

Spurring Investment



FOCUS WV
Town of Bath, WV

General Information

Applicant: Town of Bath, WV

Authorized Organizational Representative: Scott Merki, Title: Mayor

Contact Person: Matthew Pennington; Title: Program Coordinator

Address: 400 W. Stephen St. Suite 301, City, State, Zip: Martinsburg, WV, 25401

Telephone Number: (304) 707-1920; Email: mpennington@region9wv.com

Project Name: Spurring Investment

Project Summary: The Town of Bath and Morgan County have dedicated many resources to transform the historic Train Depot and adjacent abandoned rail track into a recreational trail and trailhead over the past several years. A previously completed brownfield visioning session has highlighted potential end uses of the property, however additional work is needed to understand how to attract entrepreneurs, develop public/private partnership models, and maximize economic opportunity with this recreational asset in the north-end of Bath.

Funding Request: \$5,000

Site Information

Name of Site: North Berkeley Rail Trail

Address or Nearest Intersection: 342 N. Washington St. Berkeley Springs, WV

Nearest Community: Town of Bath, (Berkeley Springs, WV) County: Morgan

Size (in acres or square feet): 2.58 acres, plus approximately 3.6 mile trail.

Provide the following site information:

Name of Most Recent Site Owner (if known): N/A

Current/Most Recent Site Use: Commercial ☒ Industrial ☐ Institutional ☐ Other ☐

If "Other" please describe: n/a.

Section II: Site Description

1) Describe the site, including its location, historical use, and current status.

The proposed Trail and Trailhead is located at the northern boundary of the Town of Bath (Berkeley Springs, WV). The Site was the former location of a railroad bed and wood yard. The B&O railroad track on the site was developed in 1887 with rail lines and a depot building. The rail lines connected Berkeley Springs to Hancock, Maryland and were used to transport passengers to the town's famous healing waters. The Great Depression reduced visitors and passenger service ceased in 1932. Other lines remained active hauling apples, wood pulp, and lumber until the early 1970's.



Once rail operations ceased, the site was leased to WV Pulp and Paper (later named Westvaco Corporation) from 1974 – 2002 and used to store and load wood pulp. During that time, fill material was distributed throughout the site,

burying the rails. CSX Transportation obtained ownership of the property in the early 2000's and entered the site into West Virginia Department of Environmental Protection's Voluntary Remediation Program (VRP), under State Tracking Number 07697. The program guided site remediation for the following years and the site was awarded a Certificate of Completion for non-residential use in the fall of 2012. Ownership of the property was later transferred to the Town of Bath in July 2013.



The Train Depot building was constructed in 1915. The building remains standing and was registered in the National Register of Historic Places in 2001. The depot is currently being rehabilitated in accordance with Department of the Interior and WV State Historic Preservation guidelines.

2) Describe what, if any, environmental information, including Environmental Site Assessment data is available for the site.

In 2007 to 2008, over 1,300 tons of soil was excavated 10 feet below the existing ground surface from the eastern portion of the property and disposed offsite. Confirmation samples reported arsenic levels less than the background level. The excavation area was then backfilled with over 1,400 tons of crush and run, 60 tons of #57 stone, and compacted. Approximately 12 inches of topsoil was later added and seeded for site restoration.

From January and June 2010, approximately 300 cubic yards of soil was excavated as deep as 4 feet from the western portion of the property and disposed offsite. Confirmation samples were conducted to determine that soil with arsenic concentrations above Industrial De Minimis RBC had been removed. The excavation was backfilled with materials meeting appropriate standards.

The site has been remediated to industrial standards, additional remediation is required for the site to be suitable for the proposed recreational use.

3) What community stakeholders are impacted by the site in its current state and/or could potentially be impacted by redevelopment of the site?



The immediate community is expected to benefit greatly from the reuse and redevelopment of a seldom used property that sits directly on US 522. The activity associated with the rail trail will increase usage of North Berkeley Park and existing property owners will see continued investment within their neighborhood.

Across the street, the new Cacapon Mountain Brewery is under construction and will serve as a local watering hole and market their craftbeer to visiting patrons from out of town.

The Berkeley Springs High School Cross Country Team will have a longer and safer daily practice route.

