Mined Land Repurposing
Abandoned Mined Land Program

Abandoned Mine Land Economic Revitalization (AMLER) Program

Project Funding Request Application

The Virginia Department of Energy(Virginia Energy)encourages applicants to submit projects with the greatest potential to achieve the economic development goals set forth by the AMLER Program.

Review the instructions and references located at the end before completing this application.

General Information

Project Title: Southern Gap Regional Office Park Commercial Building	
Current AMLER Funding Requested: $ 1,950,000	**Total Estimated Project Cost:** $ $4,164,000
Project Location (Physical) Address: Intersection of Golden Eagle and Chimney Swift Street Grundy, VA 24614	**Project Location City/County:** Buchanan County, VA
GPS Coordinates* (Lat/Long): Latitude: 37°13'43.63", Longitude: 82°09'35.37"	
Impacted Communities: Buchanan County, Dickenson County	
Will AMLER funds be used to purchase Real Estate? ☒**No** ☐**Yes**	
OSMRE AMLER Program Guidelines Category ☒ A ☐B ☐A & B	
Anticipated Project Partners (e.g. Local Governments, Civic Organizations, Private Business, etc.) that will have a direct role in project management or work, or that will act in an advisory role: Buchanan County IDA, VCEDA, Terra Tech Engineering	

Primary Applicant Information

Organization Name **Buchanan County Industrial Development Authority**	**Contact Person** Matthew Fields	**Title** Executive Director	**E-mail address** matthew.fields@buchanancounty-va.gov	
Street or P. O. Box 1102 Ovenbird Road	**City** Grundy	**State** VA	**ZIP CODE** 24614	**Telephone Number** 276-312-5423

Secondary Contact (from primary applicant or partner)

Organization Name Terra Tech Engineering	**Contact Person** Billie Campbell	**Title** President	**E-mail address** bcampbell@terratecheng.com	
Street or P. O. Box P.O. Box 1063	**City** Grundy	**State** VA	**ZIP CODE** 24614	**Telephone Number** 276-971-2805

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Project Summary

Project Summary - Provide a brief, 1-2 paragraph summary of the project including how AMLER funds will be expended. Your response here should briefly summarize, not substitute for, your responses to following questions.

The Buchanan County IDA has invested millions of dollars through partnerships with the Buchanan County Board of Supervisors and VCEDA to create a live, work, play development on previously mined lands which is known as Southern Gap. The investment was made in the creation of roads and development of vital infrastructure to sustain economic development in Buchanan County. At present the Virginia Employment Commission, Paul's Fans, Appalachian Electric Power, Southwest Virginia Community College, Southern Gap Outdoor Adventure and the Buchanan County Garage are permanently located at Southern Gap with over 350 employees on-site. Immediate plans of expansion include the moving of the Buchanan County PSA and the new consolidated high school to Southern Gap which will bring another 150 employees and over 700 students to the mountain.

Because of recent ACOE acquisitions of business properties in the flood plain throughout Buchanan County, the IDA has seen a jump in demand for rentable commercial space and housing. With all infrastructure in at the Regional Office Park at Southern Gap, a need for developing commercial rental space is immediate. Presently Buchanan County IDA and VCEDA have been working with a client who wishes to come into the region and a commercial spot at Southern Gap is just what they need. The proposal is to construct a 2 story, commercial space with approximately 8,000 SF per floor along the main street of the Regional Office Park in the heart of the Southern Gap Development. This commercial building would be the anchor project to help promote additional investment and job creation at the Development.

Project Details

Project Details - Provide a detailed project description and narrative. Please include information such as how AMLER funds will be expended, the anticipated project timeline, milestones, objectives, and challenges. If this is a multi-phase project, clearly distinguish what will be accomplished with AMLER funds in this phase of the project. Outline the role(s) of any identified project partners.

The proposed project includes the construction of a 2 story (approximately 16,000 SF) Commercial office space which will be designed with the ability of future expansion of a 3rd residential story. The building location will be in the center of the existing Regional Office Park at Southern Gap, along the main street layout and will provide an anchor development in that section.

The Buchanan County IDA has already begun work on design concepts and the securing of additional funding. With non-AMLER, non-federal, funding from the Buchanan County IDA and/or VCEDA design work will commence this fall (2024). The project site is fully situated on Buchanan County IDA property with all utilities and roadways already in-place. Upon notification of award from AMLER funds, the necessary environmental document will be submitted instantly. And is anticipated to be relatively simple in that there are no environmentally sensitive features on the site. The project is as close to shovel ready as any AMLER project will ever be. When the ATP is received by the Buchanan County IDA the project will be advertised for bid and awarded for a construction project. The building construction should take 8-12 months to complete.

