



ARPA-42

ARP Application - Jefferson County

Status: Active

Date Created: Jun 30, 2022

Applicant

Stephanie Grove  
sgrove@ransonwv.us  
312 S. Mildred St.  
Ranson, West Virginia 25438  
(304) 724-3872

Internal Section

STEP ONE

Please select the date for the Commission Meeting before completing the approval step

Commission Meeting Date

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STEP TWO

Please select decision, award amount (if approved) and additional comments (to be included in rejection letter)

Decision

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Award Amount

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Additional Conditions

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Certification

PLEASE CERTIFY THAT YOU HAVE REVIEWED THE US TREASURY GUIDELINES REGARDING THE ELIGIBLE USES OF AMERICAN RESCUE PLAN STATE AND LOCAL RECOVERY FUNDS

Digital Signature

Stephanie F. Grove  
06/27/2022

Click here for more information  
(<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>)

Contact Information

Organization Name

City of Ranson

Address

312 S. Mildred St.

**Website (if applicable)**

cityofransonwv.net

**Phone Number**

(304) 724-3872

**Email Address**

sgrove@ransonwv.us

**Project Summary**

**Please provide a narrative overview or summary of your proposal, including but not limited to the following:**

**1. Brief description of the proposal**

Fairfax Boulevard Medical Access Route to bypass all railroad crossings. The Mayor and City Council of Ranson adopted a plan that extends Fairfax Blvd from Charles Town, through Ranson, and onto Route 9. All that remains to be completed of the originally adopted plan is a 1,100 foot missing section of Fairfax Bouledard and 600 foot extension of 16th Avenue.

**2. Purpose and key anticipated outcomes**

The completion of Fairfax Boulevard will bypass all railroad crossings and provide a clear Medical Access Route that will connect over half of our county’s population to the Jefferson Medical Center and Valley Health Urgent care. The construction of this section of roadway will improve access to the WVU Medical Jefferson Center, Valley Health Systems Urgent Care, and proposed medical buildings. Perhaps of particular interst to the County Commission, as it undertakes to completely overhaul the delivery of EMS services in the County, is that the construction of the final sector of Fairfax Boulevard increases access and reduces response times from the Jefferson County Emergency Services Agency, tranforming this station's suitability from purely adminstrative offices to a fully functioning operating point of delivery for County ambulance services. Moreover, the Fairfax route will also decrease emergency response from Independent Fire Company to the medical facilities in its first due area. Accordingly, the route improves overall emergeny response times of exisitng points of delivery and provides the option of an additional point of delivery for emergency services in the County.

In addition to increased access to medical facilities and the reduction of response times, the City has enaged in discussions with a developer who has expressed interst in partnering with the nearby medical facilities to create an assisted living community, which facility would be the first of its kind in Jefferson County. Success of this project is dependent upon the completion of Fairfax Blvd.

Finally, it is estimated that the final segment of the roadway will attract over \$70 million of new housing development and over \$300 million in mixed-usue development adjacent to Fairfax Blvd. on vacant land between 12th Avenue and Route 9.

**3. Individuals or communties served**

The entire County will be served by improved and increased access to medical facilities located in the City of Ranson. As previously stated, this project connects over half of the County's population to Jefferson Medical Center and Valley Urgent Care. The project also decreases response times, and increases access to, the exisging Jefferson County Emegerncy Services Agency Building on 16th Avenue, creating the possibility that the building could be used for the devlivery of emergency ambulance service. Currently, because the location is constrained by railroad crossings, the ESA building is not an ideal location from which to dispatch an emergency response. However, removal of the railroad barrier provides a suitable station in the middle of the County in which to house and dispatch ambulances to medical emergencies throughout Jefferson County.

**4. How the COVID-19 pandemic has necessitated this request**

The COVID-19 pandemic highlighted deficiencies in the provision of medical services not only throughout the entire Country but here locally as well. Assessment following the pandemic provided the opportunity to assess these defincies and work toward solutions for better preparation in the event of another major health event in the County. As the Commission is aware, response times have been at the forefront of the discussion. Improvement of the access roads between population centers of existing stations, will decrease those response times, resulting in a vast improvement in the delivery of medical care in the County.

