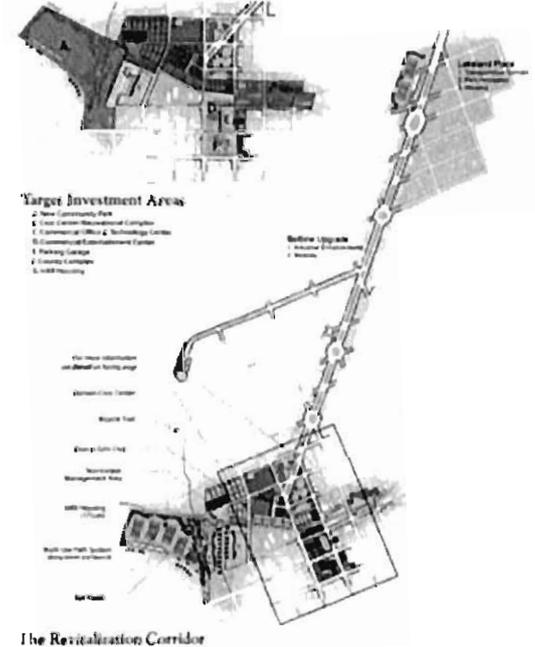
CHARLES TOWN-RANSON RLF NARRATIVE

The City of Charles Town and its coalition partner the City of Ranson, WV are poised for additional brownfields revitalization successes in the “Commerce Corridor” brownfields redevelopment area, launched with an EPA assessment funding a decade ago. The community has successfully conducted three assessment grants; and is currently well underway with an Area-Wide Brownfields Pilot grant and an EPA Cleanup grant. These EPA resources have resulted in revitalization efforts that have become a national showcase for small and rural communities. Progress on brownfields since 2001 includes the development of a new Ranson Civic Center in a former Maytag facility, the LEED-Gold American Public University Academic Center on a former metal salvage yard, and the American Public University Technical Center and Charles Town Skate Park on the former Dixie-Narco sites.

However, the Commerce Corridor revitalization cannot be completed without additional resources for cleanup of critical, targeted parcels that have been assessed with EPA and other funding and are ready for reuse, but fall short of resources – properties like the former Supertane manufactured gas plant (MGP) site, the Charles Town Public Works Yard, the Dixie-Narco manufacturing complex, People’s Supply, the Kidde Brass & Aluminum Foundry, Miller Chemical, and potentially others. These sites continue to pose real risks to public health and environment, contribute to contamination of area watersheds that discharge into the Chesapeake Bay, and discourage jobs and business investment.

Charles Town/Ranson identified the EPA Brownfields RLF program as the best source of resources to leverage the cleanup and redevelopment of these targeted sites. The community has obtained the cooperation of site owners and prospective developers for this revitalization, established financial matches and additional leverage, and created clear reuse plans for targeted cleanup sites. The vision for targeted sites includes regional parks and greenspace expansion; commercial, high-tech and educational offices; and neighborhood redevelopment in distressed community areas including low-income minority areas. In this application, Charles Town/Ranson will convey the great community need for this RLF grant, the strong feasibility and major benefits of the proposed brownfields program, and the support of a multi-jurisdictional, public-private, community-based partnership.

Commerce Corridor Vision & Revitalization Plan



1. COMMUNITY NEED

- a.) **Health, Welfare & the Environment in Charles Town-Ranson:** The sites targeted for RLF investment in Charles Town and Ranson are known to have ongoing environmental, health and community impacts.

One of the primary **health and environmental impacts** from these targeted brownfield sites is risk to Evitts Run Creek, a 10.3 mile stream segment that is part of the Shenandoah-Jefferson watershed, which ultimately discharges into the Chesapeake Bay. The Creek runs through the heart of the Commerce Corridor and is a key focal point for several initiatives including the *Evitts Run Park Master Plan* which includes the current Evitts Run Park, West Ranson Park, Ranson Civic Center, and the Charles Town Skate Park. The Creek is currently listed on the West Virginia Category 5 listing for stream impairment, and the EPA 303(d) listing for benthic macro invertebrate population impairment. Despite these listings, the Creek is stocked by the WV Department of Natural Resources with trout, and is a food source for economically distressed residents. Many of the brownfields with known contamination are located adjacent or up-gradient of Evitts Run, and older residents can still recall the days when the stream would run blue or orange from discharges from upstream industries and chemical plants. Targeted sites located along Evitts Run include the Supertane MGP site, the Charles Town Public Works Yard, Dixie-Narco, Miller Chemical and the Kidde Foundry. In total, the sites cover 22.89 acres of land with the Kidde site covering 9.33 acres, the Charles Town Public Works yard covering 5.64 acres, the Miller Chemical site covering 5.02 acres, the Dixie-Narco site covering 2.9 acres, and Supertane covering 0.5 acres. Most of these sites have been assessed using EPA grants. Between 2008 and 2011, Charles Town Public Works, Dixie Narco and Supertane sites were assessed and contaminants (polycyclic aromatic hydrocarbons [PAHs], cyanide, *etc.*) were found in the surface water and sediment of Evitts Run above EPA's Ecological Screening Benchmarks confirming the potential for human health impacts and potential contaminant contribution to the Chesapeake Bay.

These targeted brownfield sites also have **community, social and economic impacts** on Charles Town and Ranson. These sites represent some of the largest properties in the downtown area, yet they sit vacant and dilapidated, without business investment or access for public use. The former Supertane MGP site has been an identified threat since 1984, and is a primary concern and priority for the owner, the City, and community-based organizations such as the Jefferson County NAACP. The site is located in the poorest Census tract in the County and within walking distance of the Fisherman's Hall Community Center, managed by the African American Community Association. The potential danger from brownfields has been felt deeply by the community when a fireman died at the Miller Chemical plant; a 10-year old boy nearly died and suffered permanent brain damage after falling down an elevator shaft at the People's Supply site; and a homeless man was also found dead at People's Supply. All of this occurred before EPA funding was obtained, and community leaders have worked diligently with property owners and regulatory agencies to secure these brownfields sites and to reduce public risks of exposure to contamination and dangerous buildings.

The brownfield sites targeted for the Charles Town RLF are concentrated in the **most economically distressed areas of these cities**. The two (2) poorest U.S. Census blocks in Jefferson County are located in or adjacent to the Commerce Corridor. Additionally, these areas have the highest minority population in the region at 36.9%, more than twice the rate of the broader Jefferson County area. In addition, the stigma of disinvestment in the brownfield areas of Charles Town and Ranson has **contributed to the sprawling growth** in the greenfields and farmland surrounding Charles Town and Ranson.

b.) **Financial Need** – Charles Town is a rural micro-community with a limited budget, a strained staff capacity, and the challenge of having a small commercial tax base because of a steady, long-time decline in manufacturing jobs and the location of many of the area’s businesses in ex-urban areas outside of the cities. Additionally, the minority population rates and other social disadvantaged populations in the County are concentrated in downtown Charles Town and Ranson where these brownfields resources will be targeted. Although Charles Town / Ranson have received previous EPA grants, these grants have been focused on Assessment and Area-Wide planning (with the exception of a recent cleanup grant awarded to Ranson for the Kidde Foundry site). Thus, remedial funding resources are the missing link to making these blighted sites affordable for redevelopment.

Charles Town emphasizes the particular **financial need and high priority at the former Supertane MGP site**, an approximately ½-acre site adjacent to Evitts Run Creek that was an active MGP from the 1800’s through the 1950’s. This site was remediated from 1990 to 2000 by the responsible party - the Supertane Company, under direct U.S. EPA oversight, pursuant to a CERCLA removal order, at the cost of several million dollars. In 2000 EPA certified in federal court that the cleanup was complete and protective of human health and the environment. Unfortunately, it was later found that the cleanup was ineffective and a follow-up investigation by WVDEP under their EPA CERCLIS contract in 2008 found high levels of benzene, naphthalene and other MGP contaminants affecting the soil and groundwater. Since then, the Perry family that owns the Supertane site has conducted significant additional investigations of the soils, groundwater and surface waters of Evitts Run Creek, as well as tested for vapor intrusion in the neighborhood (and thankfully found no significant vapors). The Perry family, whose father purchased the property in the 1960s prior to due diligence requirements, have reached an agreement with EPA Region 3 and WVDEP that the site should be remediated under the WV Voluntary Remediation Program (VRP). Unfortunately, initial remedial planning conducted by the Perry family’s technical experts has indicated that cleanup and closure may cost between \$500,000 and \$1,000,000. To be clear, the highest priority for Charles Town RLF resources is to defray the cost of this major cleanup, combining Charles Town RLF resources with Perry funds and potential cost recovery from other parties linked to the site. As described further in this application, the Charles Town Building Commission (the legal entity allowed to develop property under WV law) plans to obtain the former Supertane MGP site from the Perry’s at nominal cost, use RLF resources and other funding to remediate the property, and turn the Supertane MGP site into a critical extension of an existing regional, waterfront park and trail system – but this will only be possible if the \$1 million EPA RLF grant can be secured.

	“Commerce Corridor” Census Tracts 9725.05 (CTown) & 9724.01 (Ranson)	Jefferson County	West Virginia	National
Population:	Charles Town – 2,585 Ranson – 2,538	53,498	1,852,994	308,745,538
Unemployment:	Not available at tract level	6.4%	8.2%	9.6%
Poverty Rate:	Not available at tract level	9.2%	17.8%	14.3%
Percent Minority:	Charles Town – 36.9%, Ranson – 27%	14.8%	6.8%	26.7%
Per Capita	Not available at tract level	\$30,447	\$20,891	\$26,530

Income:				
All data from 2010 Census				

2. **DESCRIPTION OF CHARLES TOWN PROGRAM & FEASIBILITY OF SUCCESS**

The Charles Town RLF program will build upon the decade of Charles Town/Ranson involvement in the successful brownfields assessment and redevelopment that has been conducted in partnership with EPA, WVDEP and a broad group of stakeholders. This experience, together with Charles Town’s capabilities in project, financial, and loan fund management will ensure project successes and redevelopment that will benefit both Cities and their economically challenged areas. The sites targeted for RLF investment are identified and prepared for cleanup and redevelopment, and RLF funding will be the turning point for overall brownfields success in the community.

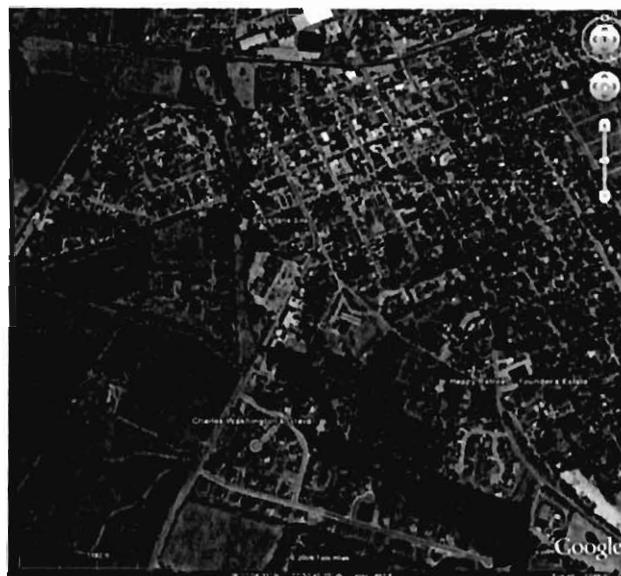
a.) **Program Description**

- i.) The **Charles Town-Ranson Commerce Corridor Brownfields Revitalization Program** will focus on the remediation of up to six (6) targeted sites that have been identified by the Commerce Corridor reuse planning process, that have been already assessed with EPA or other funds, and that have definitive future reuse plans that will clearly benefit the communities. These sites, which are listed below in Section ii.), are already clearly identified by the community, for three reasons: First, Charles Town/Ranson is a small community and the vacant brownfield sites are well known and high-impact; second, Charles Town/Ranson have spent significant resources and effort on brownfields identification, assessment and reuse planning for over a decade; and third, Charles Town intends to focus initial RLF efforts on the challenging Supertane site as a community priority.