Presently in Buchanan County, many of our available commercial properties are aged or in the flood plain. The Army Corps of Engineers relocation program is acquiring many commercial properties in the county, which is increasing the demand for new modern space. It is imperative that during this time we not only create new jobs, but that we also could retain jobs and arrest out migration due to the ACOE efforts. It is the belief of the Buchanan County IDA, that due to present demand for modern commercial rental space, the successful placement of tenants into the building will be quick.

The funding partners in this project will include the Buchanan County IDA, VCEDA and AMLER. The total anticipated project costs associated with the two-story commercial building will be approximately $4,164,000, with $2,214,000 coming from Buchanan County IDA/VCEDA and approximately $1,950,000 coming from AMLER.

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The anticipated second phase of the project would be the successful partnership of the Buchanan County IDA with a private investor to construct the 3rd story residential portion of the building. This will help spearhead the efforts of creating a true live, work, play region at Southern Gap. It should be noted that the lower two stories will be designed to accommodate this later addition and that the implementation of the second phase/residential portion would not be seeking any AMLER funding. The following is a breakdown of partner anticipated funding levels for the projected project tasks.

	Funding Source		
Task	Buchanan County IDA/VCEDA	AMLER	Total Project Costs
Building Construction	$985,760.86	$1,852,500.00	$2,838,260.86
Site/Parking/Stormwater	$802,500.00	$0.00	$802,500.00
Architectural/Engineering/Permitting	$225,641.75	$0.00	$225,641.75
Quality Control/ (QA/QC)	$200,097.39	$0.00	$200,097.39
NEPA/PROJECT ADMIN	$0.00	$97,500.00	$97,500.00
Totals	$2,214,000.00	$1,950,000.00	$4,164,000.00

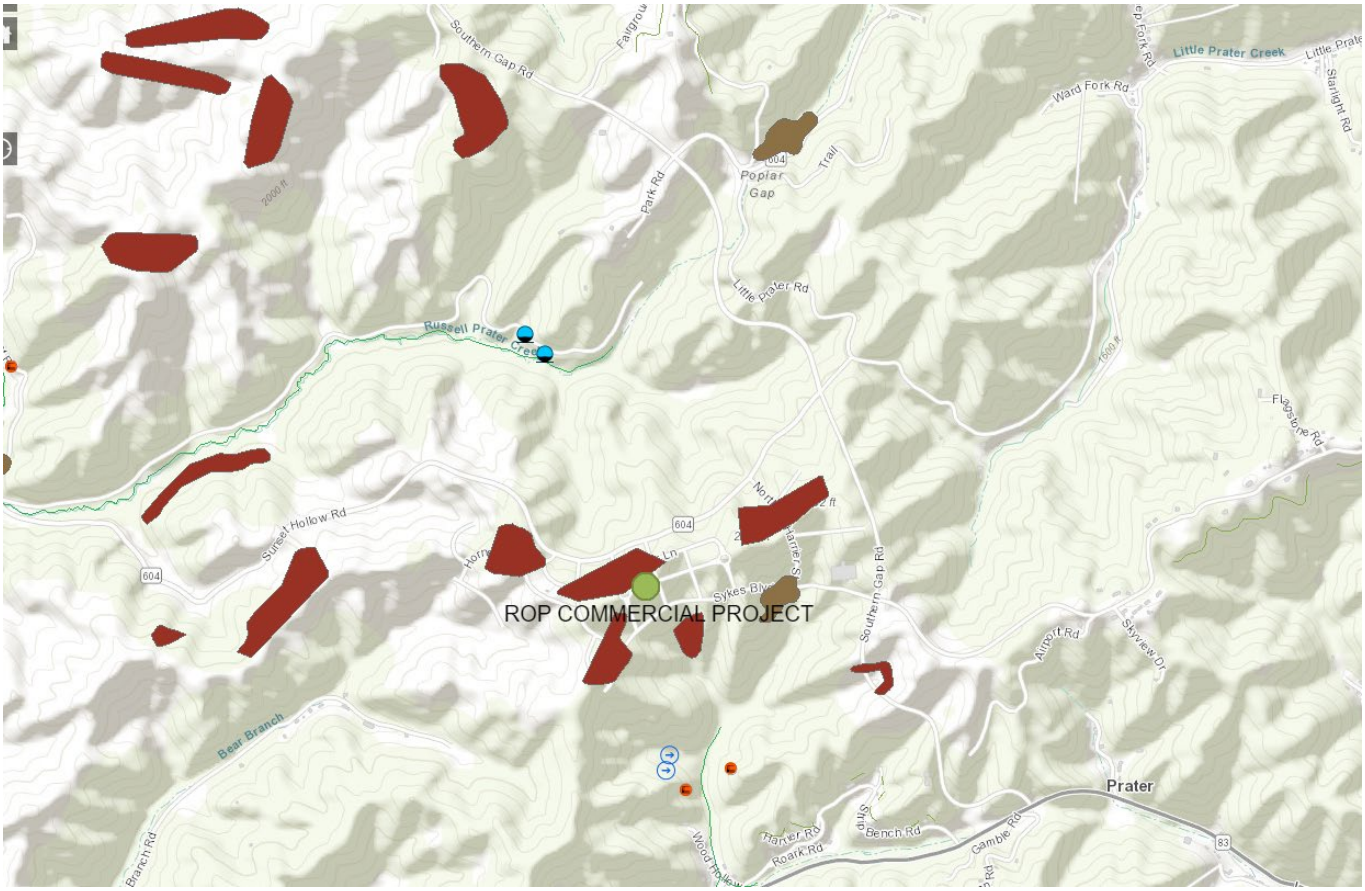
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Eligibility for AMLER

