



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

February 12, 2025

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

- December 11, 2024

Status of WRBRI Funds

Vermont Assessment Funds
▪ \$19,457

An additional \$50,000 has been approved.

EPA Assessment Funds 2023
▪ \$3,893

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
▪ \$443,399

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

CONSULTANTS 2025

Site	Consultants
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
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

- GRAS Site, Bellow Falls
 - Greater Rockingham Area Services (GRAS) has received grant funding (ARPA, NRBC and CDBG) to upgrade their heating system. They hired Stone to do a Phase I ESA in 2023, which identified multiple underground storage tanks and a boiler room sump as potential concerns. Stone recommended a Phase II ESA.
 - The project is located in the Village of Bellows Falls. Replacement of the boiler system will allow the continued use of an existing structure and existing infrastructure. The Health Center provides important health and social services to the local low income community.
 - The Phase II cost estimate is \$79,026. This is more funding than we currently have, approximately \$65,000 including new funding (we may be able to get addition state funding). The Executive Director has set up a meeting with the state to discuss BRELLA. The current users have been located in the building since the mid-1980's. It was previously a hospital.
 - Action: Consider accepting the site into the WRBRI program and approving partial assessment funding contingent upon BRELLA acceptance.

- Bellow Falls Bike Project
 - At our last meeting, the Committee approved cleanup funding. The total amount is \$265,840, broken down as a 95% grant/5% loan, \$252,548 grant and \$13,292 loan. BS&L and WRC Executive Board also approved this funding.
 - We had not established the terms of the loan, although I told them we've recently done a 2% interest rate with a 10-year term for loans. Please confirm by consensus that this is acceptable.

Active Sites Updates

Site	Updates
485 West River Rd., Bratt.	Close out complete.
Adams Grist Mill, Bellows Falls	Phase II Supplement testing will be coordinated with TLR and Penta Wyman.
Bellows Falls Bike Project	Preparing to enter into Cooperative Grant/Loan Agreement.
Bellows Fall Island Gas Station	Phase I underway.
Bellows Falls Train Station	Still waiting on land lease and building sale completion before finalizing grant loan agreement for abatement and vapor intrusion 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 complete.
Morningside Shelter Site, Bratt.	Site Investigation underway.
Penta Wyman, Bellows Falls	CAP – underway (in conjunction with Adams & TLR).
S. Newfane Store Buyout	Phase II 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 – December, 2024
2. Site Nomination Form and Site Selection Matrix – GRAS Site

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

Topic: Brownfields Committee Meetings

Time: Feb 12, 2025 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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- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)