The primary site targeted for RLF resources is the former Supertane MGP site. This site, represents the greatest community brownfield need since it is likely the most contaminated site in the community, is located in an economically distressed area, has the highest financial need, and would have clear reuse benefits. The current plan for the former Supertane MGP site is for the Perry family to continue to conduct significant environmental assessment and remedial planning through early 2012, and to continue coordination with the WVDEP on the appropriate cleanup and redevelopment remedy/future reuse as a community park. If the EPA RLF grant is awarded to the City of Charles Town, the Charles Town Building Commission (a separate legal entity, created as a public corporation under West Virginia law for land redevelopment) will complete All Appropriate Inquiries for Supertane (with environmental professional assistance) and then submit an application to the City of Charles Town for \$200,000 to \$450,000 in RLF subgrant funding (which may necessitate a Charles Town petition to EPA for a waiver of the \$200,000 site-specific subgrant limitation, due to the dire need at Supertane). The Charles Town Building Commission will then acquire the Supertane site; the Perry family has already made public its intention to transfer the site to the Charles Town Building Commission for nominal value, and to support the creation of a grand community park. The Building Commission will undertake remediation at the site with the assistance of a procured “Licensed Remediation Specialist” (LRS) certified for voluntary cleanups under West Virginia’s brownfield program.

The subgrant funding devoted to the former Supertane MGP site will be leveraged with at least \$200,000 in cash contributions from the Perry family, other private sector contributions from

potential cost recovery parties, and potentially contributions from the City of Charles Town to ensure that the site is fully remediated and closed under the WV VRP and redeveloped into a new community park. The Supertane site sits on Evitts Run Creek sandwiched between other existing community parks on the Creek, which means that a successful RLF project at Supertane would result in a contiguous regional waterfront park and trail system from the Ranson Civic Center (where the EPA Administrator launched the Charles Town-Ranson brownfields program in 2002), through the existing Evitts Run Park (donated by the Perry Family nearly a century ago), past the Charles Town Public Works site slated for enhanced park development, past the Boys & Girls Club, past the Charles Town Skate Park, and through to the Charles Washington Gravesite Park (donated by the Perry's to Charles Town a decade ago). See the map here to view this waterfront park area and Supertane's impact on it (existing waterfront park areas in brown, Supertane site in dark green, downtown Charles Town to right of shaded areas).



After subgrants and potentially additional RLF loans to the Building Commission at Supertane, the remainder of the Charles Town RLF fund will be devoted to below-market-interest loans (as low as 1%) to priority borrowers that may include:

- The Charles Town Building Commission together with the Charles Town Parks & Recreation Board for development of the **Public Works Yard** and the **multiple Dixie-Narco sites** located along Evitts Run Creek into a major recreational area and green infrastructure storm water management area.
- The **People's Supply** site, a contaminated and dangerous former granary that was subject to an emergency removal action by WVDEP, located in the heart of a planned commercial redevelopment area where American Public University have already built / renovated two major buildings. The site is currently under contract with the Arcland Group, which has built two commercial centers on brownfields in Charles Town and Ranson in the past five years. See http://ransonrenewed.com/wp-content/uploads/2011/09/0021AerialAPUSPlaza_wc-LR.jpg for the community vision produced for this location, using EPA Area-Wide resources.
- Ranson sites such as the **Kidde/Powhatan Place site and Miller Chemical**, both slated for commercial/retail redevelopment. See http://ransonrenewed.com/wp-content/uploads/2011/09/Illus_T5.jpg and http://ransonrenewed.com/wp-content/uploads/2011/09/0021Aerialbeltline_wc-LR1.jpg for the visions produced for these two locations with EPA Area-Wide assistance.

Because target sites are already well identified, the RLF program will focus on prudent and reasonable lending practices that ensure that RLF borrowers and subgrantees at these sites are able to demonstrate competence in completing cleanups, leveraging resources, managing

redevelopment, and repaying RLF loans. The Charles Town RLF will utilize the following procedures to ensure reasonable and prudent lending:

- First, the City will establish an **RLF Advisory Committee** composed of City management staff including the City Planner and RLF Fund Manager, representatives of the City Finance Committee, the procured environmental professional, a selected local banker with loan administration experience, and representatives of community-based organizations.
 - The RLF Advisory Committee will establish **criteria and requirements** for borrowers and subgrantees that will, at a minimum, include requirements that eligible participants have: conducted sufficient environmental assessment to ascertain the contamination at the site; conducted sufficient remedial planning and committed resources (financial and physical) to conduct and complete remediation within a reasonable time line; entered the site into the VRP or established adequate remedial plans that will result in cleanup that is protective of human health and the environment; identified clear and satisfactory revenue streams to repay RLF loans; and established a compelling future reuse plan for site redevelopment that is consistent with the Commerce Corridor redevelopment vision created by Charles Town and Ranson. The ultimate goal is to achieve site revitalization and reuse, and accordingly, every borrower or grantee must have a plan for cash match and other leverage at sufficient levels to ensure the project will be fully remediated and ready for reuse.
 - The RLF Advisory Committee will establish a clear **procedure for soliciting, receiving, and evaluating RLF subgrant and loan applications**. This procedure will include application of the RLF Criteria, involvement of the LRS environmental professional in evaluation of the applications, interviews with the applicants, and review by the RLF Fund Manager. To ensure the long-term availability of loans from the RLF, the City will evaluate the financial stability of the borrower or subgrantee during the process through appropriate means.
 - The RLF Advisory Committee will establish clear guidelines for **ensuring sustainability of the RLF funds**, including the establishment of interest rates that maintain the viability of the Fund, the re-investment of principal payments into the RLF for further loans, the use of interest payments to establish a loan-loss reserve, and the establishment of delinquency payment and collection procedures.
- ii.) **Target Sites for RLF Resources** -- As explained above, Charles Town and Ranson have already identified the targeted sites for RLF resources based on a decade of assessment and reuse planning conducted with EPA support. This has included numerous planning charrettes, targeted outreach and public communication campaigns, and extensive meetings with site owners and prospective redevelopers. Based on this extensive outreach, Charles Town intends to focus on the following priority sites:
- The former **Supertane** MGP site for a subgrant to the Charles Town Building Commission, the prospective purchaser, to promote remediation and reuse as a community waterfront park and recreational area;
 - The **People's Supply Site** for low-interest loans to the current prospective purchaser and redeveloper, the Arland Group, for commercial office development;
 - The **Charles Town Public Works Yard / Dixie-Narco** sites for low-interest loans to the existing owner the Charles Town Building Commission, for reuse for a park/recreational area in the context of existing facilities including the Boys & Girls Club, Evitts Run Park, and the Ranson Civic Center, as well as to connect to the future park at the Supertane site;

- **Other sites** that may obtain RLF loans, to the extent that there are sufficient funds following prioritization of all the sites above, may also include the Kidde/Powhatan Place LEED-ND redevelopment in Ranson for low-interest loans to the private redeveloper; and the Miller Chemical Site in Ranson for potential commercial redevelopment.

iii.) The **Charles Town RLF Team structure** will ensure sound management of the remedial and financial goals of the program. The team core will be the Charles Town City Manager, who will oversee the Fund Manager and Chair the RLF Committee to ensure that the remedial, financial, and redevelopment goals of the program are integrated, and that key external stakeholders and advisors are adequately integrated. The RLF Committee will be staffed by the Charles Town City Planner who will maintain a schedule and convene RLF Committee meetings. The Fund Manager/City Accountant will oversee the fund/financial management aspects of the program as described in item i.) above. This core staff team will be supported by a group of closely integrated advisors, including a procured "Licensed Remediation Specialist" who is licensed by the State and who would be fully involved in project selection and management, a local banker with lending program experience that will serve on the RLF Advisory Committee, and members of the City Finance Committee. These advisors will provide oversight, accountability, and guidance to the staff. Beyond those integrated advisors, the RLF Committee will convene and consult regularly with a group of external advisors that will include the City Manager and the Finance Director of the City of Ranson, WVDEP staff from the Land Restoration Division, and staff from EPA Region 3's Brownfields program. In addition, the RLF Advisory Committee will work with community based organizations that will be consulted at key program milestones to ensure that the RLF Program is implemented in a way that meets community goals.

b.) Budget for Funding, Tracking & Measuring Progress, Leveraging

i.) Budget Table

Categories	Project Tasks for Loan (at least 50 percent of amount requested)				
Program Costs Only	Establishment of RLF/General Programmatic	RLF Management.	Cleanup Planning/Oversight	Loans	Total
Personal	\$10,000	\$10,000	\$3,000		\$23,000
Fringe					
Travel	\$2,000				\$2,000
Equipment					
Supplies					
Contractual			\$20,000		\$20,000
Loans				\$460,000	\$460,000
Subtotal:	\$12,000	\$10,000	\$23,000	\$460,000	\$505,000
Cost Share					
Categories	Project Tasks for Subgrants (at least 50 percent of amount requested)				
Program Costs Only	Establish Subgrant	Manage & Service RLF	Cleanup Planning/	Subgrants	Total

	Program	Subgrants	Oversight		
Personnel	\$5,000	\$10,000	\$5,000		\$20,000
Fringe					
Travel					
Travel					
Equipment					
Supplies					
Contractual			\$20,000		\$20,000
Subgrants				\$455,000	\$455,000
Subtotal:	\$5,000	\$10,000	\$25,000	\$455,000	\$495,000
Cost Share					\$200,000
Total					\$1,200,000
Total Cost Share					\$200,000

More than 90% of the funding will go directly into cleanup loans and subgrants. No funding will go to fringe benefits, equipment or supplies. This budget reflects the fact that most of the remedial and redevelopment planning work at the targeted sites has already been done. Beyond that, Charles Town has also agreed to contribute much of management as in-kind.

Task 1 – Programmatic Activities – This task will consist of time spent by personnel including the City Manager, City Planner, and Fund Manager to establish the RLF, establish the RLF Advisory Committee, establish the RLF criteria and requirements, coordinate with WVDEP and EPA Region 3, and hold public forums to explain the program to the public and key stakeholders. This also provides funding for City personnel to travel to and attend the next EPA Brownfields Conference in Atlanta, GA.

Task 2 – Manage and Service RLF – This task will consist of ongoing time spent by City RLF staff to make loans/subgrants available, review and select applications, review pro formas, execute loan/subgrant documentation, and monitor repayments to the Fund. Other activities will include review & approval of invoices, preparing quarterly reports, and tracking success metrics.

Task 3 – Cleanup Planning & Oversight – The component will support City staff, and a substantial involvement of the procured LRS, to ensure that applicants have comprehensive and well-conceived cleanup plans, that sufficient interaction takes place between borrowers / subgrantees and WVDEP, that cleanups proceed in a timely and effective manner, and that any concerns regarding pollution releases are properly addressed. Activities will include review of project summaries and site environmental characterization reports. For each project, once it has been approved by EPA, Charles Town will use contractual support (LRS) to prepare an Analysis of Brownfield Cleanup Alternatives (ABCA) and Site Specific Community Relations Plan, and to establish a document repository. Public comment on the ABCA will be received, and a Decision Memorandum will be provided to the RLF Committee for approval. The LRS and staff will also monitor cleanups for compliance with RLF provisions, VRP requirements, Davis Bacon and federal cross-cutting requirements. The LRS and staff will also enter and maintain property profiles in the Assessment, Cleanup and Redevelopment Exchange System.

Task 4 – Loan or Subgrant – This will be the focus of the program and resources, with more than 90% of the funding spent here. Charles Town expects to make between two and six (2-6) subgrants and loans with RLF funds in the initial round, before revenue revolves back in.

