



Allegheny Highlands Economic Development Corporation

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**U.S. EPA Community-Wide Brownfields Coalition Assessment Grant
Quarterly Progress Report**

Grantee: Allegheny Highlands Economic Development Corporation
EPA Assessment Grant #BF-96359901-0

Reporting Period: Fourth Quarter, FFY 2020
July 1, 2020 – September 30, 2020

Date Submitted: October 30, 2020

Submitted to: Gianna Rosati, EPA Region 3 Project Officer and via ACRES

A. Quarterly Summary / Current Reporting Period Tasks Completed:

Task 1 – Cooperative Agreement / Project Oversight / Community Engagement

<i>July 28, 2020</i>	<i>Submitted Quarterly Report 3rd Quarter FFY 2020</i>
<i>August 7, 2020</i>	<i>Virtual Management Team Meeting</i>
<i>August 10, 2020</i>	<i>Virtual AHEDC Board Meeting / Status Update & Priorities Review</i>

Task 2 – Inventory / Site Prioritization / Access Coordination

<i>July 7, 2020</i>	<i>Submitted HM PAQ – Former Cat and Owl Restaurant, Karnes Rd., County – Approved 7/7/2020</i>
<i>July 10, 2020</i>	<i>Submitted HM PAQ – Additional Phase II ESA Addendum (vapor and additional groundwater sampling) – Former Dry Cleaner, S Craig Ave., Covington – Approved 7/10/2020</i>
<i>July 17, 2020</i>	<i>Submitted PI PAQ – Former Motel, Exit 27, County – DEQ eligibility received 7/17/2020 / EPA approval 7/17/2020 – Hold pending redevelopment coordination with owner representative</i>
<i>July 20, 2020</i>	<i>Submitted PI PAQ – Former Citgo Gas Station, Exit 27, County – DEQ eligibility received 7/18/2020 / EPA approval 7/20/2020 – Hold pending redevelopment coordination</i>
<i>July 20, 2020</i>	<i>Submitted PI PAQ – Former Immanuel Baptist Church, Exit 27, County - DEQ eligibility received 5/6/2020 / EPA approval 7/20/2020 – On Hold pending redevelopment coordination</i>

Task 3 – Phase I ESAs

Submitted final Phase I ESA Reports to EPA as follows:

<i>July 20, 2020</i>	<i>Former Rivermont School, 1101 N Rockbridge, Covington</i>
<i>August 12, 2020</i>	<i>Cat and Owl Restaurant, Karnes Road, County</i>
<i>August 13, 2020</i>	<i>Low Moor Medical Lot, Westvaco Road, County</i>

*Submitted draft Phase I ESA Report for EDC/Owner review, finalization & EPA submittal pending:
Sept 11, 2020 ROR-AET Site, W. Edgemont Drive, Covington*

Task 4 – Phase II ESAs

*July 9, 2020 Submitted Geophysical Study: 4-Acre Parcel associated with Phase I
ESA, Former Ponderosa Truck Stop, Longdale Furnace Rd, County*

*August 31, 2020 Submitted Phase II ESA Report: Former Warehouse, 109 E Oak
Street, Covington*

*September 3, 2020 Submitted Phase II ESA Addendum Report – Vapor Sampling:
Ritsch's Quick Clean Center Parcels, 1235 S Craig, Covington*

*Ongoing Phase II ESA Addendum – Additional Groundwater Sampling:
Ritsch's Quick Clean Center Parcels, 1235 S Craig, Covington*

Task 5 – Project Work Plans – No activities this period

Task 6 – Remediation / Redevelopment Planning

*July 22, 2020 Submitted Preliminary Structural Review Report for former
Warehouse Site (BarterHouse), 109 E. Oak, Covington*

*Sept 11, 2020 Draft reports out for EDC/Owner review, finalization and EPA
submittal pending: Due Diligence / Preliminary Redevelopment
Tasks for ROR/AET Site, Covington*

- Cultural Resources Review*
- T&E Species Review*
- Geotechnical Review*
- Boundary / Topographic Survey*

Ongoing ROR/AET Master Planning – Pending direction from EDC/Owners

- B. Outputs and Outcomes:** *One (1) Administrative Report
One (1) Administrative Meeting
Five (5) Approved PAQs for Phase I ESAs
Three (3) Phase I ESA Reports
One (1) Geophysical Study Report
Two (2) Phase II ESA Reports
One (1) Preliminary Structural Review Report*

