



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

October 9, 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

- August 14, 2024

Status of WRBRI Funds

Vermont Assessment Funds
▪ \$23,237

EPA Assessment Funds 2023
▪ \$12,340

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
▪ \$328,985

FY '23 Supplemental RLF Loan/Grant Funds
▪ Loans = \$1,250,000
▪ Grants = \$850,000
▪ Consultant Services = \$44,627

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
Boys & Girls Club, Bratt.	Stone
Brattleboro Basketville	Atlas
CF Church, Brattleboro	Stone
Foodworks, Brattleboro	Nobis
Fulcrum Arts, Brattleboro	WHEM
Garage, Bellows Falls	KAS
Leonard Block, Bratt.	KAS
McNeill’s Brewery, Bratt.	Stantec
Morningside Shelter, Bratt.	KAS
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

- Cotton Mill, Brattleboro
 - BDCC (confidentially) would like to redevelop the third floor of this building for housing. The building has been used for a variety of industrial uses since 1912 and is now used for light manufacturing, office space and artist studios. BDCC purchased the building in 1994.
 - BDCC is requesting funding for a Phase I ESA and a Hazardous Building Materials Assessment. LEE has developed a proposal for this work, \$16,815.
 - See the attached site selection matrix. The project is important because much needed new housing is proposed in an existing mixed-use building. Other comments?
 - Action: Consider accepting the site into the WRBRI program and approving funding for a Phase I and HBMA.

- Brattleboro Basketville
 - Update – Received the Part A Application and submitted to EPA for their approval.

Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase II underway.
130 Birge St., Brattleboro	Phase II and HBMA field work complete.
485 West River Rd., Bratt.	Phase II Supplemental Sampling field work complete.
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 complete.
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.
Boys and Girls Club, Bratt.	Site investigation underway.
CF Church, Brattleboro	ECAA/CAP & Pilot testing – field work complete.
Foodworks, Brattleboro	Phase II underway.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
Leonard Block, Brattleboro	Phase II underway.
McNeill’s Brewery, Bratt.	Phase II underway.
Morningside Shelter Site, Bratt.	Site Investigation underway.
Penta Wyman, Bellows Falls	CAP – underway (in conjunction with Adams & TLR).
S. Newfane Store Buyout	Phase II underway.
TLR, Bellows Falls	CAP & Pilot testing – underway (in conjunction with Adams & Penta).
WW Building Supply, Wilmington	Phase II complete. Additional soils testing underway.
Winston Prouty, Brattleboro	Phase II underway.

Public Comment

Adjourn

Attachments

1. Minutes – August
2. Site Nomination Form and Site Selection Matrix
 - a. Cotton Mill, Brattleboro

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

Topic: Brownfields Committee Meetings

Time: Oct 9, 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

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