- ii.) **Tracking & Measuring Progress** – The Charles Town RLF Advisory Committee will establish metrics for success that will include the number and amounts of subgrants made, number and amounts of RLF loans made, number of brownfield properties supported, acres of brownfields supported, amount of public and/or private funds leveraged for cleanup and redevelopment, number of reuse plans implemented, jobs created, parks/rec/public facilities created or expanded, and amount of loan dollars revolved back into the Fund. The Charles Town City Planner will require all loan/grant recipients to report on these metrics quarterly along with an annual summary. Importantly, these metrics will be reported publicly, with semi-annual reports to the Charles Town and Ranson City Councils, annual reports to the local media, and regular posting of metrics and results on the City of Charles Town web site (www.charlestownwv.us), the “Ranson Renewed / Charles Town Connected” web site (www.charlestownwv.us/ransonrenewed.com), and in EPA quarterly financial and narrative reports.
- iii.) **Leveraging** – Beyond the \$200,000 in cash match committed by the Perry Family, Charles Town expects to leverage significant additional funding into the cleanup and reuse activities at targeted brownfield sites. This leveraged funding will be used to ensure completion of remedial action work plans and future reuse plans, and to bring new private and public facilities onto these sites. Leveraging includes:
- Funding from the **City of Charles Town** and the **Charles Town Parks & Recreational Board** – since three of the targeted sites (Supertane, Charles Town Public Works, Dixie-Narco properties) are planned for public park and recreational reuse. Charles Town will leverage additional funding for cleanup and parks development at these sites. Leveraging may include ongoing funding available from a local parks & rec fee and impact fees on new development.
 - Charles Town will seek competitive grants from West Virginia’s **Land and Water Conservation Fund** grant program, which has already invested \$275,000 in the Evitts Run Park, and Dixie-Narco brownfield site for the development of a public skateboard park.
 - The Perry family is seeking cost recovery from parties previously involved in the Supertane site and responsible for the contamination, and intend to devote any **recovered costs** to the Supertane cleanup and revitalization. Resources are expected to be secured in 2012.
 - Charles Town will continue to leverage **WV Small Cities Block Grant (HUD) funding** for redevelopment in the Commerce Corridor. Charles Town has already secured more than \$300,000 which, together with \$100,000 in local funds, restored the historic Fisherman’s Hall/African American Community Center near the Supertane site. Charles Town will apply in 2012 for additional Block Grant funding for these brownfields.
 - Charles Town will require private borrowers of the RLF to match funding with additional **private financial investment**. Based on the level of private sector resources already invested in the Commerce Corridor (e.g., the new American Public University facilities), additional private investment at targeted RLF sites could reach another \$50,000,000. Already, the Arcland Group is investing in site preparation at the People’s Supply brownfield site to support commercial office development, and P&L Investments is investing more than \$10 million in the Powhatan Place site for a town center, mixed-use development – both sites that may be targeted for additional RLF investment for cleanup. Both developments will be constructed in 2011-2013.
 - Charles Town will continue to work as a partner with Ranson to use **\$140,000 in EPA Area-Wide Brownfields funding, \$950,000 in TIGER2 funding, and \$350,000 in HUD Challenge**

funding to promote brownfields planning, infrastructure upgrades and outreach in the Commerce Corridor area – investments that are already driving momentum in the community's brownfields.

c. **Charles Town Programmatic Capability and Past Performance**

i.) **Programmatic Capability** – Charles Town and Ranson have developed extremely competent and effective brownfields capability, despite being very small rural cities, due to our decade of partnership with EPA. As described above in regard to the **Charles Town RLF Team Structure**, the program will be supervised by the City Manager with the assistance of the City Planner, together with the City's Fund Manager. This core team will be assisted by appointed and contracted support including members of the City Finance Committee, the LRS, a local banker, Ranson officials, and volunteer brownfields experts including:

City Manager Joe Cosentini: Mr. Cosentini has been involved in the City's efforts for brownfield revitalization for more than six years. He has developed an extensive knowledge of current brownfield projects, including; the redevelopment of Powhatan Place (City of Ranson), the Charles Town Maintenance facility and the new American Public University Academic Center. Joe continues to work with the community on adaptive re-use projects located in and around Charles Town.

City Accountant Tara Hostler: Ms. Hostler has experience providing financial reporting in both the public and private sectors. She has provided grant management on all grants for the City of Charles Town including Save America's Treasurers, State Transportation Enhancement, Transportation Community System Preservation and other federal programs through FEMA and DHS. Her financial and analytical expertise will be utilized in the tracking of spending and reimbursement requests for this grant.

City Planner Katie See: Ms. See is a 2006 graduate of Virginia Tech where she studied urban policy and planning. She attended the 2006 National Brownfields Conference. Katie works with the Northern West Virginia Brownfields Assistance Center (NWVBAC) in discussing new grant opportunities and local projects. Katie will assist in our collaboration effort and use her specific knowledgebase and skills set to complement the team's peripheral abilities.

Licensed Remediation Specialist Dawn Seeburger, Owner of Environmental Resources & Consulting (ERC) – Ms. Seeburger remains involved in site assessment and remedial planning throughout Charles Town and Ranson, funded by EPA assessment funding, the City of Ranson, and private sector owner and redeveloper contracts. She is one of the most experienced and effective Environmental Professionals in the State of West Virginia. Although Charles Town will not determine whether ERC will be involved in the RLF implementation until the conclusion of a competitive procurement process, her experience is already building the competence of the Charles Town-Ranson community to conduct effective brownfields revitalization.

Other Committed Capabilities: Ranson City Manager Andy Blake is currently managing Ranson's brownfields program, including through the management of an EPA Area-Wide Brownfields Pilot Grant and an EPA Cleanup Grant. City Manager Blake is committed to the Charles Town-Ranson brownfields partnership, and has volunteered to provide on-going support to City Manager Joe Cosentini and his team if an EPA RLF Grant is awarded.

All of these staff and advisors have been involved in the Commerce Corridor revitalization for many years, and each is vested in the success and completion of the community's brownfields revitalization vision. If there is unexpected staff turnover, the Charles Town RLF Committee,

and its Personnel Committee, will ensure that brownfields and financial management experience is included in the selection process and job description for any replacements for key RLF staff. In addition, Charles Town intends to seek contracted assistance to conduct the remedial planning and oversight portions of the RLF program by using a procurement and selection process that is fully compliant with local, State and federal requirements to ensure the most competent and competitive services are obtained.

ii.) **No Adverse Audits** – in the past decade, Charles Town has obtained and successfully managed approximately \$20 million in Department of Transportation, HUD, EPA, and National Park Service funds. There has never been an adverse audit or finding associated with any of these projects or any other federal or state funded projects in Charles Town.

iii.) **Past Grants Performance** – Charles Town has participated closely and substantially with the City of Ranson in three EPA Assessment Grants and an Area-Wide Brownfields Planning Grant. Outside of EPA specific grants, the City of Charles Town has a solid track record of grant management, including:

- The City has successfully administered several WV DOT Transportation Enhancement grants. Charles Town received a combined \$1.5M in 2008 to improve pedestrian safety along the City's eastern entrance. The grant was effectively implemented and all funds expended.
- In 2010, The City was awarded a \$200,000.00 WV Land and Water Conservation Fund grant for the improvement and expansion of a downtown park. The project is in the beginning phases and will be completed in 2012 including the installation of walking trails, picnic pavilions and updated play equipment.
- In 2010, the City was awarded \$10,000.00 Flex-E-Grant from the WV Development Office for the creation of a 5-year strategic plan for the Discover Downtown Charles Town merchant group and to establish them as a Main Street organization. The strategic plan was completed and submitted to the State for review and comment. The project will be closed by the end of 2011.
- The City administers Department of Homeland Security Grant Program funds, through the Jefferson County Emergency Management office. Charles Town was awarded \$10,000 in 2010 to develop the City of Charles Town Continuity of Operations Plan. The purpose of the COOP is to ensure the continuous performance of essential City function during an emergency. The plan is completed and submitted to State agencies for review.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

Charles Town and Ranson have maintained a solid and ongoing commitment to community engagement in the revitalization of brownfields. For a decade the cities have maintained a "Commerce Corridor Council" that convenes ongoing involvement from public, business, organizational, government, and community-based groups at the local, regional, state and federal level. This collaboration includes ongoing partnerships and cooperation with the WVDEP, and U.S. EPA Region 3 and EPA OBLR Headquarters.

This collaboration has been taken to a new level recently, with the support of EPA’s Area-Wide Brownfields Pilot grant, which has created the “Ranson Renewed / Charles Town Connected” program for public engagement in local brownfields progress. This effort includes public workshops, a seven-day public charrette launched by EPA’s Mathy Stanislaus and David Lloyd, and an interactive web site to keep stakeholders engaged, www.ransonrenewed.com. This section describes how this broad foundation of community and stakeholder engagements will be continued and expanded to support a successful Charles Town/Ranson RLF program.

a.) Charles Town is already **well-engaged with the affected community** in reuse planning, site selection, cleanup decisions and revitalization efforts. The foundation of this engagement is the **Commerce Corridor Council**, which involves the following stakeholders:

Jefferson County NAACP	Jefferson County Commission
Jefferson County Community Ministries	Jefferson County Development Authority
City of Ranson	American Public University System
City of Charles Town	African American Community Association
Jefferson County Chamber of Commerce	Charles Town-Ranson Merchants Association
Boys & Girls Club of Jefferson County	Interfaith Housing Alliance, Inc.
WV Dept. of Environmental Protection	WorkForce West Virginia Region 7
Hagerstown / WV Eastern Panhandle MPO	Gateway New Economy Council
ArcLand Group	WV Governor Earl Ray Tomblin
WV Secretary of Commerce Keith Burdette	U.S. Senator Joe Manchin
U.S. Senator Jay Rockefeller	Congresswoman Shelley Moore Capito
WV Senator John Unger	WV Senator Herb Snyder
WV Delegate Tiffany Lawrence	Northern WV Brownfields Assistance Center
Charles Town / Ranson CORE (Center Cities One Renewal Effort)	WV Region 9 Regional Planning & Development Council

The Commerce Corridor Council is convened for important community input meetings, public workshops, reuse planning, discussion of sites for brownfield resources, discussion of the risks and impacts of contamination in the community, and milestones in the brownfields decision-making process.

In addition, Charles Town/Ranson maintain a database of stakeholders, organizations, and citizens involved in the Commerce Corridor, and they send regular emails to these stakeholders with information and notices. In the summer of 2011, the Ranson Renewed/Charles Town Connected website was created to enhance public information, share documents and resources, record and post videos of community meetings, and take comments from the public. www.charlestownwv.us/ransonrenewcd.com. A highpoint of community collaboration took place in August-September 2011, when Ranson and Charles Town participated in a preliminary public workshop followed by a full 7-day community charrette and open house that convened more than 50 expert consultants, community leaders, and a large group of stakeholders to move brownfields and other sustainable community plans forward.

Charles Town will build on these efforts by continuing to post information and take input through the Charles Town Connected website, through email postings to the stakeholder database, through announcements in local print/radio/television media, and by notifying the Commerce Corridor Council about meetings and actions of the Charles Town RLF Advisory Committee. If Spanish-language translation services are needed for effective community group involvement, Charles Town will make arrangements for those services as well.

