



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

April 9, 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

- February 12, 2025 and March 17, 2025

Status of WRBRI Funds

Vermont Assessment Funds
▪ \$31,772
Received an additional \$49,000.

EPA Assessment Funds 2023
▪ \$634

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
▪ \$450,730

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 Island Gas Station	LEE
Bellows Falls Train Station	Stone
Boys & Girls Club, Bratt.	Stone
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
Talc Mine Site, Windham	W&S
TLR, Bellows Falls	Stone
Windham School Site	W&S
WW Building Supply, Wilm.	LEE
Winston Prouty, Bratt.	KAS

WRBRI Applications

- Bellow Falls Train Station
 - Previously approved cleanup funding for asbestos abatement. Now looking for additional funding vapor mitigation. Stone completed Corrective Action Plan that addresses both issues together.
 - This project is a high priority for the town who just purchased the building. They have been working to make this happen for a few years now. The voters approved an additional \$137,500 for loan repayment in March. They are requesting a \$137,500 loan and \$732,174 as a grant (\$869,674 total). This is not quite 20% (\$36,435 less).
 - Confirmed with EPA that we are allowed to grant up to \$500,000 from our supplemental RLF, as well as \$500,00 from Program Income. We could split the grant between the two sources (\$366,087 each). That would only leave \$84,643 in Program Income but that will build up again. Or we could put more on our supplemental grant. I suggested to the town that the loan would be at 2% with a 10 year term but this is all open for discussion.

- Action: Consider approving RLF funding as a loan for \$137,500 and grant of \$732,174. Also, consider recommending a loan interest rate and term.

Active Sites Updates

Site	Updates
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. Working on RFP for QEP.
Bellows Fall Island Gas Station	Phase I complete. Discussions underway with BFADC about transfer of ownership for additional assessment and cleanup.
Bellows Falls Train Station	Building sale complete. Development of grant loan agreement for abatement and vapor intrusion work underway.
Boys and Girls Club, Bratt.	Site investigation complete. Indoor air tasting 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	Supplemental sampling underway.
Talc Mine Site, Windham	Phase I underway.
TLR, Bellows Falls	CAP & Pilot testing – underway (in conjunction with Adams & Penta).
WW Building Supply, Wilmington	Supplemental soils testing complete.
Windham School Site	Phase I underway.
Winston Prouty, Brattleboro	Phase II underway.

Public Comment

Adjourn

Attachments

1. Minutes – February and March, 2025
2. Bellows Falls Train Station Part B Application

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

Topic: Brownfields Committee Meetings

Time: Apr 9, 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

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