**5. Amount of funding requested**

2,000,000

**6. Amount of any bids or cost estimates received to date, if applicable**

4,000,000

**7a. Amount of matching funds raised or committed by your organization**

25,000,000

**7b. Source of matching funds raised or committed by your organization**

Ranson City Capital Funds and a portion from a developer agreement. In addition to the \$4 million needed to complete, the City will provide in house labor to add lighting and landscaping once the construction is complete. These in house costs are not included in the overall bid amount.

**8. How ARP funds, if awarded, will be used**

Funds will be used for the final construction phase.

**9. How long it will take you to complete the project if awarded funding**

This project has permit-ready plans and construction has begun on this final phase. Estimated completion of the project, including the in-house portion, the end of October/behinning of November.

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**Proposal Details**

**1. Please describe the problem or need which your project seeks to address**

This project will address increased emergency response times and impediments to accessing Jefferson Medical Center and Valley Helath Urgent Care. Additionally, the project will seek to eliminate impediments caused by the railroad crossings to the Jefferson County ESA, Jefferson Medical Center, and Valley Health Urgent Care. Those same railroad crossings also impeded emergency response to Fairfax Crossing and Potomac Marketplace and the several residential communities on that side of the railroad crossings.

**2. Please describe goals and expected outcomes of your proposal.**

The project will improve emergency response times to the Fairfax Crossing and Potomac Marketplace area, Additionally, the project connects over half of the County's population to Jefferson Medical Center and Valley Urgent Care. Finally, the route will bypass all railroad crossings and provide clear access to the medical facilities in the County.

**3. Please provide your project timeline**

The project is currently under construction with an estimated completion date of November 2022.

**4. Please provide your project's total proposed budget.**

\$4 million.

**5. Please list any partners in this proposal, and the partner's role and your relationship with them.**

The Charles Town Utility Board paid for a portion of the design work. Additionally, the developer of Fairfax Crossing has agreed to pay a portioin of the cost but has not provided any payment to date.

**6. Please describe your plan for sustainability of the project or initiative after the grant award has been exhausted.**

Once the project has been completed, the road will be maintained by the City of Ranson Public Works Department and the West Virginia Department of Highways. The project will provide improved emergency access for years to come and will result in hundreds of millions in economic development in the County.

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**Organization Information**

**1. Please provide your organization's mission statement.**

Our mission is to maximize services to our customers in the most cost efficient manner. We will accomplish this through teamwork, dedication to duty, high employee morale, sufficient staffing, and quality training. We are committed to creating an effective municipal team focused on delivering a high level of service to our constituents.

**2. Describe the history of your organization, tell us about your current programs and activities**

Ranson is governed by a Mayor and six-member City Council, who each serve four-year staggered terms. The City employs a City Manager who is appointed by Council to serve as the administrative head of government. The City is a fully functioning government with the Ranson Police Department providing 24 hour per day, seven days a week protection to the City's citizens. City Hall is staffed with a Planning and Zoning department, Public Works department, Finance department and Legal department to carry out

the functions of government and provide services to the residents of the City. Additionally, the City has its own municipal court system.

Currently the City has 5 active capital projects, including the Fairfax Medical Access Route.

**3. Please describe three significant accomplishments of your organization.**

- 1) in 2004,Ranson Comprehensive Plan identified a serious deficiency in public parks and recreational opportunities. The City did not have any public parks in 2004. In response, the City Council formed the Ranson Parks and Recreation Commission to oversee and expand the parks system and to provide recreational and educational opportunities. The City of Ranson has made great strides in providing for parks and open space since the 2004 Comprehensive Plan was adopted. Today the City has 6 public parks, including the Ranson Civic Center, which serves as a space for both recreational and civic opportunities. During the COVID-19 pandemic this space was used to host the first servies of vaccine clinics for the County.
- 2) The entire Fairfax Boulevard extension project. The piece for which the City is requesting in the final portion of an overall project that began in 2010 to connect Fairfax Boulevard from Charles Town, through Ranson, to Route 9. The first phase of the project was made possible through a TIGER grant and is one of only two projects of its kind in the entire country. This project has demonstrated how a transportation investment can be transformative to a community by attracting revitalization and investment into an existing community. Phase.
- 3) Powhatan Place. Redevelopment Project.  
The former foundry on Mildred Street, the City accepted ownership of the property to prevent an industrial site from becoming a blight in the middle of town. The community's ultimate goal is to create a more livable and sustainable community in Old Town Ranson and Charles Town - a place where residents can live where they work, walk to shop, and have easy access to nature and recreation. In order to lay the groundwork for this ambitious objective, Ranson purchased the former Kidde Brass Foundry site located in the Corridor from United Technologies Corporation (UTC) in 2009 after conducting All Appropriate Inquiries. Utilizing a significant donation from UTC, Ranson developed a vision for redeveloping this seven acres or more brownfield into a vibrant mixed-use, pedestrian and environmentally friendly LEED-ND certified development named Powhatan Place. The property has been transferred to a developer who plans to develop the property into a residential mixed use community.