- b.) Charles Town/Ranson are already heavily **engaged with the local, state and federal agencies** that are important to brownfields cleanup and revitalization in the community, and seeks to continue this collaboration under an RLF grant. At the local level, the relevant public agency is the Jefferson County Department of Health, which has a role in ensuring that contaminated aquifers are not used for human consumption; the Health Department has already fulfilled this role in cooperation with the Perry Family at the Supertane site, and the Department will continue to be involved in protecting public health at that site. At the state level, the relevant agency is the Land Restoration Division of the WVDEP, which has been closely and substantially involved in guiding and supporting the Commerce Corridor effort. WVDEP has also been directly involved in sites targeted for RLF resources, including counseling the owners of Supertane on entry into the WV VRP; leading a state removal effort at People's Supply and counseling its prospective purchaser on effective cleanup and reuse of the property; and conducting a removal action at the Kidde Foundry and overseeing the site's successful completion of the WV VRP process. At the federal level, EPA Region 3 has been substantially involved in the Commerce Corridor effort, visiting a number of times, providing substantial guidance and oversight, and featuring the Charles Town/Ranson program in the Region's Land Revitalization newsletter. At the headquarters level, several EPA OBLR officials have visited and provided oversight, including multiple visits from Brownfields Director Lloyd and a visit from EPA OSWER Chief Mathy Stanislaus. This EPA involvement plus HUD and Department of Transportation collaboration has been greatly enhanced recently, with the award of EPA Area-Wide, DOT TIGER, and HUD Challenge grant resources to Ranson and its coalition partner Charles Town.
- c.) Two **community-based organizations** have played a special and significant role in the Commerce Corridor effort, and Charles Town intends for them to continue their close involvement. The Jefferson County NAACP and the African American Community Association (AACA) have served as much more than merely organizations representing minorities, but have indeed been the lead organizations pressing for urban and neighborhood improvements in Charles Town. The NAACP/AACA have been in the lead in the effort to improve blighted and dilapidated housing in Commerce Corridor neighborhoods, to restore the historic Fisherman's Hall community center for public use, and to foster enhanced investment in the Evitts Run Park in the center of the brownfields area. In September 2011, when EPA OSWER AA Stanislaus, Brownfields Chief Lloyd and HUD/DOT officials came to Charles Town for public revitalization workshops, a community forum was hosted by the NAACP/AACA at Fisherman's Hall that brought together the community's social service, charitable and community-based organizations. A top objective of these groups, led by the NAACP/AACA, is for the polluted Supertane site to be cleaned and converted into a community park in this struggling neighborhood. In addition, the NAACP/AACA leadership is now forming a new 501(c)(3) community-based organization, the **Jefferson Coalition for Community Restoration (JCCR)**, and have recruited a respected CBO leader named Larry Bailey to spearhead the effort. Mr. Bailey was the Deputy Director of

the U.S. Conference of Mayors, the Co-Chair of President Jimmy Carter's transition team, the White House Director of Intergovernmental Affairs, and a community and business leader for more than 40 years. Now retired to his hometown of Charles Town, Mr. Bailey seeks to promote enhanced and equitable community revitalization.

As demonstrated by the letters of engagement by the NAACP and AACA these organizations will play significant roles on the Commerce Corridor Council, and as conveners of neighborhood groups and citizens in the targeted brownfields cleanup area. Charles Town supports these groups as a key liaison to the community, to ensure that cleanup and revitalization decisions reflect the desires of the local citizenry.

4. PROGRAM BENEFITS

a.) **Welfare and Public Health** – Some of the significant dangers to public health and welfare in the Charles Town/Ranson community are the brownfields targeted with these RLF resources – the Supertane site continues dangerous releases, the People's Supply site has been a place of death and injury, the Kidde foundry poured lead contamination into the adjacent neighborhood, Miller Chemical has been an ongoing environmental risk, and all of these sites together have blighted and degraded key sections of downtown and lower-income, minority neighborhoods. The revitalization of these sites will not only remove the risk and blight that the community has endured for decades, but is expected to produce hundreds of new, accessible local jobs as well as enhance community parks, recreation and greenspaces for these challenged neighborhoods. This includes plans for a regional waterfront park at the Supertane site, potential expansion of the American Public University or other commercial enterprises at People's Supply, and a LEED-ND neighborhood at the Kidde/Powhatan Place project.

As this cleanup and revitalization work progresses, Charles Town will work with its Licensed Remediation Specialist, its RLF Advisory Committee, the Commerce Corridor Council, and the WV DEP to ensure that cleanup work avoids negative impacts on local neighborhoods. In addition, by maintaining a commitment to housing affordability in the downtown and working with the Commerce Corridor Council and community-based organizations such as the NAACP/AACA/JCCR, Charles Town will ensure that reuse preserves and enhances these historic neighborhoods, and does not displace residents.

As a participant with Ranson in the initiative to implement all three of the Obama Administration's "Sustainable Community Partnership" grants (Area-Wide, TIGER, Challenge), Charles Town will remain committed to Livability principles. Charles Town is converting a historic downtown building into a Regional Transit Commuter Center; revitalizing a main downtown street as a complete, green corridor; promoting revitalization of blighted housing, promoting affordable housing; attracting high-tech and educational jobs through American Public University; revitalizing the historic core neighborhoods of Charles Town and Ranson; and leveraging investments from multiple federal agencies to obtain these goals.

b.) **Economic & Greenspace Benefits** – The brownfields specifically targeted for RLF investment have been chosen because of the economic and/or greenspace benefits slated for these properties. At People's Supply, Charles Town seeks to continue the expansion of knowledge sector jobs already commenced through two new American Public University

facilities in the Commerce. At the Kidde Foundry, Ranson is underway with a LEED-ND, mixed-use downtown development that will produce between 50 and 200 jobs. And at the Supertane/Public Works/Dixie Narco cluster of brownfield sites in Charles Town, the City has established a reuse vision for an expanded regional park that can be achieved with RLF resources (see Park Master Plan here).

c.) **Environmental Benefits from Infrastructure Reuse & Sustainable Reuse –**

From the outset of the Charles Town/Ranson brownfields initiative a decade ago, a driving force has been the effort to revitalize the vacant parcels at the core of the community and avoid sprawling development in the agricultural and historic lands outside the center cities. Located at the outer fringe of the Baltimore-Washington Metropolitan Statistical Area and with generally lower land prices, Charles Town/Ranson have been challenged by patterns of unmanaged growth. The revitalization of vacant areas in the downtown with high-quality mixed-use housing, jobs centers, and an improved parks and recreation system will foster this smarter growth. RLF resources will allow the community to target key brownfield sites that will utilize core infrastructure resources including the George Street/Fairfax Boulevard corridor (now being planned with a complete street improvement using TIGER2 funding), the planned Charles Town Transit Commuter Center (also sponsored by TIGER), an active rail line that traverses the Commerce Corridor, and all of the assets of an established downtown community. Already the Charles Town-Ranson brownfields are being revitalized with LEED-certified buildings, and future plans will focus on LEED-ND neighborhoods and other green building approaches. In addition, the initial remedial planning for the waterfront Supertane site includes potential phytoremediation that can double as park landscaping for the benefit of the community.



RESPONSES TO THRESHOLD CRITERIA

- 1.) **Applicant Eligibility**: The City of Charles Town is an eligible entity, as a general purpose unit of local government under West Virginia state code Chapter 8, Article 2. The City of Ranson is likewise a unit of local government under West Virginia code. Attached to this application is the City of Ranson's letter to the City of Charles Town agreeing to be part of this RLF coalition.
- 2.) **Description of Jurisdictions** – The Charles Town/Ranson Brownfield RLF grant will utilize the RLF within the city limits of Charles Town and the city limits of Ranson. Within these limits, Charles Town expects to focus resources within the “Commerce Corridor” project area in the downtown of the two cities, which has been delineated for nearly a decade, and confirmed in the cities’ recent EPA Area-Wide planning initiative. The Commerce Corridor corresponds closely with census tracts 9725.05 (CTown) & 9724.01 (Ranson) See the attached maps of the Charles Town/Ranson city limits, and the Commerce Corridor focus area.
- 3.) **State Environmental Authority** – Attached is a letter of acknowledgement and support from the WVDEP, Division of Land Restoration, which has been a long-time partner in brownfields revitalization with Charles Town and Ranson.
- 4.) **Oversight Structure and Legal Authority to Manage a Revolving Loan Fund**
 - a.) **Description of Oversight** – Charles Town and Ranson will build upon their decade of experience and competence in brownfields revitalization to ensure successful oversight. Overall supervision will be provided by the Charles Town City Manager Joc Cosentini, who has been the lead City official participating in a variety of EPA Assessment and EPA Area-Wide activities. Manager Cosentini will be assisted by Katie See, Charles Town’s City Planner, who has attended EPA Brownfields conferences and been directly involved in brownfields assessment activities in the City. The Charles Town RLF will be managed by Tara Hostler, the City’s Accounting Manager, who will review and manage all aspects of the loan process. A flow chart showing how loan applications will be processed is attached. Ms. Hostler will be assisted by the RLF procured consultant discussed below in regard to quarterly reporting, individual project budgeting, and related documentation submitted to EPA.

For effective management of remediation, Charles Town intends to procure a Licensed Remediation Specialist (LRS), which is an individual certified by the West Virginia Department of Environmental Protection under its Voluntary Remediation Program. This LRS will work with Charles Town to evaluate applications, meet with applicants, review cleanup plans, ensure approaches that will be protective of human health and the environment, coordinate with the WVDEP, assist with reporting, and recommend actions in the cases of circumstances that need additional City oversight. Charles Town will follow local, state and federal procurement requirements including 40 CFR 31.36 to obtain LRS assistance. Charles Town will issue a request for qualifications, convene designated City staff and advisors to evaluate and rank submitted statements of qualifications, interview the top three ranked companies and their LRS, and make a selection. Charles Town has already worked with LRS expertise over the past decade, and this LRS has already been directly involved in every site that is targeted for potential

cleanup using RLF resources. The City will not release any loan funds until an LRS is hired for the RLF program.

Charles Town intends to require RLF applicants or sub-grantees to sign contractual agreements that at a minimum require the applicants to follow all local, state and federal laws in the implementation of assessment and/or remedial actions; to provide the City with agreed-upon authority to enter, inspect, and secure sites as necessary to protect public health and the environment; and to conform to all terms for loan repayment and other RLF compliance . Charles Town, if considered warranted by the LRS will require borrowers/grantees to consider entering sites into the WVDEP Voluntary Remediation Program (VRP), or at a minimum convene with Land Restoration / VRP authorities at WVDEP to determine whether official entry into the VRP is not necessary to ensure a protective cleanup. In addition, Charles Town will require all applicants that do not enter the WV VRP to enter into discussions, together with the City, with appropriate EPA Region 3 officials. In fact, nearly every site that is contemplated for Brownfields RLF lending or subgrant is already involved with WVDEP, several have already entered the VRP, and it is expected that all the other sites will likely be entered into the VRP prior to remedial action.

With respect to effective oversight and management of the loan/subgrant process, the City's Fund Manager will convene an RLF Advisory Committee group composed of members of the City Finance Committee, the LRS, a local banker with experience in fund management, and community-based representatives to ensure that effective policies and procedures are established and followed prior to making loans or subgrants.

b.) ***Legal Authority to Secure Property & Manage Fund*** – The City of Charles Town has the legal authority under West Virginia state code to inspect, enter, hold, and manage public or private properties when necessary to protect human health and safety or require the removal of wastes. Charles Town also has the authority to manage a fund, including by establishing a loan program, making loan agreements with parties, and requiring and receiving loan repayments. These authorities can and will be bolstered by Charles Town's contractual agreements (authorized in State code) with borrowers and subgrantees that require and ensure adequate remedial and financial protections consistent with EPA policy and objectives. In addition, Charles Town has the ability under State code to contract with the City of Ranson to exercise these same authorities and ensure both public safety and the integrity of the loan fund. An explanation of Charles Town's State code, local code, and contractual authority is provided in the attached letter from counsel.

5.) **RLF Cost Share** – Charles Town will provide the required \$200,000 cost share for the \$1,000,000 Revolving Loan Fund in the following manner:

- a.) **The Perry Family**, the current owner of the contaminated former Supertane MGP site that is a prime target for RLF cleanup resources, **has committed to provide \$200,000 in cash match** to the Charles Town RLF, as documented in the attached letter from Roger Perry. The Perry family is making this contribution because they seek to clean up the dangerous conditions on this Supertane site, and also because the Perry's share the vision of the city that this property can be an important addition to two existing waterfront park areas that the City has developed over past

decades that were also donated by the Perry family, one approximately 75 years ago, and one approximately 10 years ago.

