



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

**July 15, 2025**

**4:00 p.m.**

**Hybrid Meeting on Zoom or in Person @ WRC**

<https://us02web.zoom.us/j/89395765503?pwd=s4RlaWsmE5GiXjLj6yQdrYFah4Tw.1>

**Agenda**

**Agenda Amendments**

**WRBRI Applications**

- 81 Royal Rd., Brattleboro (previously Morningside Shelter site)
  - WRC previously funded assessment work at this site. Groundworks is now looking for cleanup funding to address soil contamination issues.
  - This project is a very high priority for the town and the region. Since the previous homeless shelter was closed and the motel program has been cut back, the need for a new shelter is significant. The site is located in a Neighborhood Development Area. The project will involve the demolition of an existing building and new construction of a shelter.
  - Confirmed with EPA that the project is eligible for cleanup funding. They are applying for a grant/loan total of \$107,981. This project's financial information will be reviewed by BS&L. However, the committee might want to consider the amount of the grant/loan mix at this meeting to help move the project along. They know that we're typically doing a 20% loan/80% grant. The Committee may also want to 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 grant and loan with a total of \$107,981. Also, consider recommending a grant/loan mix and a loan interest rate and term.
- Windham School Site
  - The town is requesting Phase II ESA funding. Weston and Sampson developed a proposal for \$35,000. I told them that this would use up most of our funding but maybe we could split it with the state.
  - Please advise on how to move this project forward.

**Public Comment**

**Adjourn**

### **Attachments**

1. 81 Royal Rd., Brattleboro Part A Application & Site Selection Matrix

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

Topic: Special Brownfields Committee Meeting

Time: Jul 15, 2025 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89395765503?pwd=s4RlaWsmeE5GiXiLJb6yQdrYFah4Tw.1>

Meeting ID: 893 9576 5503

Passcode: 821360

Dial by your location

- +1 646 558 8656 US (New York)
- +1 646 931 3860 US