Describe the AML features, abandoned mined lands, and/or any associated previous AML reclamation activities associated with the project.*

The Southern Gap Development which is situated on Property owned by the Buchanan County IDA is surrounded be pre-law mining bench further down in elevation to the Regional Office Park. These benches were in the Splashdam and Hagy seams. There are many previous and existing AML features across the Buchanan County IDA property and overall development at Southern Gap. The following map demonstrates the location of AML inventories sites in proximity of the Southern Gap Regional Office Park.



*Refer to Section II of OSMRE's AMLER Guidance for eligibility criteria. AML problem types (i.e. features) can be found on OSMRE's website (Priority 1 & 2 and Priority 3). Known locations of features and past AML reclamation project sites can be found on the Virginia Energy Interactive Map of Abandoned Coal Mine Lands. Surface mining permit boundaries can be found on the Virginia Energy Interactive Map of Southwest Virginia Coal Mined Lands. AMLER funds cannot be expended on a site with an active mining permit.

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Economic and Community Development Nexus

Briefly describe the project's end use and anticipated long term benefits relative to Economic Development and/or Community Development, clearly defining and focusing on the benefits and outcomes provided for by AMLER funding. Identify the role the project may have in meeting objectives of any relevant strategic or comprehensive plans such as those of a county or planning district.

Buchanan County IDA has heavily invested in the development of Southern Gap, it's premier opportunity for economic diversification and the ability to competitively attract businesses and professionals to the region to spark economic growth and reverse the trends of regional outmigration. Over the past 20 years the IDA, in conjunction with the County BOS and VCEDA and Private Partnerships, has invested over $32 million to create a unique live, work, play area on previously mined property. Since the initial investments the property is presently supporting 350 jobs on-site, residential growth at the location and has secured the efforts of locating other county offices and the consolidated high school on location. This growth is a part of the overall masterplan developed by the IDA for the property. The next key step is creating modern commercial space at the Regional Office Park to spur other private investments in locating at Southern Gap as well.

The present data used by the IDA anticipates that the commercial space will support a job rate of 1/500 SF. This will result in the anticipated job creation of approximately 32 employees. During construction jobs are anticipated to be around 40 jobs over the life of the construction project.

*Refer to OSMRE's AMLER Guidance Section III and Section VII for example metrics.

Outcomes and Metrics

Identify immediate AND long term quantifiable performance outcome measures in separate bullet lists.*

Immediate Outcomes:	Long Term Outcomes
• 40 job positions (during-construction) • Moderan available commercial rental space for the IDA's recruiting efforts	• 32 job positions • Other private investment in development at Southern Gap

*Refer to OSMRE's AMLER Guidance Section III and Section VII for example metrics.

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Budget

Provide the following or similarly structured budget summary table in MS Excel format (download template). Include all projected funding amounts and specify sources. Account for AMLER requirements such as detailed plan preparation, NEPA compliance, Buy American Act, building/environmental permit fees, etc. Refer to OSMRE's AMLER Guidance and Virginia Energy's AMLER Terms & Conditions for detailed requirements.

	Funding Source(s)						
Expense Category	**Current AMLER Request**	**Other State [Name]**	**Buchanan County IDA VCEDA**	**In-Kind [Name]**	**Other [Name]**	**Other [Name]**	**Total**
Engineering, Plans, NEPA	$97,500	$0	$225,641.75	$0	$0	$0	$323,141.75
Construction & Renovation	$1,852,500	$0	$1,788,260.86	$0	$0	$0	$3,641,760.86
Equipment	$0	$0	$0	$0	$0	$0	$0
Real Estate	$0	$0	$0	$0	$0	$0	$0
QA/QC	$0	$0	$200,097.39	$0	$0	$0	$200,097.39
Other [specify]	$0	$0	$0	$0	$0	$0	$0
Source Total	$1,950,000	$0	$2,214,000	$0	$0	$0	$4,165,000
Status of Funds	*Applied*	*Select Status*	*Pending*	*Select Status*	*Select Status*	*Select Status*	

Submission of a more detailed budget that further breaks down the above categories is acceptable and may be requested.

