



**Windham Region Brownfields Reuse Initiative  
Steering Committee Meeting Minutes  
April 12, 2023  
4:00 p.m.  
WRC Zoom Call**

Attendees: Gabby Ciuffreda Chair, Cheryl Kaufman, Sue Fillion, Stephen Dotson and Bonnie North

Absent: Elizabeth Bridgewater, Ralph Meima and Robin Sweetapple

Staff: Susan Westa, WRC

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Gabby Ciuffreda Chair, called the meeting to order at approximately 4:00 pm with a quorum present. All attendees joined the meeting by Zoom.

Gabby asked if there were any changes to the agenda and noted that this should be a standing agenda item. Susan Westa will include this on all future agendas.

**Minutes Approval**

The Minutes of December 14, 2022 were approved unanimously with a motion by Bonnie North and seconded by Sue Fillion.

**Status of WRBRI Funds**

Susan reviewed the status of the program funds. She said that the FY'19 assessment grant funds have actually been depleted and she will be closing out this grant. We are also almost completely out of RLF cleanup grant funds, although we do have loan funds as well as revolved funds available. Susan also noted that she submitted an EPA assessment grant application for \$500,000 and a supplemental cleanup application for \$2M. We should hear about these applications in May/June.

<b>FY '19 EPA Assessment Grant Funds</b>
▪ Hazardous Substances = \$955

<b>Vermont Assessment Funds</b>
▪ \$295

<b>RLF Loan/Grant Funds (Haz)</b>
▪ Loans = \$160,493
▪ Grants = \$0
▪ Consultant Services = \$12,112

<b>RLF Loan/Grant Funds (Petro)</b>
▪ Loans = \$41,603
▪ Grants = \$0
▪ Consultant Services = \$500

<b>RLF Funds Revolved available for Loans, Grants and staff time</b>
▪ \$140,732

<b>FY '22 Supplemental RLF Loan/Grant Funds</b>
▪ Loans = \$250,000
▪ Grants = \$0
▪ Consultant Services = \$16,000

**WRBRI Applications**

- 250 Birge St., Brattleboro – Sue Fillion said that she will recuse herself from this vote, although she will answer questions and provide more information as needed.

Susan Westa gave an overview of this floodplain restoration project. She said that all assessment work was completed and that the property is owned by the VT River Conservancy (VCR). It looks like they previously considered applying to WRC for cleanup funding but ended up applying for their own grant. They are now requesting \$69,500 for archeological monitoring work in conjunction with the cleanup.

Sue Fillion said that this is a complicated site but the project has lots of support from the state and others. VCR was denied a hazard mitigation grant so town stepped up to help. This is an important project for the town as it's the last floodplain area along the Whetstone before it hits downtown. FEMA ended up granting funds to the town. Archeology work is required but not included in the grant. The town has a modification request in to FEMA to do the archeology work but takes a long time. VCR has an EPA cleanup grant which must be used by 9/30/23. The State of VT might be able to help with work but there is no guarantee. VCR cannot afford this work.

Gabby asked when they hope to start cleanup. Sue said they still need an Act 250 permit and Army Corp permitting but hoping to start by June 2023. Bonnie asked what they're actually doing and Sue explained that it's about floodplain restoration with open space, trails etc.

Cheryl asked could if they could do loan. Sue would like to reserve funds for this work, in case they're needed. Gabby asked if VCR do take on a loan and Sue was not sure. The Town of Brattleboro is responsible to do this work and would like to have this as a backup.

Susan said we could approve this funding now and work can begin whenever. WRC would then work with the town to develop a grant/loan agreement when its determined if funds are needed. Gabby said we could be the option of last resort.

Stephen made a motion to approve \$69,500 for archeological monitoring work, as a funding source of last resort, and to determine the appropriate grant/loan mix when it is determined that the funds are needed. Bonnie seconded the motion which was approved unanimously.

- Bellows Falls Train Station – Susan reviewed the project status. She said the Committee approved the project for a grant/loan in December, \$240,000 as a grant and \$60,000 as a loan (20%). BS&L gave a positive review in March 2023 and the WRC Executive Board approved the project 4/11. The Committee now should determine the term and rate of the loan. We most recently approved projects for a 10-year term and a 2% interest rate.

Cheryl Kaufman made a motion to approve a 10-year term and 2% rate for the Bellows Falls Train Station loan. Sue Fillion seconded the motion, which was approved unanimously. Bonnie recused herself from this vote.

- Newfane Buyout Project – Susan said that she didn’t send out project information since we just had a discussion about the project with DEC at the end of last week. She said the town of Newfane has applied to FEMA for buyout funding for this site that was previously a general store with a gas station. There is an underground storage tank onsite and the site is in the floodplain.

The town is requesting funding for their BRELLA application, \$500. Susan suggested this since we have some funding remaining in our VT assessment grant. They understand that we currently have \$294 available but that there might be more if other projects don’t use all of their funds. The town did submit a site nomination form that we can review in more detail if they request additional funding for a Phase I.

Sue Fillion made a motion to fund the BRELLA application at \$294-\$500, depending on what is available. Bonnie seconded the motion which was approved unanimously.

Gabby suggested that we should keep eye on petro funds for this project if cleanup is needed in the future.

**Active Assessment Sites Update**

Site	Update
21 O’Bryan Dr., Brattleboro	Phase II investigation underway.
Bellows Falls Bike Project	Phase II complete. Additional sampling underway and ECCA/CAP next.
Bellows Falls Train Station	Working on grant loan agreement for abatement work.
Black Mountain & Glen Parks, Brattleboro	Phase I’s complete.
The Garage, Bellows Falls	Offsite supplemental assessment work complete.
Thermal House, Brattleboro	Indoor PCB testing complete and CAP update underway.
Winston Prouty, Brattleboro	Phase I complete. Site investigation underway. Applied to BRELLA.

**Active RLF Sites Update**

<b>Site</b>	<b>Update</b>
NEYT, 48 Elm St. Brattleboro	Demolition complete and cleanup underway.
The Garage, Bellows Falls	Cleanup complete. Site redevelopment underway. Opening this month!

**Public Comment** – There was none.

**Adjourn** – The meeting was adjourned at 4:35.