- b.) In addition, Charles Town will seek to leverage and match additional value in the form of donated land that will be used and accessible to the public. This is planned to include the Supertane site that will be donated by the Perry's to the Charles Town Building Commission, and the Charles Town Public Works Yard / Dixie Narco sites already owned by the Building Commission.
- c.) **The City of Charles Town may also donate additional cash match** to the RLF, particularly for the cleanup and revitalization of the Supertane, Public Works Yard, and Dixie-Narco sites for park and recreational purposes. This match may be supplemented by interest charged to RLF borrowers.
- d.) The City of Charles Town will seek additional **matching contributions from private sector parties** that utilize the RLF for redevelopment of properties, such as the People's Supply and Kidde/Powhatan site.



west virginia department of environmental protection

Division of Land Restoration
601 57th Street S.E.
Charleston, WV 25304
(304) 926-0455 Phone
(304) 926-0457 Fax

Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
dep.wv.gov

November 18, 2011

Joe Cosentini, City Manager
City of Charles Town

RE: USEPA Brownfield Cleanup Revolving Loan Fund Application

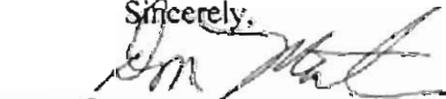
Dear Mr. Cosentini:

I am writing on behalf of the West Virginia Department of Environmental Protection, Division of Land Restoration. I write to acknowledge and endorse the application of the City of Charles Town for the U.S. EPA Brownfield Revolving Loan Fund.

As the Director of the Division of Land Restoration, which administers West Virginia's brownfield and voluntary cleanup programs, I am confident that the City of Charles Town will put the EPA funding to effective use. Your local effort to manage environmentally compromised properties is precisely what this federal funding is intended to promote.

I look forward to your forthcoming efforts to revitalize brownfield sites in your community. My staff and I stand ready to assist you in any way that we can.

Sincerely,



Ken Ellison
Director

ROGER & WANDA PERRY
The Hill Farm
Augustine Avenue, Charles Town, WV 25414

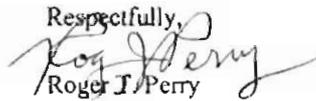
Ladies and Gentlemen:

We write on behalf of the Perry family to convey our commitment to provide \$200,000 in match funding to support the establishment of a \$1,000,000 Brownfields Revolving Loan Fund in Charles Town.

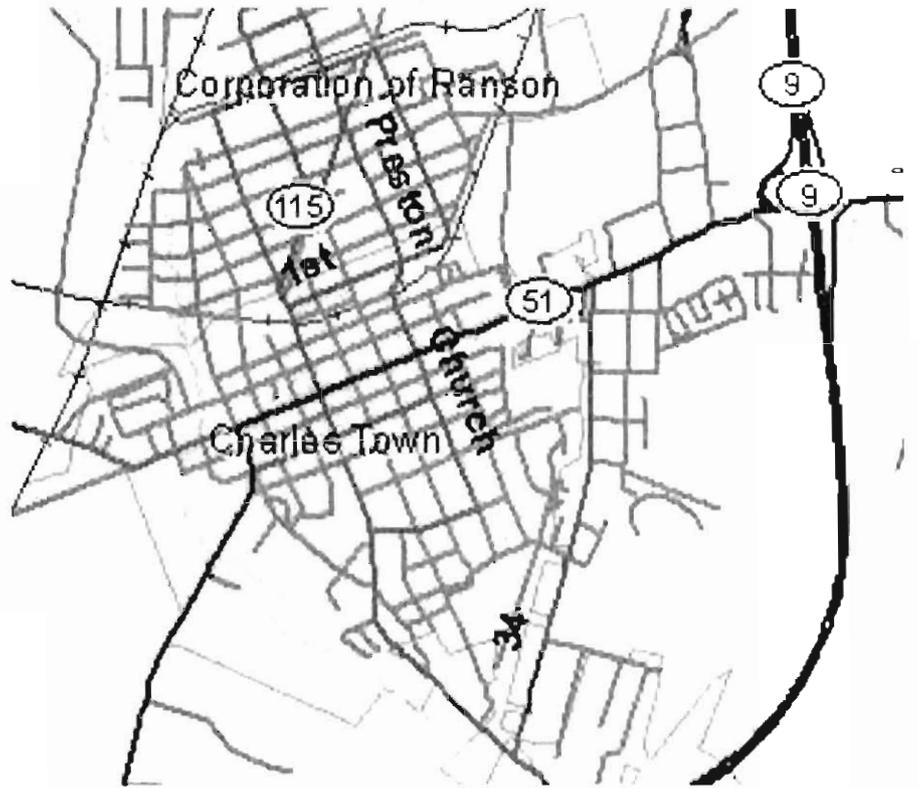
The Perry family has been in Charles Town since the 1700's, and we have owned the Hill Farm in Charles Town since the early 20th century. In the 1960's, my father purchased the closed Supertane manufactured gas site, adjacent to the Hill Farm, to prevent the site from being developed. My brother, my late sister, and I were jointly left the property by our father. More than 20 years later, the contamination at the site was identified as a cleanup priority by the State of West Virginia and the U.S. Environmental Protection Agency. The polluter, the Supertane Company, spent millions of dollars to remediate the site under EPA oversight, and our family was required to pay many hundreds of thousands of dollars in that remediation, due to our ownership of the property. In the year 2000 after 10 years of cleanup, the U.S. EPA and the Department of Justice entered a consent order in federal court stating that the cleanup that EPA supervised was complete and protective. Unfortunately, we learned in 2008, after a routine State inspection, that the site was not properly cleaned and that further cleanup will be required. Also unfortunately, the Supertane company is closed and long-gone. The Perry family is now underway with substantial efforts to ensure this site ends up being cleaned and safe, but we are soon to be exhausted.

The Perry family is now in partnership with the City of Charles Town to ensure that the Supertane site is cleaned and safe for our community. The EPA Brownfields RLF resources are critical to this effort. Our vision, shared by Charles Town, is to clean the site and make it part of a community-wide park along the Evitts Run Creek, joining the Ranson Civic Center, the Boys & Girls Club, the Charles Town Skate Park, Charles Town's Evitts Run Park, the Charles Washington Grave Park (town founder, George's brother), and the Happy Retreat heritage area into a continuous walking, biking, greenspace, riparian restoration, and recreational resource for the community. My family, and my ancestors, have donated the land that made many of these parks. The cleanup of the Supertane site, the missing middle of these parks, will complete a century of contributions along this waterfront corridor.

To deal with the challenge at Supertane, and create a lasting community park, we are prepared to provide \$200,000 to make the Charles Town RLF a success.

Respectfully,

Roger J. Perry
Charles Town

MAPS OF CHARLES TOWN-RANSON WV



EPA

Ranson Area-Wide Study Area Boundaries

Task 2.C - Reuse Study Areas:

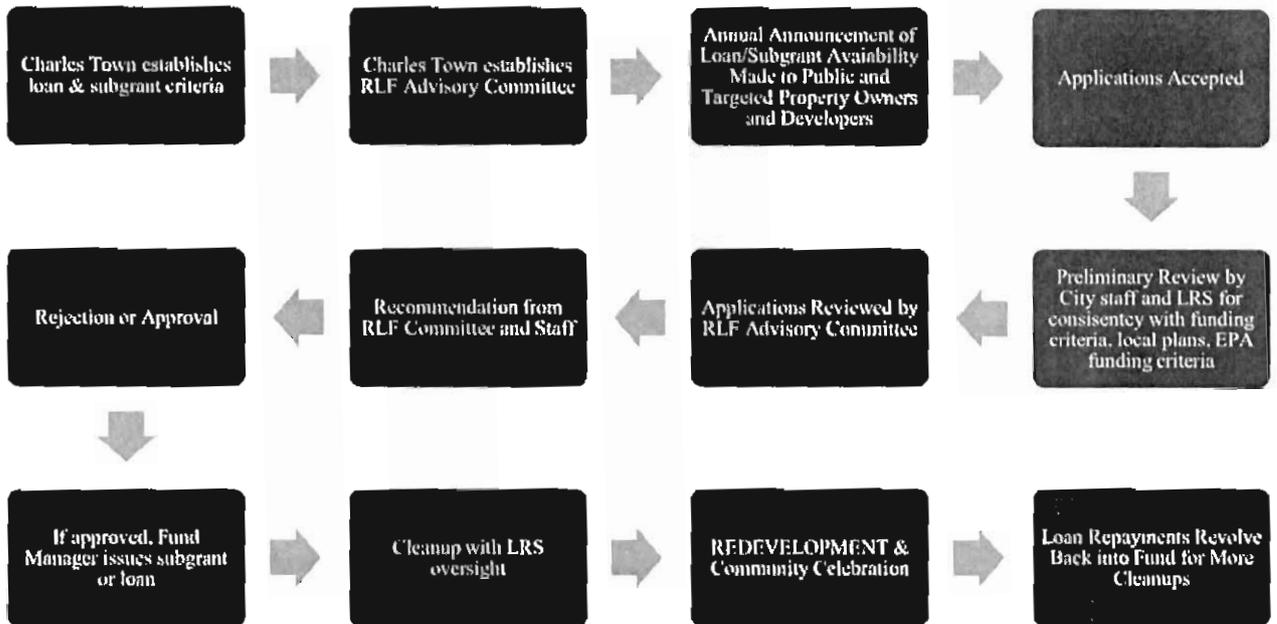
- 1 Former Kidde Mfg/Powhatan Place (8 parcels)
- 2 Former People's Supply (3 parcels)
- 3 Former Dixie-Narco/AB&C Inc (1 parcel)
- 4 City of Charles Town/Fonner CSX (1 parcel)
- 5 Charles Town Publie Works (1 parcel)
- 6 Former Miller Chemical (1 parcel)

SCALE: 1"=500'

Date: 2/23/2011



CHARLES TOWN RLF LOAN PROCEDURE



Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection of the grant.

- Community population is 10,000 or less
- Federally recognized Indian tribe
- United States territory
- Applicant assisting a Tribe or territory
- Targeted brownfield sites are impacted by mine-scarred land
- Targeted brownfield sites are contaminated with controlled substances
- Community is impacted by recent natural disaster(s)
- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy
- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities grant



City of Ranson



Office of the Mayor

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 FAX (304) 728-8579
E-mail: mayor@cityofransonwv.net
www.ransonwv.govoffice2.com

Paul D. Mills - City Manager

Ray A. Bralhwaiete - Recorder

Council Members

Dave Cheshire
Scott Coulter
Donnie Haines
Debbie McClure
Duke Pierson

November 28, 2011

Joe Cosentini
City Manager
City of Charles Town, WV

**Re: The City of Ranson, WV Agrees to Join in Coalition with the
City of Charles Town, WV in a Brownfields Revolving Loan Fund
Coalition**

Dear City Manager Cosentini:

This letter confirms that the City of Ranson would be pleased to join with the City of Charles Town to seek and implement U.S. EPA Brownfields Cleanup Revolving Loan funding.

Ranson and Charles Town have been partners in brownfields revitalization for a decade. We have applied for and used EPA assessment grant dollars together, coordinated on the Commerce Corridor together, shared the benefits of brownfields redevelopment such as the new American Public Universities green campus that straddles our border, and joined together in the Sustainable Community planning initiative in our two cities supported by EPA Area-Wide Brownfields, HUD Challenge, and DOT TIGER grant funding.

Ranson understands that this EPA RLF application will target potential sites that have been identified by our two cities as critical for redevelopment, and that these include Ranson brownfields such as the Kidde/Powhatan Place project and Miller Chemical. Certainly, it will be a benefit to Ranson to have additional sources of funding available to support redevelopment of our brownfields.

We look forward to our continued partnership with you on brownfields, and confirm our commitment to this Brownfields RLF coalition. In addition, I am ready and willing to continue to contribute my expertise in brownfields grant management to the City of Charles Town to help ensure success of the RLF initiative.