AMLER soft cost expenditures may not exceed 10% of the total AMLER funding request. Soft costs include project management, project development costs such as professional services for engineering, architectural design, NEPA document preparation, environmental studies, and permits as well as inspections and other services during construction. Requests in excess of 10% must attach justification including a detailed cost analysis of what the funds would be expended for.

Soft Cost Amount (AMLER only)	**Total AMLER Funding Request**	**Soft Cost %**
Click here to enter text.	Click here to enter text.	Click here to enter text.

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Logistics

Are Project designs available?
☐No or ☒ Yes
If yes, please attach.

Is there any ongoing operation and maintenance (O&M) funding requirement?
☐No or ☒ Yes
If yes, what is the estimated annual O&M cost and source of that funding?

The Buchanan County IDA will assume all O&M expenses which will be generated from rental income.

List the name(s) and contact information for anyone with decision-making authority for the project:

Matthew Fields, Executive Director Buchanan County IDA
1102 Ovenbird Road
Grundy, VA 24614
276-312-5423
matthew.fields@buchanancounty-va.gov

Attachments

Please separately attach the following items.

Required:

- Budget (if not provided above)
- Site photos with description
- Map(s) identifying proposed project activities and location of AML features or those previously remediated
- Letters of support from identified project partners and other relevant parties
- Documentation of any other funding already secured or applied for (if applicable)
- Project designs (if available)

Suggested:

- Business plan

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INSTRUCTIONS:

i. **Prospective applicants are requested to submit a separate *Letter of Intent* via email to amler@energy.virginia.gov on or by June 2, 2023.**

The Letter of Intent should include:

- Applicant name and contact info
- Geographic coordinates of proposed project location
- Geographic coordinates and description of AML features proposed to be remediated and/or other eligibility criteria, if known
- Brief one paragraph project summary
- Anticipated amount requested
- Total project cost and the amount and status of any other funding sources

ii. **Complete *Applications* should be submitted via email to amler@energy.virginia.gov on or by July 14, 2023**.

A complete application will consist of this form submitted in both Word and PDF form along with all separate attachments. Handwritten copies are not acceptable.

All letters of intent or support should be addressed to:
Tim Ferguson
AMLER Senior Project Specialist
Virginia Department of Energy
3405 Mountain Empire Road
Big Stone Gap, VA 24219

All submissions must be e-mailed to:
amler@energy.virginia.gov
c/o Tim Ferguson
AMLER Senior Project Specialist

DISCLAIMERS:

- Projects must follow the guidelines set forth in in OSMRE's AMLER Guidance Document and Virginia Energy's AMLER Terms & Conditions.
- All awarded projects will comply with the Virginia Public Procurement Act and all applicable federal and state laws including 2 CFR Part 200.
- This application and all material submitted as part of the application, including all project-related information if the project is selected, are subject to the Virginia Freedom of Information Act.
- Applicants are solely responsible for regularly checking the Virginia Energy website for any addenda.

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NAME AND SIGNATURE OF AUTHORIZED REPRESENTATIVE

	Executive Director
Signature	Title
Matthew Fields	07/13/2023
Printed Name	Date

References and Resources:

OSMRE's AMLER Guidance Document

AMLER Terms and Conditions

AMLER Grant Application Tips

Application Budget Template

Virginia Energy Interactive Map of Abandoned Coal Mine Lands
Data layers show location of known AML features (AML>AML Inventory) and those previously remediated through Virginia Energy's traditional AML program (AML>AML Administrative>Project Sites).

Virginia Energy Interactive Map of Southwest Virginia Coal Mined Lands
Data layers show location of known mining permit boundaries. AMLER funds cannot be expended on a site with an active permit.

