



**Windham Region Brownfields Reuse Initiative
Steering Committee Meeting
April 12, 2023
4:00 p.m.
WRC Zoom Call**

<https://us02web.zoom.us/j/81663539936?pwd=bDczQ28wYzJ0cjJoZlEyQUJ4UlcyUT09>

Agenda

Minutes Approval

- December 14, 2022

Status of WRBRI Funds

FY '19 EPA Assessment Grant Funds
▪ Hazardous Substances = \$955

Submitted EPA assessment grant application in November, \$500,000.

Vermont Assessment Funds
▪ \$295

RLF Loan/Grant Funds (Haz)
▪ Loans = \$160,493
▪ Grants = \$0
▪ Consultant Services = \$12,112

RLF Loan/Grant Funds (Petro)
▪ Loans = \$41,603
▪ Grants = \$0
▪ Consultant Services = \$500

RLF Funds Revolved available for Loans, Grants and staff time
▪ \$140,732

FY '23 Supplemental RLF Loan/Grant Funds
▪ Loans = \$250,000
▪ Grants = \$0
▪ Consultant Services = \$16,000

Submitted application for \$2M supplemental funds in March.

❑ WRBRI Applications

- 250 Birge St., Brattleboro
 - The is a floodplain restoration project. Phase I, Phase II and ECCA/ABCA are complete. The property is owned by the VT River Conservancy. It looks like they previously applied to WRC for cleanup funding but ended up applying for their own grant.
 - They are requesting \$69,500 for archeological monitoring work in conjunction with the cleanup.
 - A project selection matrix was completed in May 2019.
 - *Action:* Consider approving \$69,500 RLF funds for archeological monitoring work as a grant or grant/loan combination.

- Bellows Falls Train Station
 - Committee approved the project for a grant/loan in December = \$240,000 as a grant and \$60,000 as a loan (20%). BS&L gave a positive review in March 2023. The grant/loan will be reviewed by the WRC Executive Board 4/11.
 - The Committee should now decide on the term and rate of the loan. We most recently approved projects for a 10-year term and a 2% interest rate.
 - *Action:* Consider approving the loan for a specific term and rate.

- Newfane Buyout Project
 - The town of Newfane has applied to FEMA for buyout funding for this property that was previously a general store with a gas station. There is an underground storage tank onsite.
 - They are requesting funding for their BRELLA application, \$500. They understand that we have \$294 remaining in our VT assessment grant budget but that there might be more available.
 - *Action:* Consider approving \$294-\$500, depending on what is available, for the town’s BRELLA application.

Active Assessment Sites Update

Site	Update
21 O’Bryan Dr., Brattleboro	Phase II investigation underway.
Bellows Falls Bike Project	Phase II complete. Additional sampling underway and ECCA/CAP next.
Bellows Falls Train Station	Working on grant loan agreement for abatement work.
Black Mountain & Glen Parks, Brattleboro	Phase I’s complete.
The Garage, Bellows Falls	Offsite supplemental assessment work complete.
Thermal House, Brattleboro	Indoor PCB testing complete and CAP update underway.
Winston Prouty, Brattleboro	Phase I complete. Site investigation underway. Applied to BRELLA.

Active RLF Sites Update

Site	Update
NEYT, 48 Elm St. Brattleboro	Demolition complete and cleanup underway.
The Garage, Bellows Falls	Cleanup complete. Site redevelopment underway. Opening this month!

Public Comment

Adjourn

Attachments

1. December Minutes
2. 250 Birge St. – Site Nomination Form and Grant/Loan Matrix

Windham Regional Commission is inviting you to a scheduled Zoom meeting.

Topic: Brownfields Committee - SW

Time: Apr 12, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81663539936?pwd=bDczQ28wYzJ0cjJoZlEyQUJ4UlcYUT09>

Meeting ID: 816 6353 9936

Passcode: 509960

Dial by your location

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