Section III: Project Description

1. List potential future uses for the site, if any have been identified.

The planned reuse for the site is a rail trail. The Town and Morgan County are in the process of redeveloping the site into a trail head and parking area that will provide access from the northern end of the Town to the North Berkeley Rail Trail (NRBT). The trail will eventually extend 5 miles to the Potomac River.

The site trail and trailhead will be a nucleus and hub for community and business activities including:

1. An added attraction for visitors and tourists.
2. A gathering place for outdoor activities, arts, performances, and fundraisers.
3. A gateway, welcoming travelers into the north-end neighborhood
4. Parking for area businesses



2. Describe any efforts previously made to encourage site redevelopment .

Explain how this project was selected as a priority for the community.

In the early 2000's, a senior center housing project with walking trail along an abandoned railway was proposed on this site. While the senior living use did not evolve, the community remained supportive of the trail idea. This priority project manifested into the North Berkeley Rail Trail Task Force created by the Morgan County Commission and Town of Bath in 2015.

This Task force, comprised of mostly community volunteers, meets regularly to organize and chart its efforts to which guide the group through the rigorous brownfield mitigation, environmental, and right of way process. These dedicated community leaders received a West Virginia Department of Highways grant which funded the development of a master plan for the adaptive reuse of the historic rail yard. Utilizing the newly renovated train depot as a new trailhead for a new rail trail, connecting to Berkeley Springs to the C&O Canal, the master plan includes restrooms, trail amenities, parking, and a spacious public event area. A new covered marketplace pavilion for music performances and events, along with sight and sound screening from the adjacent highway, illustrate the potential of the site as a nexus of community activity.

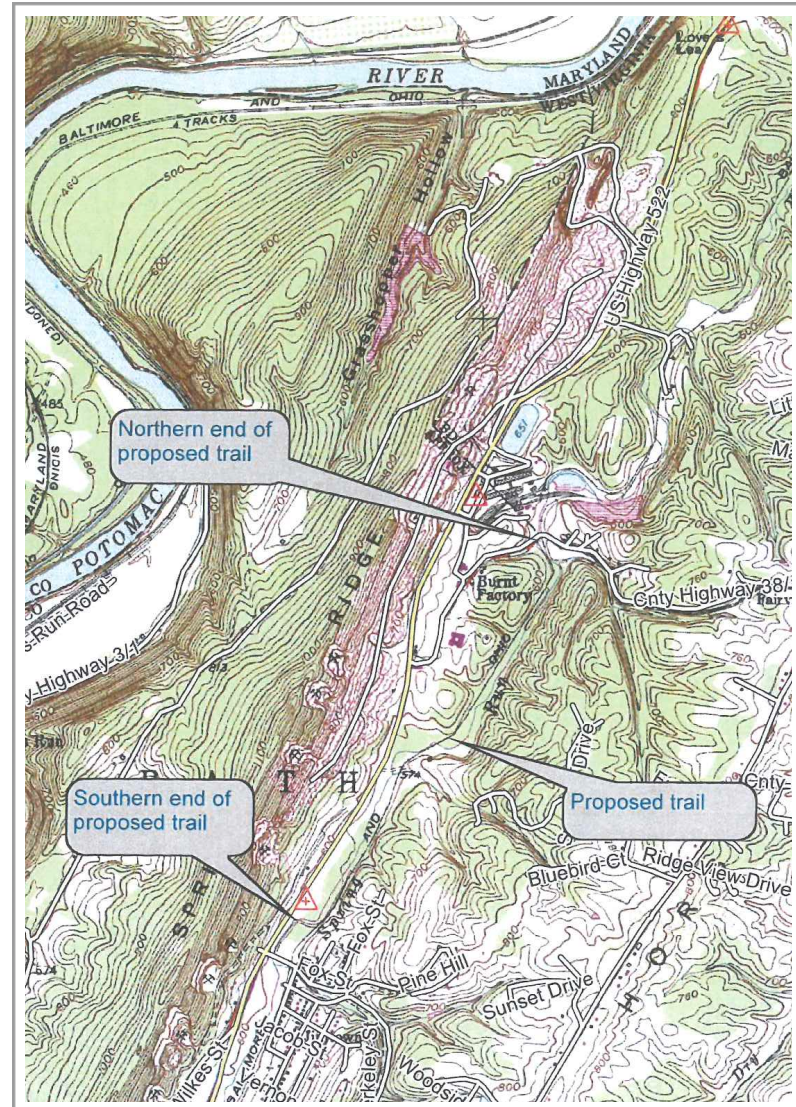
The project has enabled strong partnerships with the town, county, and volunteers to form at a time when collaboration is much needed. Community events and public walks create opportunities for the community to visualize possibilities. The public release of the digital architectural renderings of the train station and site were published on social media, adding to the excitement and enthusiasm of these possibilities.