Federal Assistance Manual

2 CFR 200 - Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards

OSMRE Grants Resources

Virginia Public Procurement Act

Application Addenda

A.
Building Design and Site Plans

REGIONAL OFFICE PARK COMMERCIAL BUILDING



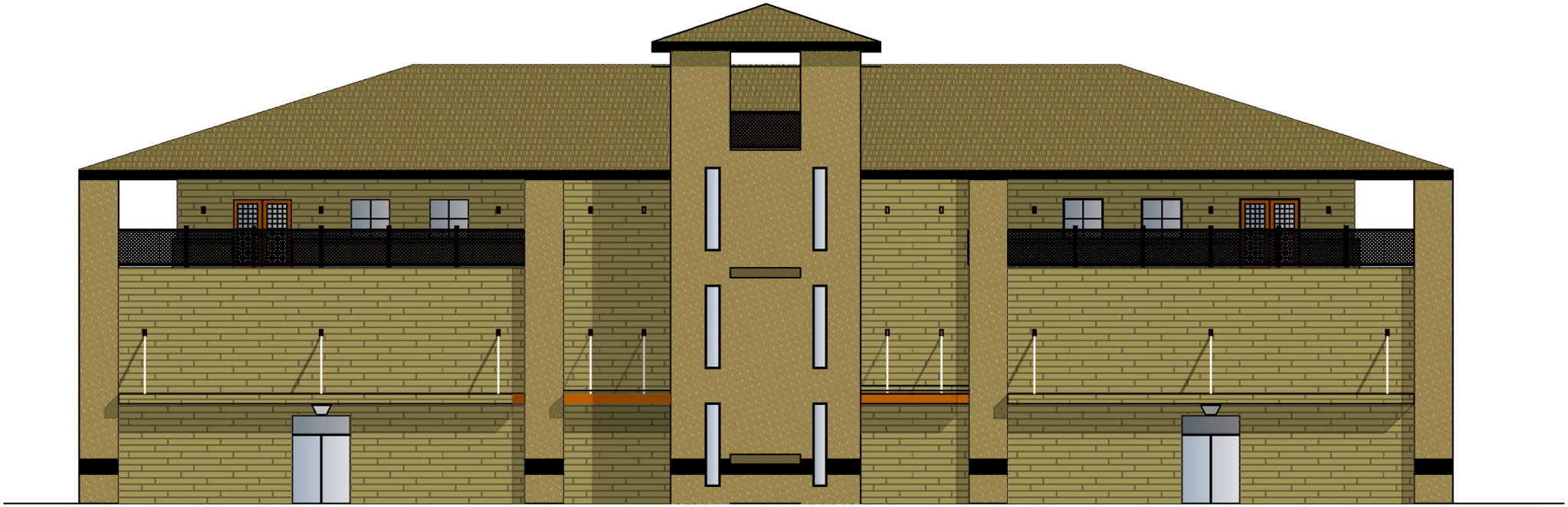
Terra Tech ENGINEERING
P.O. Box 1063 | Grundy, VA 24614
276-935-4191



FRONT ELEVATION (STREET FACING)

REGIONAL OFFICE PARK COMMERCIAL BUILDING

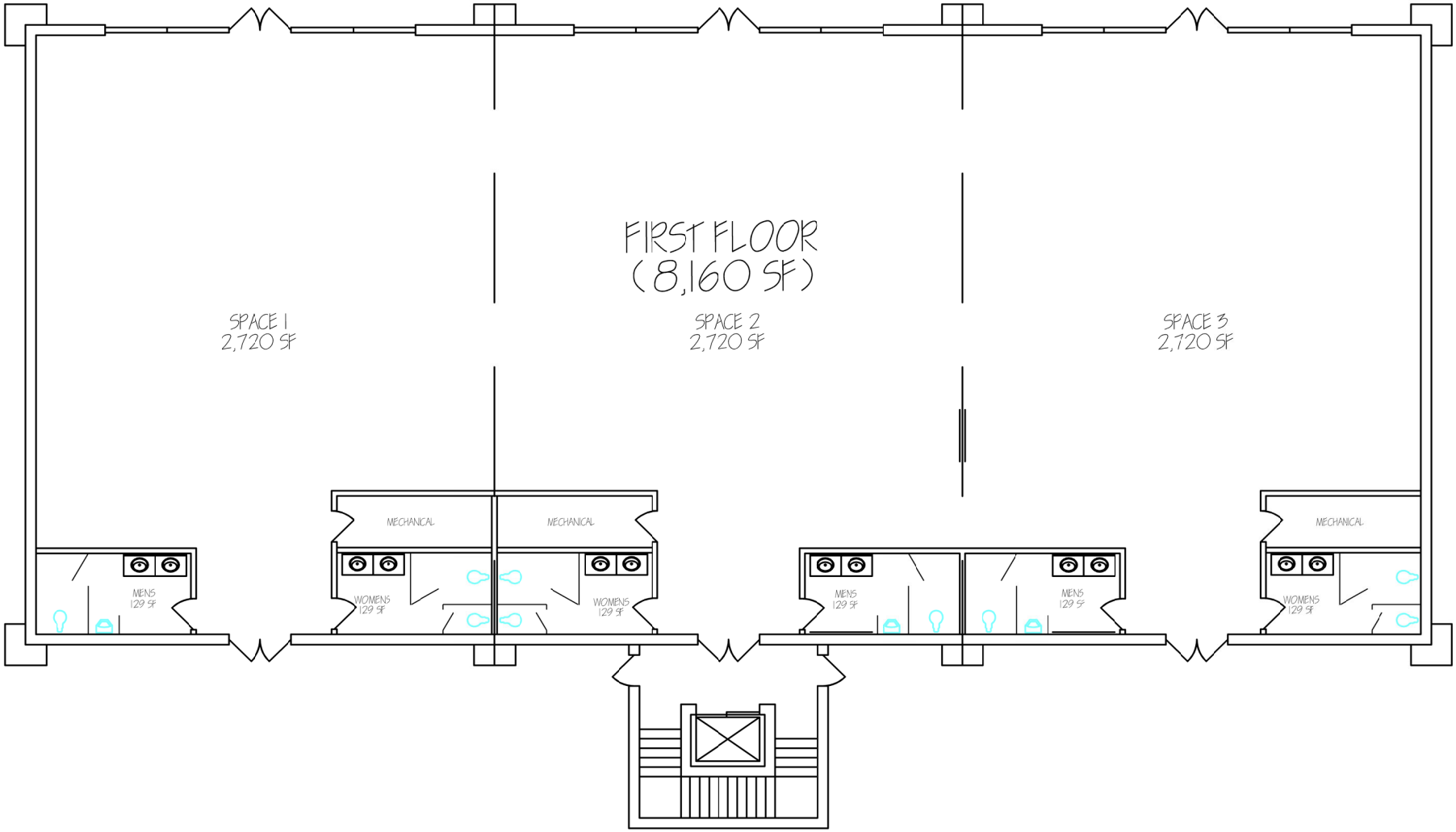
Terra Tech
ENGINEERING
P.O. Box 1063 | Grundy, VA 24614
276-935-4191