Sincerely,

A. David Hamill
Mayor of Ranson

**Jefferson County WV NAACP
P.O. Box 411
Ranson, WV 25438**

November 22, 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

Re: Jefferson County, WV NAACP Strongly Supports EPA Funding for Brownfields Cleanup

Dear Director Lloyd:

I write on behalf of the Jefferson County, WV NAACP to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups in our community. Charles Town and our partner City of Ranson, WV have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, and neighborhood revitalization. Now, we need additional federal resources to bring this community transformation to reality.

My organization has been involved in this brownfields and community revitalization, and intends to remain committed to its success. One of the missions of our local organization is to increase economic development in the community. We have been actively participating in the meetings and planning of the proposed economic development in the Charles Town/Ranson brownfield areas. Charles Town and Ranson remain committed to community partnerships for the revitalization of these brownfields into productive places, and that is why we support their efforts.

I strongly encourage EPA to support the Charles Town application for cleanup funding for the blighted brownfields in our community. Thank you for your consideration.

Sincerely,



George Rutherford

President

Jefferson County NAACP

cc: Mayor Peggy Smith & City Manager Joe Cosentini

*The African American Community Association
of Jefferson County*

November 28, 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

**Re: African American Community Association of Jefferson County Strongly Supports
EPA Funding for Brownfields Cleanup**

Dear Director Lloyd:

I write on behalf of the African American Community Association of Jefferson County to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups in our community. Charles Town and our partner City of Ranson, WV have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, and neighborhood revitalization. Now, we need additional federal resources to bring this community transformation to reality.

My organization has been involved in this brownfields and community revitalization, and intends to remain committed to its success. Beyond that, the organization that I represent is proof that federal funds are vitally important to revitalize our community. In March of 2010, we were awarded a grant by the Department of the Interior to refurbish historic Fisherman's Hall as part of the Save America's Treasures program. It was awarded in collaboration with the National Endowment of the Arts, National Endowment of the Humanities and the Institute of Museum and Library Services. It has become a central meeting point for the African American community here in Jefferson County, and is truly a treasure to our community. I look at the success of that program and know that the members of our community stand ready to walk into a greener future. I know that you also agree with me when I say that our community is ready and in need of support. If you will take a moment to remember when you came to visit Jefferson County, it was Fisherman's Hall where we convened. What, only a few years earlier was a deteriorating building, was by then a refurbished community center that stands as a testament to our communities resolve to come together.

This grant is part of that vision, and we are excited at the potential that it holds to turn a contaminated site into a beautiful park for all future generations to enjoy. Charles Town and

Ranson remain committed to community partnerships for the revitalization of these brownfields into productive places, and that is why we support their efforts.

I strongly encourage EPA to support the Charles Town application for cleanup funding for the blighted brownfields in our community. Thank you for your consideration.

Sincerely,



James Tolbert
President

African American Community Association of Jefferson County

cc: Mayor Peggy Smith & City Manager Joe Cosentini

Region VII Workforce Investment Board

WORK FORCE

West Virginia

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

November 28, 2011

Re: The Region VII Workforce Investment Board of WorkForce West Virginia Strongly Supports EPA Funding for Brownfields Cleanup

Dear Director Lloyd:

I write on behalf of the Region VII Workforce Investment Board to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups in our community. Charles Town and our partner City of Ranson, WV have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, and neighborhood revitalization. Now, we need additional federal resources to bring this community transformation to reality.

The Region VII Workforce Investment Board is a network of workforce development services designed to provide West Virginia's citizens and employers the opportunity to compete in today's competitive global economy. By making available the appropriate educational and training opportunities, West Virginia can provide its citizens with the work skills needed by businesses currently in the state or planning a West Virginia location.

We at the Region VII Workforce Investment Board appreciate the need to support our citizens and support the continued economic growth of our state. In this mission we recognize the need for career trainings that provide growth and stability for local economies. We look forward to a greener, cleaner, and stronger West Virginia economy. This grant will aid in that vision.

I strongly encourage EPA to support the Charles Town application for cleanup funding for the blighted brownfields in our community. Thank you for your consideration.

Sincerely,



T.J. Van Meter
Executive Director
Region VII Workforce Investment Board

cc: Mayor Peggy Smith
City Manager Joe Cosentini
Honorable Frances Morgan

ADMINISTRATIVE OFFICE
MARTINSBURG, WV
304-263-1832
304-263-1833 FAX

BERKELEY COUNTY UNIT
MARTINSBURG, WV
304-263-2696
304-263-8848 FAX



BOYS & GIRLS CLUBS
OF THE EASTERN PANHANDLE
P.O. Box 1184
MARTINSBURG, WV 26402

JEFFERSON COUNTY UNIT
CHARLES TOWN, WV
304-728-2724
304-724-7650 FAX

MORGAN COUNTY UNIT
BERKELEY SPRINGS, WV
304-258-6741
304-258-5012 FAX

November 22, 2011

David R. Lloyd
Director, Office of Brownfield Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

Re: BGCEP Strongly Supports EPA Funding for Brownfield Cleanup

Dear Director Lloyd:

I write on behalf of the Boys & Girls Club of the Eastern Panhandle to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for Brownfield cleanups in our community. It is my understanding the City of Charles Town and their partner the City of Ranson, both located here in West Virginia have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, as well as, neighborhood revitalization. It is our understanding that additional federal resources are needed to continue to bring this community transformation to reality.

The Boys & Girls Club has been involved in this Brownfield and community revitalization, and we intend to remain committed to its success. We have attended multiple community meetings and stand ready to participate however we can. The Mission of the Boys & Girls Club of the Eastern Panhandle is to inspire and enable all young people, especially those that need us most, to become responsible, productive and caring citizens. We have been an active youth development agency serving youth ages 6-18 in the eastern panhandle of West Virginia for 44 years. The Boys & Girls Club's programs promote the development of young people by instilling a sense of competence, a sense of usefulness, a sense of belonging and a sense of power or influence. When this strategy is fully implemented, self-esteem is enhanced and an environment is created which helps boys and girls reach their full potential. In 2010, the Boys & Girls Club of the Eastern Panhandle served 1074 registered members in three separate locations; the Morgan County Unit, the Jefferson County Unit and the Martinsburg-Berkeley County Unit. We offer daily access to a broad range of programs in five Core Program Areas: Education and Career Development, Character and Leadership Development, Health and Life Skills, The Arts, Sports, Fitness and Recreation.

We truly feel that the Cities of Charles Town and Ranson remain committed to community partnerships for the revitalization of these Brownfields and turning them into productive places, and that is why we support their efforts.

I strongly encourage the EPA to support the Charles Town application for cleanup funding for the blighted Brownfields in our community. Thank you for your consideration.

Sincerely,

Stefani A. Pierson
Executive Director

cc: Mayor Peggy Smith & City Manager Joe Cosentini

*A Positive Place for Kids.
A participating United Way agency*

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2011-2012**

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Assistant

PO BOX 227
CHARLES TOWN
WV 25214

304.726.3757
F 304.725.3331

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JEFFERSON COUNTY
DEVELOPMENT AUTHORITY

November 28, 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

**Re: Jefferson County Development Authority Strongly Supports EPA Funding for
Brownfields Cleanup**

Dear Director Lloyd:

I write on behalf of the Jefferson County Development Authority to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups in our community. Charles Town and partner City of Ranson, WV have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, and neighborhood revitalization. Now, additional federal resources are needed to bring this community transformation to reality.

My organization has been involved in this brownfields and community revitalization, and intends to remain committed to its success. As we strive to provide a strong, viable business climate in Jefferson County, we recognize the importance of brownfields redevelopment to enhance blighted properties for commercial reuse or for recreational use. Exceptional quality of life is a necessity to encourage business relocations, and an additional park will be an asset to the area. Our organization participated in the Ranson planning meetings and believes the new Powhatan Place is a quality reuse of the site. All improvements to the blighted areas of our community enhance our efforts as an economic development authority. Charles Town and Ranson remain committed to community partnerships and practice open communication to the residents/stakeholders when undertaking the revitalization of these brownfields into productive places, and that is why we support their efforts.

I strongly encourage EPA to support the Charles Town application for cleanup funding for the blighted brownfields in our community. Thank you for your consideration.

Sincerely,



Whitney Barrett, Research Assistant
Jefferson County Development Authority

cc: Mayor Peggy Smith & City Manager Joe Cosentini

November 22, 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

Re: American Public University System Strongly Supports EPA Funding for Brownfields Cleanup

Dear Director Lloyd:

I am writing on behalf of American Public University System (APUS) to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups in our community. Charles Town and its partner City of Ranson, WV have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, and neighborhood revitalization. Now, we need additional federal resources to bring this community transformation to reality.

APUS is a nationally- and regionally- accredited institution of higher learning providing Associates, Bachelor's and Master's degrees in 87 different degree programs. My organization has been deeply involved in this brownfields and community revitalization, and remains committed to its success. As you know, APUS purchased a renovated brownfield in Charles Town, on which we constructed our 45,000 SF Academics Center. We are working to complete a second building of 100,000 SF in the same area, straddling the border between Charles Town and Ranson. These projects represent over \$20 million in investments by APUS and demonstrate our corporate commitment to renovating the brownfields area with LEED- qualifying buildings. Charles Town and Ranson remain committed to community partnerships for the revitalization of these brownfields into productive places, and that is why we support their efforts.

I strongly encourage the EPA to support the Charles Town application for cleanup funding for the blighted brownfields in our community. Thank you for your consideration.

Sincerely,



Dr. Wallace E. Boston
President and CEO
American Public University System

cc: Mayor Peggy Smith & City Manager Joe Cosentini



West Virginia University

Northern West Virginia Brownfields Assistance Center

November 22, 2011

Mr. Joe Cosentini

City Manager of Charles Town

101 E. Washington Street, PO Box 14

Charles Town, WV 25414-0014

Re: Strongly Supports EPA Funding for Brownfields Cleanup

Dear Mr. Cosentini:

I write on behalf of the Northern WV Brownfields Assistance Center (NBAC) to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups.

The Northern WV Brownfields Assistance Center was created by the WV Legislature in 2005, and is based at West Virginia University to identify resources and assist in revitalization efforts to promote the remediation and reuse of brownfields in West Virginia. The NBAC began partnering with Charles Town in 2007 on brownfield projects. Specifically, the NBAC has recently supported efforts to redevelop People's Supply, and other local sites as part of the FOCUS WV brownfields mini-grant program. The NBAC is committed to providing continued technical assistance including through the use of the Decision Lancer Tool (DLT). The Tool was created by NBAC through a private foundation grant to help local governments, agencies, and community groups understand and move through the brownfield real estate redevelopment process.

The EPA Brownfields Revolving Loan Fund will provide necessary financial resources for projects that will build upon previous EPA assessment funding in the region and create economic drivers and employment opportunities, in addition to remediating brownfields, preserving green space, and removing environmental contaminants and public health threats from the communities of Charles Town and Ranson.

I strongly encourage EPA to support the Charles Town application for cleanup funding for the blighted brownfields in our community. Please feel free to contact me with any questions or comments regarding your grant application and/or our continued assistance.

Sincerely,

Patrick Kirby
Director

cc: Mayor Peggy Smith

A Program of the West Virginia Water Research Institute

Phone: 304-293-2867

ext. 5459

Fax: 304-293-7822

PO Box 6064

Morgantown, WV 26506-6064

Equal Opportunity/Affirmative Action Institution



November 28, 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

Re: Letter of Support for US EPA Brownfields Cleanup Grant for the City of Charles Town, WV

Dear Director Lloyd:

The Eastern Panhandle Regional Planning and Development Council (Region 9) supports the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant. For the past decade, the City of Charles Town and their partner City of Ranson, WV have successfully transformed blighted and polluted properties into new economic development, community parks, recreational spaces, and neighborhood revitalization. Additional federal resources are needed to continue the success of bringing these two neighboring community transformations to full fruition.