The community now seeks to continue this momentum by investigating how to attract entrepreneurs, develop public/private partnership models, and maximize economic opportunity with this upcoming recreational

3. Describe how site redevelopment will impact the community.

The NRBT will provide much needed recreational activities for all ages. The 3.6 mile trail will create a bike/pedestrian trail protected from the speeding, heavily trafficked US 522 and open possibilities for 5K and 10 K Fun Runs to inspire a healthy community. The new energy in revitalizing the north end of Bath is being felt as possibilities for the future are discussed in community forums and social media. A recently published internet video, a product of the brownfield visioning session, has renewed the Town's curiosity. While the surrounding properties that have been on the market now have buyers and interest.

The brisk tourism getaway town, known as Berkeley Springs: "America's first spa" will have another marketable attraction for visitors staying at the nearby Country Inn and other B&Bs. The Trailhead will anchor the north end, drawing interest from tourists and locals, spurring investment in vacant properties along Washington and Mercer Street. However, additional work is needed to understand how to attract entrepreneurs, investigate public/private partnership models, and maximize economic opportunity with this recreational asset in the north end of Bath.



4. Provide a detailed description of the proposed activities.

Description of Planned Activities

Task #1: Evaluate and review the need to obtain experienced consulting services.

Purpose:

- To properly establish a nonprofit foundation, develop a business plan, create public private partnerships.

Task #2: Investigate and present to the Task Force, a series of case studies and or models applicable to project site and demographic.

Purpose:

- To collect real world examples of how other communities have capitalized on and created entrepreneurial opportunities for similar recreational and community assets.

Task #3: Finalize recommendations and templates based on feedback from the Task Force.

Purpose:

- To provide a “playbook” on nonprofit foundation creation, public private partnerships, and entrepreneurship to guide continued maintenance, operation, and project expansion.

5. Describe how these activities will further the project goals and future site redevelopment.

The Tasks and their Purpose described in the activities above will provide the community with the knowledge and resources needed to assure longterm support and economic sustainability of this recreational asset.

6. How do the proposed activities fit into broader community goals, such as city comprehensive plans or organizational strategic plans?

The 2017 Town of Bath Comprehensive Plan identifies the following Goals, Objectives, and Strategies:

Goal #1: Identify and expand the conditions and opportunities that will improve sustained economic development by increasing local engagement.

Objective 1C: Work with regional government entities to develop ideas for stimulating small businesses and entrepreneurial activity in the Town of Bath and the surrounding Berkeley Springs area.

Goal #2: Develop a framework of actions to insure community safety, health and welfare.

Objective 2B: Research and encourage opportunities to support renewal and redevelopment.

Goal #4: Enhance the Town of Bath while maintaining a unique sense of place and community.

Objective 4B: Establish a schedule for public review and implementation of projects and programs that improve the town by reviewing annually the following studies:

Strategy 4B.e: Establish a schedule for public review and implementation of projects and programs that improve the town by reviewing annually the following studies:

Strategy 4B.e: Train Depot Rehabilitation Strategy 4B.f North Berkeley Rail Trail in conjunction with County

Strategy 4B.g: Reuse of former CSX property

The Morgan County Comprehensive Plan identifies the following Economic Development Objectives