REAR ELEVATION (PARKING LOT FACING)

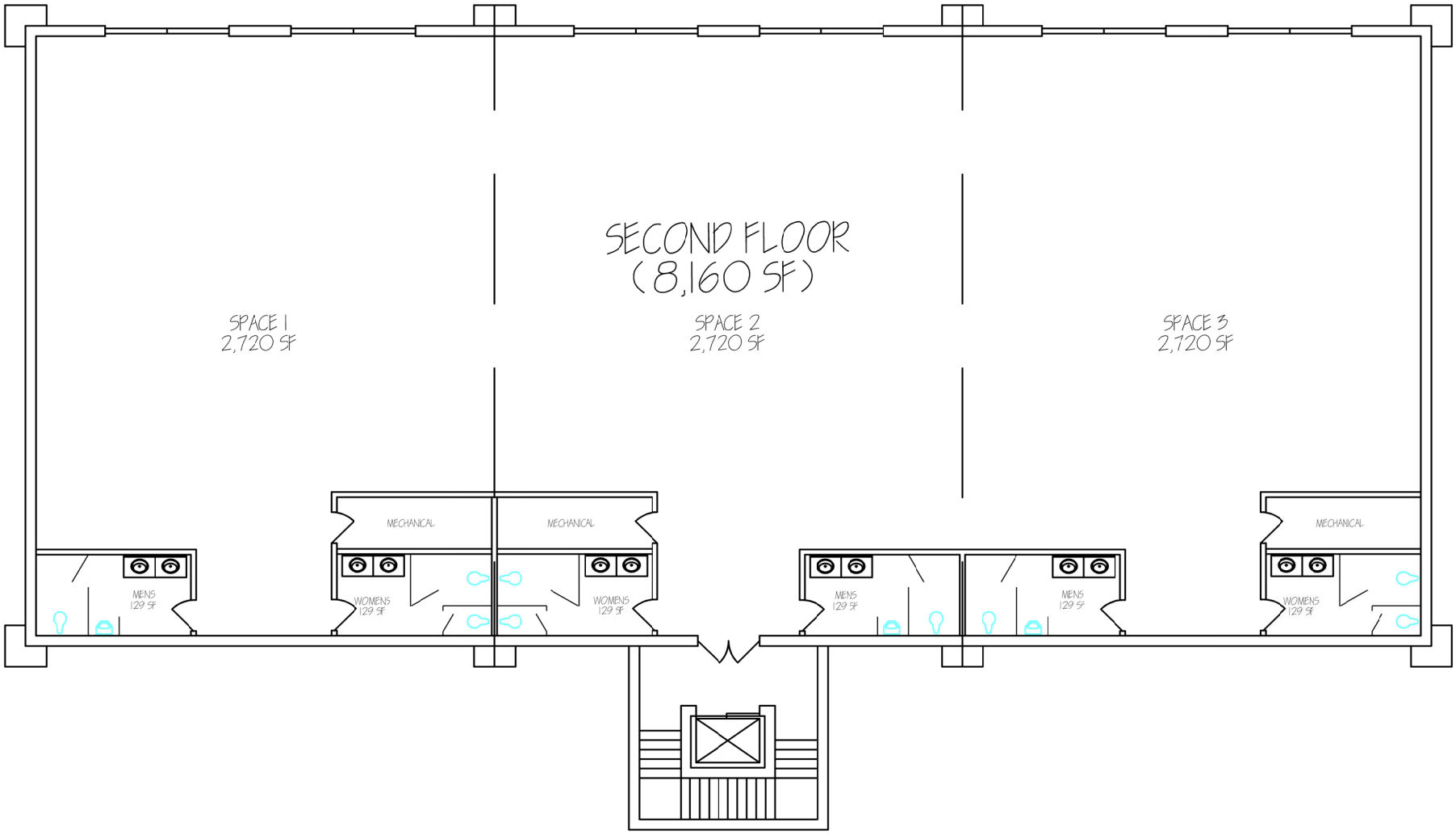
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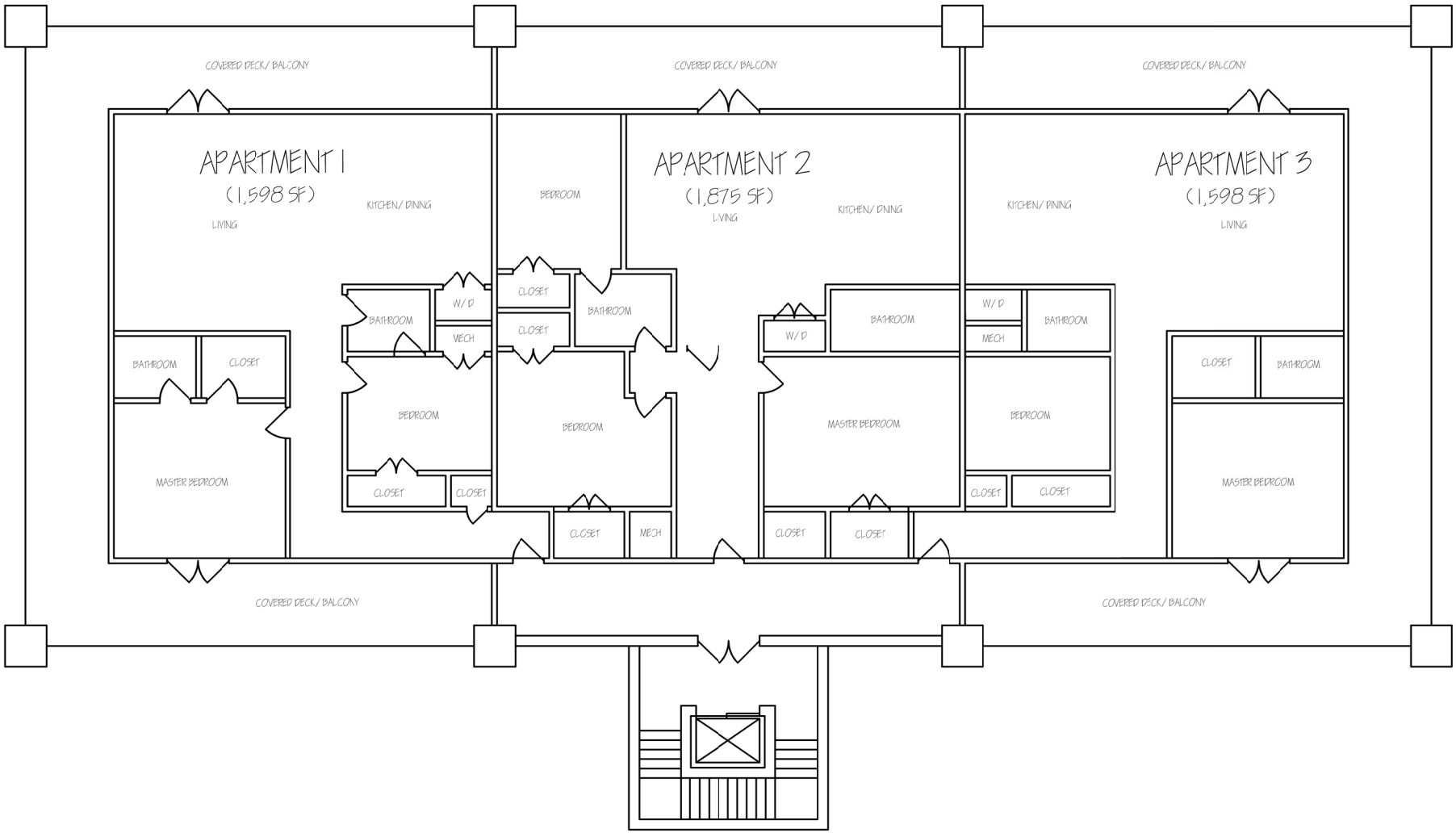
