



**Windham Region Brownfields Reuse Initiative  
Steering Committee Meeting**

**April 10, 2024**

**4:00 p.m.**

**WRC Zoom Call**

<https://us02web.zoom.us/j/88364538112?pwd=QjNMNFRDaXlwUGZqL2RYTE82ZmhCZz09>

**Agenda**

**Agenda Amendments**

**Minutes Approval**

- February 14, 2024

**Status of WRBRI Funds**

<b>Vermont Assessment Funds</b>
▪ \$40,271
• Received additional \$49,000

<b>EPA Assessment Funds 2023</b>
▪ \$276,894

<b>RLF Loan/Grant Funds (Haz)</b>
▪ Loans = \$168,976
▪ Grants = \$0
▪ Consultant Services = 0

<b>RLF Loan/Grant Funds (Petro)</b>
▪ Loans = \$41,603
▪ Grants = \$8,333
▪ Consultant Services = \$500

<b>RLF Funds Revolved available for Loans, Grants and staff time</b>
▪ \$307,766

<b>FY '23 Supplemental RLF Loan/Grant Funds</b>
▪ Loans = \$1,250,000
▪ Grants = \$850,000

- Consultant Services = \$44,752

**CONSULTANTS 2024**

Site	Consultants
0 Bridge St., Bellows Falls	Weston & Sampson
Adams Grist Mill	Stone
Bellows Falls Bike Project	Stone
Bellows Falls Train Station	Sanborn Head
Brattleboro Basketville	Atlas
CF Church, Brattleboro	Stone
Garage, Bellows Falls	KAS
McNeill’s Brewery, Bratt.	Stantec
NEYT, Brattleboro	LEE
Penta Wyman, Bellows Falls	Stone
S. Newfane Store Buyout	KAS
TLR, Bellows Falls	Stone
WW Building Supply, Wilm.	LEE

**WRBRI Applications**

- 0 Bridge St., Bellows Falls
  - Previously approved a Phase I. Committee requested the town come back before approving a Phase II to clarify status of project. See attached memo from Gary Fox.
  - *Action:* Consider approving funding for Phase II ESA.
- McNeill’s, Brattleboro
  - Previously approved a Phase I. Requested the town come back before approving a Phase II to clarify status of project. See attached memo from Sue Fillion.
  - *Action:* Consider approving funding for Phase II ESA.
- 130 Birge St., Brattleboro
  - The prospective purchaser is 7-8 Estey LP, an entity set up specifically for this project. M&S Development will advise on redevelopment. They would like to continue the child care use and dental office on the first two floors and to redevelop the third and fourth floors for housing, potentially for refugees.
  - Requesting approval for a Phase I ESA.
  - Previous assessment and cleanup work has been completed for this site and adjacent Estey Organ properties. A Phase I will clarify the status of this site for the new owners.
  - *Action:* Consider approving funding for Phase I ESA.

## Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase I complete.
Adams Grist Mill, Bellows Falls	Phase I underway. Cleanup planning will be done in conjunction with Penta and TLR.
Bellows Falls Train Station	Waiting on land lease and building sale completion before finalizing grant loan agreement for abatement work – summer estimate.
CF Church, Brattleboro	ECAA/CAP & Pilot testing underway.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
McNeill’s Brewery, Bratt.	Phase I complete.
Penta Wyman, Bellows Falls	CAP – awaiting work plan from Stone.
S. Newfane Store Buyout	Phase II underway.
TLR, Bellows Falls	CAP & Pilot testing – awaiting work plan from Stone.
WW Building Supply, Wilmington	Phase II underway.

**Public Comment**

**Adjourn**

### Attachments

1. Minutes – February
2. Site Nomination Forms
  - a. 130 Birge St., Brattleboro
3. Site Selection Criteria Matrix
4. Backup information for 0 Bridge St. & McNeill’s

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

Topic: Brownfields Committee Meetings

Time: Apr 10, 2024 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88364538112?pwd=QjNMMNFRDaXlwUGZqL2RYTE82ZmhCZz09>

Meeting ID: 883 6453 8112

Passcode: 059866

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)