**4. Please list your Owner(s), Board of Directors, senior staff members, or other key members of your organization:**

- The City is governed by a six member council and mayor.
- 1) Mayor Keith "Duke" Pierson
  - 2) Council: Mike Anderson, Amanda Stroud, Donnie Haines, David Cheshire, Scott Coulter, Gene Taylor

**5. Please list the staff involved with this project and describe their roles and responsibilities:**

- 1) City Manager, Stephanie Grove
- 2) Robert Anderson, Capital Projects Manager
- 3) Edward Erfurt, Assistant City Manager
- 4) Bill Silveous, Director of Public Works

6. Please upload/attach the following financial documents, if applicable:

**Cash flow statement for applicant's most recent fiscal year**

Uploaded by ... on

**Two years of audited financial statements**

Uploaded by ... on

**Current operating budget**

Uploaded by ... on

**If the applicant has not been audited, please include an unaudited balance sheet and income statement as prepared by the applicant**





Uploaded by ... on

**7. List any federal, state, local or private grant awards or funding received in the last three years and the current status of those funds. If your organization has previously received funds from Jefferson County, please list the amount, nature of the project(s) and current status of the funding and project(s).**

The City has received several grants throughout the ast three years. A list of those grants is delineated in the financial information.

**8. If you have made an application for funding for this project from other sources (city, state, private or non-profit organizations) please list the same here.**

N/A

**Impact of the COVID-19 Pandemic**

**1. Please explain the impact of the COVID-19 pandemic and how it relates to your request.**

This project will imporve medical access to the Jefferson Medical Center, the major hospital in the County. Additionally, when completed, the project will significantly reduced response times from both Independent Fire Company and the Jefferson County ESA. This increased access will ensure that the County is better prepared to address both the current COVID-19 pandemic and any future mass medical events. The deficiencies in access were highlighted and excaerbated during the pandemic.

**2. How will ARP funding, if awarded, aid in the recovery from the COVID-19 pandemic?**

In addition to improving medical access, the project will attract over \$70 million dollars of new home development and over \$300 million in mixed-use development adjacent to Fairfax Boulevard on vacant land between 12th Avenue and Route 9.

**3. Are you requesting lost revenue due to COVID-19**

No

**Supplementary Information**

**1. Please enter contact information (name, email, and phone) for at least one third-party reference.**

Andrew Blake, (304) 264-2131

**2. Please include any supplementary information or documentation (such as letters of support, newspaper articles, etc) which you feel will be essential to the County's review.**



Uploaded by ... on

**Attachments**




No attachments

**History**

Date	Activity
Jun 27, 2022 at 11:38 pm	Stephanie Grove started a draft of Record ARPA-42
Jun 30, 2022 at 8:18 am	Stephanie Grove submitted Record ARPA-42
Jun 30, 2022 at 8:18 am	approval step Application Review was assigned to Michelle Gordon on Record ARPA-42
Jun 30, 2022 at 8:18 am	changed the deadline to Jul 01, 2022 on approval step Application Review on Record ARPA-42

**Timeline**

Label	Status	Activated	Completed	Assignee	Due Date
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Label		Status	Activated	Completed	Assignee	Due Date
	Request Letter of Acknowledgement	Issued	Jun 30, 2022 at 8:18 am	Jun 30, 2022 at 8:18 am	-	-
	Application Review	Active	Jun 30, 2022 at 8:18 am	-	Michelle Gordon	06/30/2022
	Commission Meeting	Inactive	-	-	-	-
	Meeting Finished Yes/No	Inactive	-	-	-	-