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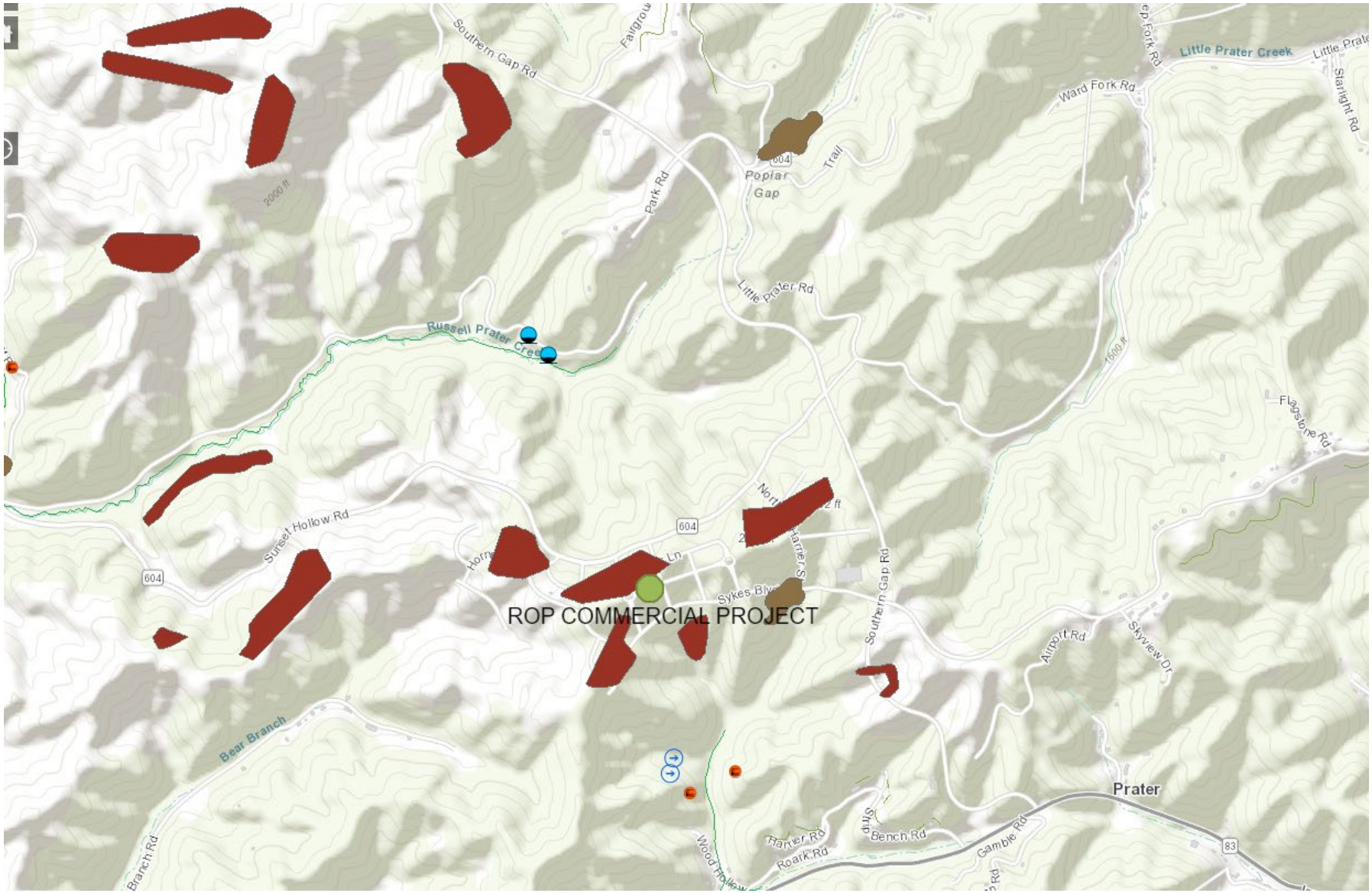
Third Floor FLOOR (Future Phase II)
(8,160 SF COVERED)
(5,650 SF LIVING SPACE)



