



**Windham Region Brownfields Reuse Initiative
Steering Committee Meeting
June 14, 2023
4:00 p.m.
WRC Zoom Call**

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

Agenda

Minutes Approval

- April 12, 2023

Status of WRBRI Funds

Approved by EPA in May

- \$500,000 for assessment work
- \$2 million for cleanup work

Approved by the State of Vermont

- \$50,000 for assessment work

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

Vermont Assessment Funds
▪ \$584

RLF Loan/Grant Funds (Haz)
▪ Loans = \$160,493
▪ Grants = \$0
▪ Consultant Services = \$5,312

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

RLF Funds Revolved available for Loans, Grants and staff time
▪ \$267,513

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

☐ **WRBRI Applications**

- **Newfane FEMA Buyout Project**
 - Last month we approved \$500 to support the town’s application to BRELLA, which was approved. Now they are ready to conduct a Phase I ESA.
 - 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.
 - *Action:* Consider accepting project and approving funding for Phase I ESA.

- **The Gathering Place, Brattleboro**
 - Brattleboro Area Adult Day Services, also known as the Gathering Place, is requesting funding for a Phase I ESA. They are applying for a USDA loan to replace the building’s roof, windows and lights. USDA is requiring a Phase I as part of their loan approval process.
 - There are no know contamination issues. Prior to 2001 the site housed the Elks club.
 - *Action:* Consider accepting project and approving funding for Phase I ESA.

- **Foodworks, Brattleboro**
 - Groundworks is requesting funding as a prospective purchaser for a Phase I ESA for a site located at 141 Canal St. This site is the current location of Foodworks which is operated by Groundworks and is the most heavily utilized food shelf program in the region. They would like to purchase the site for continued use as a food shelf.
 - A gas station was located on the site in the 1970’s and housed a restaurant after that.
 - *Action:* Consider accepting project and approving funding for Phase I ESA.

- **Fulflex, Brattleboro – *Confidential! Please do not discuss.***
 - BDCC is requesting funding assistance as a prospective purchaser to develop a Phase II ESA for two parcels located at 32 Justin Holden Dr. This site is the current location of the Fulflex manufacturing facility and previously housed the American Optical Corp.
 - BDCC plans to continue to lease to Fulflex and will develop two new buildings for industrial expansion. The new facilities would accommodate over 100 jobs.
 - LEE conducted a Phase I ESA for this project, which includes two parcels, and recommended a Phase II. They estimate that a Phase II might cost over \$100,000 but have not yet developed a work plan. BDCC is requesting up to \$50,000 for the Phase II work for now but may request additional funding in the future depending on the work plan.
 - *Action:* Consider accepting project and approving \$50,000 for Phase II ESA.

- WW Building and Supply Warehouse, Wilmington
 - WheelPad is requesting funding to conduct a Phase I ESA as a prospective purchaser of a site located at 211 Route 9 West, Wilmington. This site is the current location of a WW Building and Supply Warehouse. The site was previously used as an office supply store, the VT SW Supervisory Union district offices and GS Precision machine parts manufacturing.
 - WheelPad intends to purchase the site to assemble their accessible bedroom and bathroom suites, for offices, a local labor training program, a maker space and storage. They will also use the site as a showroom for WheelPad models, as well as 6 units of accessible worker housing and public EV charging stations.
 - *Action:* Consider accepting project and approving funding for Phase I ESA.

- Daley Shoe Building, Brattleboro
 - Windham Windsor Housing Trust is requesting funding to assess the need to continue indoor air quality monitoring at their building located at 68 Birge St. This building is the home of WWHT’s offices, as well as affordable apartments. The building was previously the site of manufacturing and warehousing uses including Basketville.
 - Contamination issues were previously assessed and cleaned up. An SSDS system was installed to address vapor issues. They would like to know if continued operation of the SSDS system is needed and have worked with DEC and Atlas to develop a work plan.
 - *Action:* Consider approving the request for \$12,605 to evaluate vapor intrusion issues.

Active Assessment Sites Update

Site	Update
21 O’Bryan Dr., Brattleboro	Phase II complete.
Bellows Falls Bike Project	ECCA/CAP work underway.
Bellows Falls Train Station	Working on grant loan agreement for abatement work.
Newfane Buyout	Accepted into BRELLA.
Thermal House, Brattleboro	CAP update underway.
Winston Prouty, Brattleboro	Site investigation underway. Accepted into BRELLA.

Public Comment

Adjourn

Attachments

1. April 12th Minutes
2. Site Nomination Forms
 - a. Newfane FEMA Buyout

- b. The Gathering Place
 - c. Foodworks
 - d. Fulflex – **Confidential!**
 - e. WW Building and Supply Warehouse
 - f. Daley Shoe Building
3. Site Selection Criteria Matrix

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

Time: Jun 14, 2023 04:00 PM Eastern Time (US and Canada)

Topic: Brownfields Committee

Join Zoom Meeting

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

Meeting ID: 816 6353 9936

Passcode: 509960

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