Region 9 is a local regional planning and development council created through the West Virginia state code to assist local governments within Berkeley, Jefferson and Morgan counties in the areas of planning and economic development. Both Charles Town and Ranson are active members of the Regional Council. Therefore, I have seen firsthand the results these two communities have produced working side-by-side in partnership to successfully revitalize brownfields into productive spaces.

Both communities are committed to continue the revitalization efforts and based on their tremendous successes the Regional Council strongly encourages EPA to select the City of Charles Town's application for a Brownfields Cleanup Grant. Thank you for your consideration. Should you need additional information please feel free to contact me.

Sincerely,

Carol A Goolsby
Executive Director

cc: Mayor Peggy Smith & City Manager Joe Cosentini



City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25411
Phone: (304) 725-2311 • Fax: (304) 725-1014 • Web: www.charles-town.com

November 22, 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

MAYOR

Peggy A. Smith

Re: Charles Town Parks and Recreation Commission Strongly Supports EPA Funding for Brownfields Cleanup

CITY
COUNCIL

*Rob
Bringewell*

*Wayne
Clark*

*Donald
Clendening*

*Clot
Hines*

*Sandra
Slusher
McDonald*

*Ann
Paonessa*

*Mark
Reinbart*

*Michael
Slover*

CITY
MANAGER

*Joe
Casentini*

Dear Director Lloyd:

I write on behalf of the Charles Town Parks and Recreation Commission to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups in our community. Charles Town and our partner City of Ranson, WV have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, and neighborhood revitalization. Now, we need additional federal resources to bring this community transformation to reality.

My organization has been involved in this brownfields and community revitalization, and intends to remain committed to its success. The Charles Town Parks and Recreation Commission was established in 2005 and currently owns and operates three City parks, open daily from dawn to dusk, for public use and enjoyment. We believe that parks and recreation opportunities are an essential component of a strong and vibrant community. Quality parks, recreational facilities and programs strengthen community pride and sense of place, promote health and wellness, contribute to a healthy economy and preserve natural and cultural resources. The further cleanup of sites such as the former People's Supply property, the Supertane property on Evitts Run Creek, and the Charles Town Public Works Yard/Dixie-Narco properties along the Evitts Run Creek that is near the Boys & Girls Club and the existing Evitts Run Park is vital to the continued beautification and accessibility of the City of Charles Town. Charles Town and Ranson remain committed to community partnerships for the revitalization of these brownfields into productive places, and that is why we support their efforts.

CITY CLERK

Kiya Tabb

I strongly encourage EPA to support the Charles Town application for cleanup funding for the blighted brownfields in our community. Thank you for your consideration.

Sincerely,

Michael Slover
President
Charles Town Parks and Recreation
Commission

cc: Mayor Peggy Smith & City Manager Joe Casentini

November 28, 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
U.S. Environmental Protection Agency
Washington, DC

Re: Support for EPA Funding for Brownfields Cleanup

Dear Director Lloyd:

I write on behalf of Arcland Property Company, LLC, ("Arcland") a commercial real estate development company, to convey our strong support for the City of Charles Town's application for \$1 million in U.S. Environmental Protection Agency grant funding to support a grant and loan fund for brownfield cleanups in our community. Charles Town and its partner City of Ranson, WV have been working with the community for a decade to transform blighted and polluted properties into new economic development, community parks and recreational spaces, and neighborhood revitalization. Now, we need additional federal resources to bring this community transformation to reality.

Our company has been involved in this brownfields and community revitalization, and intends to remain committed to its success. Arcland is an active developer of multiple Brownfield projects in Ranson/Charles Town. Our self storage property, Ranson Self Storage, LLC, is located on a former brownfield site. Additionally, we are currently developing the former People's Supply property into an office campus. Through their continued assistance in these projects, Charles Town and Ranson have illustrated their commitment to community partnerships for the revitalization of these brownfields, and we support their efforts.

I strongly encourage EPA to support the Charles Town application for cleanup funding for the brownfields in our community. Thank you for your consideration.

Sincerely,
Noah Mehrkam, *President*



1250 Edwin Miller Boulevard, Suite 100
P.O. Box 2629
Martinsburg, WV 25402-2629
(304) 263-6991 (304) 262-3541 Fax
www.step-toe-johnson.com

Writer's Contact Information
304-262-3522
michael.funk@step-toe-johnson.com

28 November 2011

David R. Lloyd
Director, Office of Brownfields Cleanup and Land Revitalization
Office of Solid Waste and Emergency Response
U.S. Environmental Protection Agency

RE: Legal Opinion with respect to Brownfields Revolving Loan Fund Grant Application

Dear Mr. Lloyd:

This firm serves as general legal counsel to the City of Charles Town, West Virginia (the "City"), and this legal opinion is offered in such capacity.

The City is submitting an application to the U.S. Environmental Protection Agency ("EPA") for a Brownfields Revolving Loan Fund Grant. The City has requested that, in support of its application, we provide our legal opinion as to the following matters:

1. That the City has legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant; and
2. That the City has legal authority to perform the actions necessary to manage a revolving loan fund, including the legal authority to hold funds, make loans, enter into loan agreements, and collect payments.

In connection with the legal opinions set forth below, we have examined such matters of law and such published copies of provisions of constitutions, statutes, charters, and ordinances ("Applicable Laws") as we have considered appropriate for the purpose of rendering such opinions.

The legal opinions set forth below are subject to the assumptions that: (i) all copies of Applicable Laws examined by us conform with the originals thereof; and (ii) the City will, in each instance, follow through on its intention referenced below and in fact require each and every loan or subgrant recipient to contractually authorize the City and its representatives to: (a) access, inspect, and secure any site; and (b) take appropriate actions to abate or rectify any emergency condition, refer the site to appropriate state or federal authorities, or contract for completion of performance contemplated under a loan or grant at the borrower's or subgrantee's expense.

The power and authority of the City, as a political subdivision of the State of West Virginia, derive from three sources – the State's Constitution, the statutory provisions of the West Virginia Code, and the City's Charter.

MA5896171 1

The Constitution and statutes of West Virginia provide broad power and authority to municipalities, particularly under the following provisions providing for home rule. Section 39(a) of Article VI of the West Virginia Constitution, entitled *Home Rule for Municipalities*, provides as follows, in pertinent part (emphasis added):

§ 39(a). Under such general laws, the electors of each municipal corporation, wherein the population exceeds two thousand, shall have power and authority to frame, adopt and amend the charter of such corporation, or to amend an existing charter thereof, and through its legally constituted authority, may pass all laws and ordinances relating to its municipal affairs: Provided, That any such charter or amendment thereto, and any such law or ordinance so adopted, shall be invalid and void if inconsistent or in conflict with this constitution or the general laws of the state then in effect, or thereafter from time to time enacted.

The City's Charter was amended subsequent (as recently as 2005) to ratification in 1936 of Section 39(a) of Article VI of the Constitution, thereby establishing the City's power and authority to pass all laws and ordinances relating to municipal affairs that are not inconsistent with or in conflict with the Constitution or the State's general laws .

Section 8-12-2 of the West Virginia Code expounds upon the home rule powers provided under the State Constitution as follows, in pertinent part (emphasis added):

§ 8-12-2. Home rule powers for all cities.

(a) In accordance with the provisions of the "Municipal Home Rule Amendment" to the constitution of this state, and in addition to the powers and authority granted by (i) such constitution, (ii) other provisions of this chapter, (iii) other general law, and (iv) any existing charter, any city shall have plenary power and authority by charter provision not inconsistent or in conflict with such constitution, other provisions of this chapter or other general law, or by ordinance not inconsistent or in conflict with such constitution, other provisions of this chapter, other general law or any existing charter, to provide for the government, regulation and control of the city's municipal affairs, including, but not limited to, the following:

(2) The transaction of the city's business;

(9) The government, protection, order, conduct, safety and health of persons or property therein;

(10) The adoption and enforcement of local police, sanitary and other

similar regulations; and

Sections 8-12-1 and 8-12-5 of the West Virginia Code further specify particular power and authority granted municipalities, and Section 8-1-7 of the Code clarifies that a municipality's power and authority are not limited to those expressly enumerated, as follows, in pertinent part (emphasis added):

§ 8-12-1. General corporate powers of all municipalities.

Except as otherwise provided in this chapter, every municipality shall have plenary power and authority:

(2) To contract and be contracted with;

(5) To take by gift, donation, grant, bequest or devise and to hold and administer, real or personal property within or without the corporate limits of the municipality, absolutely, in trust or otherwise, for any public, charitable or municipal purpose, and to do all things necessary, useful, convenient or incidental to carry out the purpose of such gift, donation, grant, bequest, devise or trust, and to manage, sell, lease or otherwise dispose of the same in accordance with such terms and conditions as may be prescribed by the donor, grantor or testator and accepted by the municipality.

§ 8-12-5. General powers of every municipality and the governing body thereof.

In addition to the powers and authority granted by: (i) The Constitution of this state; (ii) other provisions of this chapter; (iii) other general law; and (iv) any charter, and to the extent not inconsistent or in conflict with any of the foregoing except special legislative charters, every municipality and the governing body thereof shall have plenary power and authority therein by ordinance or resolution, as the case may require, and by appropriate action based thereon:

(13) To prevent injury or annoyance to the public or individuals from anything dangerous, offensive or unwholesome;

(23) To provide for the elimination of hazards to public health and

safety and to abate or cause to be abated anything which in the opinion of a majority of the governing body is a public nuisance;

(44) To protect and promote the public morals, safety, health, welfare and good order;

§ 8-1-7. Construction of powers and authority granted.

(a) The enumeration of powers and authority granted in this chapter shall not operate to exclude the exercise of other powers and authority fairly incidental thereto or reasonably implied and within the purposes of this chapter or in accordance with the provisions of the Municipal Home Rule Amendment to the constitution of this state, the powers and authority granted by such constitution, other provisions of this code and any existing charter. The provisions of this chapter shall be given full effect without regard to the common-law rule of strict construction and particularly when the powers and authority are exercised by charter provisions framed and adopted or adopted by revision of a charter as a whole or adopted by charter amendment under the provisions of this chapter.

The City's Charter further specifies its power and authority. Section 42 of the Charter broadly provides to the City all power and authority granted to municipalities under the West Virginia Code, as follows:

SECTION 42. Other provisions of law applicable.

The corporation of Charles Town, except as is herein otherwise provided, shall have all the powers, rights and privileges, and be entitled to all the benefits now conferred on municipal corporations by West Virginia Code 8-11-1 et seq. or which may hereafter be granted to municipal corporations by general law.¹

¹ Note that Section 42 references Article 11 of Chapter 8 of the Code. We are of the belief that the reference to Article 11 is the result of a clerical error, and that Article 12 of Chapter 8 (i.e., Section 8-12-1 et seq.) was the intended object of the reference. Article 11 generally provides for the power of municipalities to make and pass ordinances, resolutions, orders, etc., and related matters. In contrast, Article 12 sets forth the general and specific powers and authorities of municipalities. The language of Section 42 seems intended to apply broadly to the great variety of powers and authority provided in Article 12, and not the narrow object of Article 11. This seems only more to be the case when one considers that other sections of the Charter (particularly Section 23, the language of which is taken nearly verbatim from Code Section 8-11-1) specify the power and authority of the City to make and pass ordinances, resolutions, orders, etc. However, even if Article 11 is assumed to be the intended reference, that circumstance would not affect our reliance upon Section 42 because Section 8-11-1(a)(1) provides that a municipality has plenary power and authority to make and pass all needful ordinances, orders, resolutions, rules, regulations, etc. "to carry into effect the powers and authority conferred upon any municipality or its

Sections 3, 21, and 23 of the City Charter further specify particular powers and authority of the City, as follow, in pertinent part:

SECTION 3. Town Incorporate.

The Mayor and Councilmen as soon as they shall be elected and qualified, as herein provided, shall be a body politic and corporate by the name of "The Corporation of Charles Town", and shall have perpetual succession and a common seal; and by that name may sue and be sued, plead and be impleaded, contract and be contracted with, and may purchase and hold real estate and other property necessary or proper to enable it to discharge its duties, and needful for the good order, government and welfare of said corporation.