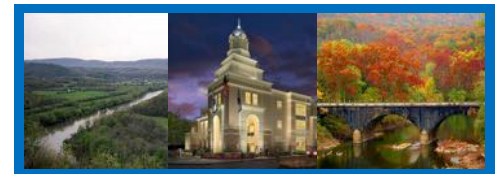
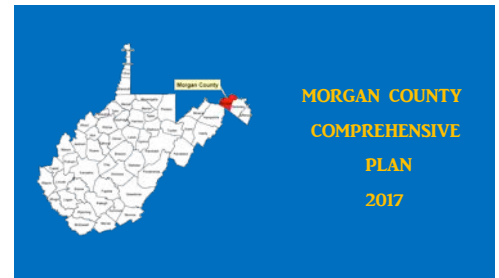
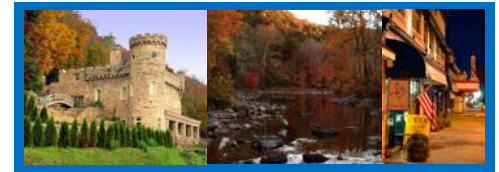
- Encouraging programs for redevelopment and revitalization of underutilized vacant commercial properties and industrial sites.
- Enhancing opportunities to establish cultural and recreational tourism-related business including developing the North Berkeley Rail Trail
- Encouraging the development of plans that address such issues as marketing, research, financing, and location to assist in business start up and retention efforts.

The Morgan County Comprehensive Plan identifies the following Renewal and Redevelopment Objectives:

- Providing guidance for redeveloping and revitalizing “brownfield” areas as a means of preserving “greenfield” areas.
- Encouraging adaptive reuse of historic or culturally significant buildings

The Morgan County Comprehensive Plan identifies the following Renewal and Redevelopment Objectives:

- Supporting acquisition of additional park land as well as rights of way for hiking and biking trails
- Increase pedestrian opportunities throughout Morgan County



7. How will community stakeholders be engaged in the project?



The Eastern Panhandle Planning and Development Council (Region 9) will coordinate meetings with local officials, NBRT Task Force, business owners, and community stakeholders. These meetings will gather input to determine what appropriate resources are needed.

Stakeholders will be included during the Draft Recommendation & Model Showcase. Here a series of case studies and examples similar to the NBRT will be presented. Stakeholders will have an opportunity to ask questions and learn about nonprofit foundations, public private partnerships, and entrepreneurship.

The Town of Bath and greater the Berkeley Springs community have a dedicated pool of volunteers that will be engaged to gain perspective, spur interest in the project, and to potentially serve future foundations who will oversee the public space and future expansion of the rail trail site.

8. Provide a timeline for activities.

Activity	Start Date	End Date
Evaluate and Review the need for consulting services	November 2019	January 2020
Coordination of Stakeholder Input Meetings	January 2020	March 2020
Draft Recommendations & Model Showcase and Comment	April 2020	May 2020
Finalize and Present Recommendations & Models	May 2020	June 2020

Section IV:

Capacity for Project Implementation

1. Please describe your organization's history and experience with brownfields properties or other similar projects.

The Town of Bath, Morgan County, and the NBRT Task Force have been partnering with Region 9 to navigate the remediation of this site for many years. This productive relationship is now being called upon once again with the administration and coordination to develop this recommendation report. Region 9 has extensive experience and training in administration of grants and project management since 1972.

The Morgan County Commission, Parks and Recreation and Board of Education recently gained valuable experience in mitigating and redeveloping a former salvage yard property into the Alex Rickli Memorial Soccer Complex. This property has quickly become popular community facility and play area.



2. Provide a plan for continuing site redevelopment planning and implementation after the completion of the FOCUS WV project.

Spurring Investment will also emphasize on the maintenance, operation, and continued process of redeveloping the site, while engaging the North Berkeley community in the NBRT's ownership and expansion of this public space. Future phases of the trail will traverse to the nearby C&O Canal National



Historical Park, 6 miles north of the trail's current terminus. The town has been granted \$200,000 in Federal Lands Access Program (FLAP) funds for a feasibility study and preliminary design. This next phase is expected to start late 2019.

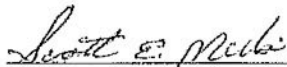
The examples and models shared during this FOCUS West Virginia program will establish a foundation of knowledge; keeping the community on track and chugging along.

**3. SIGNATURE PAGE FOR AUTHORIZED ORGANIZATIONAL
REPRESENTATIVE (FORM B)**

All approved applicants will be required to enter into a memorandum of agreement as a part of grant award and project commencement.

All grantees are required to (a) ensure that a check presentation occurs at an agreed upon location in coordination with the Northern West Virginia Brownfields Assistance Center at WVU before December 31, 2019; and (b) attend a mandatory FOCUS WV Brownfields Showcase Event on September 10-12, 2019 in Morgantown, WV.