C. Financial Summary:

*Project expenses (rounded) through 09/30/20 total \$433,979 (\$299,663 Hazardous / \$134,316
Petroleum) or approximately 72.3% of total project budget of \$600,000. See **Attachment 1** for
summary of total expenditures to date and remaining budget by expense category.*

D. Anticipated Tasks for Upcoming Quarter:

Task 1 – Cooperative Agreement / Project Oversight / Community Engagement

<i>Oct – Dec 2020</i>	<i>Continued coordination with EDC and site owners to develop Success Stories fliers for submittal to EPA</i>
<i>October 8, 2020</i>	<i>Project review meeting in Covington with EDC chair and staff to review City sites and project planning priorities</i>
<i>October 13, 2020</i>	<i>Participated in Hunton/Timmons Regional Business Plan kick-off meeting for sites support and coordination</i>
<i>October 30, 2020</i>	<i>Submit Quarterly Report for 4th Quarter and Annual Reports (SF 425 and 5700-52a) for FFY 2020</i>

Task 2 – Inventory / Site Prioritization / Access Coordination

<i>Ongoing</i>	<i>Continue inventory / database and ACRES updates, site research / prioritization, access coordination for sites as identified.</i>
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Task 3 – Phase I ESAs

<i>Pending</i>	<i>Phase I ESAs on hold pending redevelopment plan and direction from owner representatives for following sites at I-64, Exit 27, County:</i> <ul style="list-style-type: none"><i>Immanuel Baptist Church</i><i>Citgo Station</i><i>Motel Site</i>
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Task 4 – Phase II ESAs

<i>October 14, 2020</i>	<i>Submit Phase II ESA Addendum – Additional Groundwater Sampling, Ritsch's Quick Clean Center, 1235 S Craig, Covington</i>
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Task 5 – Project Work Plans – No activities anticipated this period

Task 6 – Remediation / Redevelopment Planning

<i>October 2020</i>	<i>Coordinate with regional developer to review Rivermont School site, initiate preliminary structural evaluation</i>
<i>October 2020</i>	<i>Initiate architectural review for 109 E. Oak Warehouse site for redevelopment as BarterHouse (mercantile/vertical gardening facility) to include conceptual renderings and preliminary cost estimates</i>
<i>Pending</i>	<i>Coordination and planning for redevelopment of Iron Gate Schoolhouse Site – On hold pending property transfer</i>
<i>Pending</i>	<i>Due Diligence / Master Planning for ROR/AET Site – On hold pending EDC direction, owner input and additional data from Hunton/Timmons Regional Business / Marketing Plan</i>

E. Attachments:

- 1. Project Budget Summary through 09/30/20*

ALLEGHANY HIGHLANDS ECONOMIC DEVELOPMENT CORPORATION

EPA GRANT NO. BF-96359901-0

ATTACHMENT 1: BUDGET SUMMARY

REPORTING PERIOD: 4th Quarter FFY 2020

REPORT DATE: October 30, 2020

July 1, 2020 - September 30, 2020

HAZARDOUS MATERIALS BUDGET SITE / PROJECT CODE #G300NY00	\$ 366,000.00	EXPENSES THIS PERIOD	PREVIOUS EXPENSES	TOTAL EXPENSES TO DATE	PERCENT OF TOTAL BUDGET	REMAINING BUDGET
CONTRACTUAL EXPENSE	\$ 356,000.00	\$ 76,184.00	\$ 220,720.00	\$ 296,904.00	83.4%	\$ 59,096.00
TRAVEL & DIRECT EXPENSE	\$ 10,000.00	\$ -	\$ 2,759.30	\$ 2,759.30	27.6%	\$ 7,240.70
TOTAL EXPENSE	\$ 366,000.00	\$ 76,184.00	\$ 223,479.30	\$ 299,663.30	81.9%	\$ 66,336.70

PETROLEUM SITES BUDGET SITE / PROJECT CODE #G300OR00	\$ 234,000.00	EXPENSES THIS PERIOD	PREVIOUS EXPENSES	TOTAL EXPENSES TO DATE	PERCENT OF TOTAL BUDGET	REMAINING BUDGET
CONTRACTUAL EXPENSE	\$ 234,000.00	\$ 14,976.00	\$ 119,340.00	\$ 134,316.00	57.4%	\$ 99,684.00
TOTAL EXPENSE	\$ 234,000.00	\$ 14,976.00	\$ 119,340.00	\$ 134,316.00	57.4%	\$ 99,684.00

TOTAL GRANT BUDGET	\$ 600,000.00	\$ 91,160.00	\$ 342,819.30	\$ 433,979.30	72.3%	\$ 166,020.70
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