SECTION 21. Powers of Council.

The Council shall have power . . . to prevent injury or annoyance to the public or individuals from anything dangerous, offensive or unwholesome; to abate or cause to be abated anything which, in the opinion of the majority of the whole Council, shall be a nuisance; . . . to promote the general welfare of the Town, and to protect the persons and the property of the citizens therein; . . . to provide for the purity of the water and the healthfulness of the town; . . . to prescribe and enforce ordinances for the purpose of protecting the health, decency, morality and order of the Town and its inhabitants, and to punish violators of such ordinances, even if the offenses under and against such ordinances shall also constitute offenses under the laws of the State of West Virginia, or the common law

SECTION 23. General powers.

To carry into effect these enumerated powers, and all other powers conferred upon the said Town, or its Council, expressly or by implication, by this or any future act of the legislature of this State, the Council shall have power to make, pass and enforce all needful orders, bylaws, ordinances, resolutions, rules and regulations, not contrary to the Constitution and laws of this State;

Finally, the City's Nuisances Ordinance at Article 1101 of the City's Codified Ordinances authorize the City to take actions identify and abate public nuisances, as set forth below in pertinent part (emphasis added). The City could rely upon those provisions to access and secure sites.

1101.02 Public Nuisances Defined.

(a) Generally. A public nuisance is a thing, act, occupation, condition or use of property which shall continue for such length of time as to:

governing body by the provisions of this chapter." Hence, in that circumstance, Section 42 is read to authorize and empower the City to pass all ordinances and other laws necessary to effect the powers and authority conferred under Article 12 and other provisions of the Code – in essence incorporating by reference the provisions of the other Code sections.

- (1) Substantially annoy, injure or endanger the comfort, health, repose or safety of the public; or
- (2) In any way render the public insecure in life or in the use of property; or
- (3) Greatly offend the public morals or decency; or
- (4) Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way.

1101.03 Abatement of Public Nuisances.

(a) Inspection of Premises. Whenever complaint is made that a public nuisance exists, or has existed, within the City, the City Manager, Chief of Police, or Building Inspector, or some other City official whom the City Manager shall designate shall forthwith inspect or cause to be inspected the premises and shall make a written report of his findings. Whenever practicable, the inspecting officer shall cause photographs to be made of the premises and shall file the same in the office of the City Clerk.

(b) Summary Abatement.

(1) Notice to owner. If the inspecting officer determines that a public nuisance exists on private property and that there is great and immediate danger to the public health, safety, peace, morals or decency, the City Manager may direct the Chief of Police, or a deputy sheriff, to serve a notice on the owner, or, if the owner cannot be found, on the occupant or person causing, permitting or maintaining such nuisance and to post a copy of the notice on the premises. Such notice shall direct the owner, occupant or person causing, permitting or maintaining such nuisance to abate or remove such nuisance within twenty-four hours and shall state that unless such nuisance is so abated, the City will cause the same to be abated and will charge the cost thereof to the owner, occupant or person causing, permitting or maintaining the same, as the case may be.

(2) Abatement by City. If the nuisance is not abated within the time provided or if the owner, occupant or person causing the nuisance cannot be found, the City Manager, Chief of Police or the Building Inspector, or some other City official whom the City Manager shall designate, shall cause the abatement or removal of such public nuisance.

(c) Hearing Before Council. If the inspecting officer determines that a public nuisance exists on private premises, but the nature of such nuisance is not as to threaten great and immediate danger to the public health, safety, peace, morals or decency, he shall file a written report of his findings and the City Manager shall forward the same unto Council for disposition hereinafter set forth.

(1) If Council shall receive a written report as set forth above, Council shall make a preliminary determination whether the act set forth in the written report constitutes a nuisance as defined in this article, and if Council determines that there are reasonable grounds to believe that the acts complained of in the written report, constitute a violation of this article, Council shall set a time and place for a full hearing on the allegations contained in the written report.

(2) Council shall cause a copy of the written report and notice of a hearing for it to be served upon the owner, occupant or person causing, permitting or maintaining such nuisance, preferring first to give such notice in person, but, if the owner, occupant or person causing or permitting or maintaining such nuisance cannot be found, then notice shall be served by any other means calculated to give notice of the hearing to the owner, occupant or person causing, permitting or maintaining such nuisance.

(3) At such hearing, the City Manager, Chief of Police or Building Inspector or some other City official whom the City Manager has designated, shall present evidence with regard to the allegations contained in the written report, and the owner, occupant or person causing, permitting or maintaining such nuisance may appear at such hearing and present such evidence as that person deems appropriate with regard to the matters set forth in the written report.

(4) After presentation of all matters before Council, Council shall determine whether acts set forth in the written report constitute a nuisance pursuant to this article. If Council so finds, Council shall further direct the appropriate City officials to, among other things, void any licenses issued by this City for the operation of any commercial establishment and/or direct the City Attorney to bring such action in the Circuit Court of Jefferson County, to permanently enjoin the nuisance.

Notwithstanding such provisions and the ability thereunder of the City to inspect property and abate nuisances, we have advised the City, and the City has expressed its intention, to require each and every loan or subgrant recipient to contractually authorize the City, its officials, employees, agents, and contractors, to: (i) access, inspect, and secure any site; and (ii) take appropriate actions to abate or rectify any emergency condition, refer the site to appropriate state or federal authorities, or contract for completion of performance contemplated under a grant at the borrower's or subgrantee's expense. We believe that contractual rights to take such actions will facilitate prompt and efficient action and

responses.

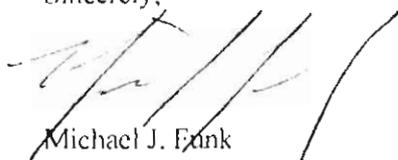
Based upon the foregoing, subject to the assumptions set forth herein, and with respect to any Brownfields Revolving Loan Fund Grant that may be granted to the City pursuant to its application, we hereby render the following legal opinions:

1. **The City has, or will have at the time any loan or subgrant is made, legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant; and**
2. **The City has, or will have at the time any loan or subgrant is made, legal authority to perform the actions necessary to manage a revolving loan fund, including the legal authority to hold funds, make loans, enter into loan agreements, and collect payments.**

The legal opinions expressed herein concern only the laws of the State of West Virginia and the City of Charles Town, as currently in effect. We assume no obligation to supplement this legal opinion if any applicable laws change after the date hereof, or if we become aware of any facts that might change the opinions expressed herein after the date hereof.

This legal opinion is being delivered to EPA for its sole benefit, in order that EPA may rely upon our opinion in considering the Brownfields Revolving Loan Fund Grant Application submitted by the City and to which this legal opinion is attached, and no other person or entity is entitled to rely hereon. The legal opinions expressed in this letter are limited to the matters set forth in this letter, and no other opinions should be inferred beyond the matters expressly stated.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Fank", written over a horizontal line.

Michael J. Fank

Enclosure: 1

144220.00019

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

* 3. Date Received:

11/28/2011

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Charles Town

* b. Employer/Taxpayer Identification Number (EIN/TIN):

556000162

* c. Organizational DUNS:

6275297790000

d. Address:

* Street1:

101 East Washington Street

Street2:

* City:

Charles Town

County/Parish:

* State:

WV: West Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

25414-1075

e. Organizational Unit:

Department Name:

Office of the City Manager

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name

Joe

Middle Name:

* Last Name:

Cosentini

Suffix:

Title:

City Manager

Organizational Affiliation:

* Telephone Number:

304-725-2311, x6

Fax Number:

304-7256-1014

* Email:

joe@charlestownwv.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-11-06

* Title:

Proposal Guidelines for Brownfields Revolving Loan Fund Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Charles Town, WV EPA Brownfields Revolving Loan Fund Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,000,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="200,000.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		Total (g)
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	
1. EPA Brownfields RLF Grant	56.818	\$	\$	\$ 1,000,000.00	\$ 200,000.00	\$ 1,200,000.00
2.						
3.						
4.						
5. Totals		\$	\$	\$ 1,000,000.00	\$ 200,000.00	\$ 1,200,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	EPA Brownfields RLF Grant				
a. Personnel	\$ 43,000.00	\$	\$	\$	43,000.00
b. Fringe Benefits					
c. Travel	2,000.00				2,000.00
d. Equipment					
e. Supplies					
f. Contractual	40,000.00				40,000.00
g. Construction					
h. Other	915,000.00				915,000.00
i. Total Direct Charges (sum of 6a-6h)	1,000,000.00				1,000,000.00
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	\$ 1,000,000.00	\$	\$	\$	1,000,000.00
7. Program Income	\$	\$	\$	\$	

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Standard Form 424A (Rev. 7-97)

Prescribed by OMB (Circular A - 102) Page 1A

SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS	
8.	\$	\$	\$	\$	\$
9.					
10.					
11.					
12. TOTAL (sum of lines 8-11)	\$	\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 450,000.00	\$ 200,000.00	\$ 100,000.00	\$ 100,000.00	\$ 50,000.00
14. Non-Federal	\$				
15. TOTAL (sum of lines 13 and 14)	\$ 450,000.00	\$ 200,000.00	\$ 100,000.00	\$ 100,000.00	\$ 50,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. N/A	\$ 450,000.00	\$ 300,000.00	\$ 200,000.00	\$ 50,000.00
17.				
18.				
19.				
20. TOTAL (sum of lines 16 - 19)	\$ 450,000.00	\$ 300,000.00	\$ 200,000.00	\$ 50,000.00

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges:	
22. Indirect Charges:	
23. Remarks:	

Other Attachment File(s)

* Mandatory Other Attachment Filename:

[Add Mandatory Other Attachment](#)

[Delete Mandatory Other Attachment](#)

[View Mandatory Other Attachment](#)

To add more "Other Attachment" attachments, please use the attachment buttons below

[Add Optional Other Attachment](#)

[Delete Optional Other Attachment](#)

[View Optional Other Attachment](#)

Close Form

Project Narrative File(s)

* Mandatory Project Narrative File Filename:

[Add Mandatory Project Narrative File](#)

[Delete Mandatory Project Narrative File](#)

[View Mandatory Project Narrative File](#)

To add more Project Narrative File attachments, please use the attachment buttons below.

[Add Optional Project Narrative File](#)

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manifest.txt
Manifest for Grant Application # GRANT11012355

Grant Application XML file (total 1):

1. GrantApplication.xml. (size 13506 bytes)

Forms Included in Zip File(total 4):

1. Form SF424_2_1-v2.1.pdf (size 39476 bytes)
2. Form SF424A-v1.0.pdf (size 36248 bytes)
3. Form Other-v1.1.pdf (size 25467 bytes)
4. Form Project-v1.1.pdf (size 25897 bytes)

Attachments Included in Zip File (total 7):

1. OtherNarrativeAttachments
OtherNarrativeAttachments-Attachments-1234-Transmittal Letter.pdf application/pdf
(size 172210 bytes)
2. OtherNarrativeAttachments OtherNarrativeAttachments-Attachments-1238-EPA
Support Letters.pdf application/pdf (size 1798107 bytes)
3. OtherNarrativeAttachments OtherNarrativeAttachments-Attachments-1235-Threshold
Criteria.pdf application/pdf (size 1207718 bytes)
4. OtherNarrativeAttachments OtherNarrativeAttachments-Attachments-1237-Ranson
Coalition Letter.pdf application/pdf (size 284940 bytes)
5. ProjectNarrativeAttachments
ProjectNarrativeAttachments-Attachments-1239-Charles Town Narrative Proposal.pdf
application/pdf (size 594642 bytes)
6. OtherNarrativeAttachments OtherNarrativeAttachments-Attachments-1236-Counsel
Legal Opinion.PDF application/pdf (size 426689 bytes)
7. ProjectNarrativeAttachments
ProjectNarrativeAttachments-Attachments-1240-Transmittal Letter.pdf
application/pdf (size 172210 bytes)