



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

**June 12, 2024**

**4:00 p.m.**

**WRC Zoom Call**

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

**Agenda**

- Agenda Amendments**
  
- Minutes Approval**
  - April 10, 2024
  
- Status of WRBRI Funds**

<b>Vermont Assessment Funds</b>
▪ \$19,693

<b>EPA Assessment Funds 2023</b>
▪ \$132,027

<b>RLF Loan/Grant Funds (Haz)</b>
▪ Loans = \$168,976
▪ Grants = \$5,125
▪ 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>
▪ \$316,946

<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
130 Birge St., Brattleboro	LEE
Adams Grist Mill	Stone
Bellows Falls Bike Project	Stone
Brattleboro Basketville	Atlas
CF Church, Brattleboro	Stone
Foodworks, Brattleboro	Nobis
Garage, Bellows Falls	KAS
McNeill's Brewery, Bratt.	Stantec
Penta Wyman, Bellows Falls	Stone
S. Newfane Store Buyout	KAS
TLR, Bellows Falls	Stone
WW Building Supply, Wilm.	LEE
Winston Prouty, Bratt.	KAS

☐ **WRBRI Applications**

- 108 Rockingham St., Bellows Falls
  - The prospective purchaser is a group of local investors who are actively involved in the community, including Robert McBride, and John and Jeff Dunbar. They would like to redevelop the space into a multiuse community space in partnership with a local nonprofit trade development organization serving middle school and high school youth in the community.
  - The site has been the location of a gas and automobile service station.
  - Requesting approval for a Phase I ESA.
  - *Action:* Consider accepting the site into the WRBRI program and approving funding for a Phase I ESA.
  
- Fulcrum Arts, 485 West River Rd., Brattleboro
  - WRC previously funded a Phase II at this site in 2013. The property owners, Fulcrum Arts have a gallery in the building and rent space to a bakery. The state requested additional testing to determine if the installation of a Sub-Slab Depressurization System was needed. This work was never followed up on and VT DEC has now requested the work. The firm that conducted the Phase II is now out of business, so we would use one of our new consultants.
  - *Action:* Consider approving funding for additional Phase II testing.

## Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase II underway.
130 Birge St., Brattleboro	Phase I complete and a Phase II has been recommended.
Adams Grist Mill, Bellows Falls	Approved additional testing.
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.
Foodworks, Brattleboro	Approved Phase II funding.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
McNeill’s Brewery, Bratt.	Phase II underway.
Penta Wyman, Bellows Falls	CAP – awaiting work plan from Stone (in conjunction with Adams & TLR).
S. Newfane Store Buyout	Phase II on hole until purchase is complete, fall estimate.
TLR, Bellows Falls	CAP & Pilot testing – awaiting work plan from Stone (in conjunction with Adams & Penta).
WW Building Supply, Wilmington	Phase II underway.

**Public Comment**

**Adjourn**

### Attachments

1. Minutes – April
2. Site Nomination Forms
  - a. 108 Rockingham St., Bellows Falls
3. Site Selection Criteria Matrix

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

Topic: Brownfields Committee Meetings

Time: Jun 12, 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

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