REGIONAL OFFICE PARK COMMERCIAL BUILDING

Terra Tech ENGINEERING
P.O. Box 1063 | Grundy, VA 24614
276-935-4191

B.
AML Features Adjacent to Project Area


ROP COMMERCIAL PROJECT
Southern Gap Rd
Park Rd
Popar Gap
Trail
Little Prater Creek
Ward Fork Rd
Starlight Rd
Little Prater Rd
Russell Prater Creek
Sunset Hollow Rd
604
Southern Gap Rd
Airport Rd
Skyview Dr
Flagstone Rd
Bear Branch
Prater
Bench Rd
Gamble Rd
Roark Rd
83

C.
Project Budget and Funding Sources

SOUTHERN GAP REGIONAL OFFICE PARK COMMERCIAL BUILDING

Task	Funding Source Buchanan County IDA/VCEDA	AMLER	Total Project Costs
Building Construction	$985,760.86	$1,852,500.00	$2,838,260.86
Site/Parking/Stormwater	$802,500.00	$0.00	$802,500.00
Architectural/Engineering/Permitting	$225,641.75	$0.00	$225,641.75
Quality Control/ (QA/QC)	$200,097.39	$0.00	$200,097.39
NEPA/PROJECT ADMIN	$0.00	$97,500.00	$97,500.00
Totals	**$2,214,000.00**	**$1,950,000.00**	**$4,164,000.00**