



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

December 11 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

- October 9, 2024

Status of WRBRI Funds

Vermont Assessment Funds
▪ \$19,457

EPA Assessment Funds 2023
▪ \$3,622

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
▪ \$438,180

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

- Bellows Falls Bike Project
 - The BF Bike Project is in the process of purchasing the building that they've been located in since 2016. WRC and VT DEC have provided assessment funding, Phase I through Corrective Action Planning. The Bike Project is now applying for cleanup funding to address vapor intrusion issues.
 - Project is located in the village, is the reuse of an existing structure that is considered a contributing building to the Bellows Falls Neighborhood Historic District, and will use existing infrastructure. The Bike Project is a nonprofit organization that will retain jobs in an area of lower median incomes and a higher unemployment rate. They will continue to provide bicycles and related services to all.
 - EPA approved as eligible with a new Phase I and SHPO review.
 - They are requesting \$252,986 as a grant. They understand that we have been approving grant/loan combos at 80% grant and 20% loan (grant \$202,388.8/loan \$50,597.2).

- Action: Consider accepting the site into WRC’s RLF program and approving cleanup funding as a grant/loan combo and contingent upon a Part B application, BS&L review and Executive Board approval.

Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase II complete.
485 West River Rd., Bratt.	Phase II Supplemental Sampling report complete and close out 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 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.
Cotton Mill, Brattleboro	BDCC decided not to use our funding.
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, testing complete.
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 – October, 2024
2. RLF Part A Form and Site Selection Matrix - Bellows Falls Bike Project

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

Topic: Brownfields Committee Meetings

Time: Dec 11, 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)