



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

August 14, 2024

4:00 p.m.

Hybrid Meeting on Zoom or in Person @ WRC

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

Agenda

Agenda Amendments

Minutes Approval

- June 12, 2024

Status of WRBRI Funds

Vermont Assessment Funds
▪ \$6,419

EPA Assessment Funds 2023
▪ \$43,446

RLF Loan/Grant Funds (Haz)
▪ Loans = \$168,976
▪ Grants = \$5,125
▪ Consultant Services = 0

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

RLF Funds Revolved available for Loans, Grants and staff time
▪ \$320,725

FY '23 Supplemental RLF Loan/Grant Funds
▪ 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
Bellows Falls Train Station	Stone
Brattleboro Basketville	Atlas
CF Church, Brattleboro	Stone
Foodworks, Brattleboro	Nobis
Fulcrum Arts, Brattleboro	WHEM
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**

- Groundworks Former Morningside Shelter, Brattleboro
 - Groundworks would like to redevelop this site that previously housed a shelter for those experiencing homelessness. They are planning to develop a new 40-bed homeless shelter.
 - Groundworks previously funded a Phase I and Phase II ESA. The Phase II identified typical urban soils contamination with some levels exceeding state standards. They are now requesting funds for a Site Investigation to further delineate the extent of the contamination.
 - KAS has developed a work plan and cost estimate for the Site Investigation, \$19,580.
 - *Action:* Consider accepting the site into the WRBRI program and approving funding for a Site Investigation.

- Leonard Block, 12-14 Eliot St., Brattleboro
 - M&S Development is the prospective purchase of this building that previously housed a bank, offices, retail and a potential dry cleaner. M&S would like to redevelop the building into ten new apartments with commercial use on the ground floor. The building has recently been listed on the National Register of Historic Places.

- A Phase I funded by M&S identified potential contamination related to an on-site dry cleaners and multiple known dry cleaners in the vicinity of the site.
 - KAS developed a work plan and cost estimate for a Phase II and BRELLA enrollment, \$8,600. *Note: WRC can only fund BRELLA with state funds, which currently do not have enough for this project. The cost without BRELLA is \$7,425.*
 - *Action:* Consider accepting the site into the WRBRI program and approving funding for a Phase II.
- Boys and Girls Club of Brattleboro, 17 Flat St.
 - The Boys and Girls Club would like to redevelop the site of the existing club by demolishing the structure and developing a new state-of-the-art 4 story building that will better suit the needs of the club today.
 - Prior to housing the club, the site was the location of a night club, an auto dealer and a garage. Prior to 1920 the site was used as a black smith's shop.
 - Stone has developed a work plan and cost estimate for a Site Investigation, \$45,655. *Note: We do not have enough funding in place to fund this entire project.*
 - *Action:* Consider accepting the site into the WRBRI program and approving funding (or partial funding) for a Site Investigation.
- Brattleboro Basketville
 - WWHT is requesting additional funding to complete SSDS Modifications and a Vapor Intrusion Evaluation. I have not received an application but believe this is for cleanup funding. I told them that we would discuss the project, which was previously determined as eligible for WRBRI assessment funding.
 - *Action:* Consider allowing Susan to review preliminary application, Part A and moving to next steps. *Note: The Committee may want to review Part B or have Susan move the project forward for Executive Board approval.*

Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase II underway.
130 Birge St., Brattleboro	Phase II and HBMA underway.
485 West River Rd., Bratt.	Phase II Supplemental Sampling underway.
Adams Grist Mill, Bellows Falls	Phase II Supplement testing will be coordinated with TLR and Penta Wyman.
Bellows Falls Bike Project	ABCA and Community Relations Plan under development.
Bellows Falls Train Station	Additional assessment funding has been approved for a vapor intrusion CAP and additional sampling. Still waiting on land lease and building sale completion before finalizing grant loan agreement for abatement work.
CF Church, Brattleboro	ECAA/CAP & Pilot testing underway.
Foodworks, Brattleboro	Phase II underway.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
McNeill's Brewery, Bratt.	Phase II underway.
Penta Wyman, Bellows Falls	CAP – underway (in conjunction with Adams & TLR).
S. Newfane Store Buyout	Phase II on hold until purchase is complete, August estimate.
TLR, Bellows Falls	CAP & Pilot testing – underway (in conjunction with Adams & Penta).
WW Building Supply, Wilmington	Phase II complete. Additional work is not required
Winston Prouty, Brattleboro	Phase II underway.

Public Comment

Adjourn

Attachments

1. Minutes – June
2. Site Nomination Forms
 - a. Former Morningside Shelter, Brattleboro
 - b. Leonard Block, Brattleboro
 - c. Boys and Girls Club Brattleboro
3. Site Selection Criteria Matrix

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

Topic: Brownfields Committee Meetings

Time: August 14, 2024 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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

Meeting ID: 883 6453 8112

Passcode: 059866

Dial by your location

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- +1 646 558 8656 US (New York)