I certify that all statements in this application and the attached documents are true and correct to the best of my knowledge. Furthermore, I am authorized by my organization to apply for the FOCUS WV Brownfields Program. I also agree to participate in the evaluation, check presentation, and FOCUS WV Brownfields Showcase components of the program.



Scott Merki Mayor

10-29-19

Date

BUDGET FORM (FORM C)

Please complete Form C with the project budget information.

REMINDER: The following costs are *not permissible* under the grant: Administrative, Indirect, Construction, and Equipment Purchases.

Site Name: North Berkeley Rail Trail, Trail Head and Train Station

Applicant Name: Scott Merki

Applicant's Organization: Town of Bath

Budget Period: November 18, 2019 – June 26, 2020

Project Tasks	Activities	Total \$
Capacity Building (i.e., Community Development)		
Education (i.e., Site Assessment)		
Entrepreneurship (i.e., Revitalization Planning)	Planning Strategies to attract entrepreneurs, develop public/private partnership models, and maximize economic opportunity with this recreational asset in the north-end of Bath.	\$5,000.00
	Assessment and organizational needs to Support for Rail Trail business development and efforts to understand nonprofit foundations, maintenance, organization, such as "Friends of the NBRT"	
Other [replace with your task]		
Total		\$5,000.00

LETTER OF AGREEMENT (FORM D)

The Northern West Virginia (WV) Brownfields Assistance Center at WVU is providing a FOCUS WV Brownfields Program grant made possible by contributions from the Claude Worthington Benedum Foundation.

Recipient Organization: Town of Bath

Amount: \$5,000.00

Project Start Date: June 3, 2019

Project Director Name: Bill Clark

Project Director Title: Executive Director Region 9 Council

Project Director Address: 400 W. Stephen Street, Suite 301
Martinsburg WV 25411

Project Director Phone: 304-263-1743

Project Director Fax: NA

Project Director Email: BClark@region9wv.com

Project Administration: The Director of the Northern WV Brownfields Assistance Center will oversee the FOCUS WV Brownfields Program and the implementation of all grants. The goal of the FOCUS WV Brownfields Program is to facilitate the revitalization of brownfields in West Virginia communities.

The recipient organization will execute the project as described in the recipient organization's proposal to the Northern WV Brownfields Assistance Center, directing any questions about the FOCUS WV Brownfields Program to the Northern WV Brownfields Assistance Center.

Project Length: The recipient organization will complete the funded project by February 29, 2020 and provide the required final report by March 31, 2020.

Grantee Tax Status: The recipient organization represents that it is currently a unit of government or tax-exempt organization as described in the Internal Revenue Code.

Use of Funds: The recipient organization will directly administer the project supported by the grant and agrees that no grant funds shall be used in any way other than as specifically set forth in this Letter of Agreement and the final proposal, budget, and related documents submitted to the Northern WV Brownfields Assistance Center. The recipient organization promptly shall

repay any portion of the grant that for any reason is not used exclusively for the purposes of the grant.

The recipient organization agrees that funds may only be used for planning and design, and associated costs such as professional services, conferences, workshops and education programs. The recipient organization agrees that funds may not be used for the construction, maintenance, physical rehabilitation, or renovation of property.

Payment: The recipient organization will receive payment upon receipt of this Letter of Agreement signed by all parties.

Reporting: The recipient organization will provide midterm and final reports related to the activities the recipient organization conducted with grant funds according to reporting guidelines. The recipient organization will submit all reports to focuswv@mail.wvu.edu.

The recipient organization will provide complete and accurate report materials on time to the Northern West Virginia Brownfields Assistance Center.

The recipient organization will ensure that a check presentation with the Northern West Virginia Brownfields Assistance Center is completed before December 31, 2019.

The recipient organization agrees to send a minimum of one representative to participate in the FOCUS WV Brownfields Showcase Event to be held as a part of the 2019 WV Brownfields Conference.

Changed Circumstances: Should any change in circumstances occur that may affect the recipient organization's ability to carry out the grant, the recipient organization is responsible for a prompt written explanation to the Northern West Virginia Brownfields Assistance Center.

Scott E. Merki

Town of BATH
Scott Merki, Mayor

10-29-19

Date

Northern West Virginia Brownfields Assistance Center
Patrick Kirby, Director

Date