



**Windham Region Brownfields Reuse Initiative
Steering Committee Meeting Minutes
June 12, 2024
4:00 p.m.
WRC Zoom Call**

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

Absent: Elizabeth Bridgewater, Ralph Meima, Robin Sweetapple

Staff: Susan Westa

Gabby Ciuffreda, Chair called the meeting to order at approximately 4:02 pm with a quorum present. All attendees joined the meeting by Zoom.

Agenda Amendments

There were no amendments

Minutes Approval

The Minutes of April 10, 2024 were approved unanimously with a motion by Bonnie North and seconded by Stephen Dotson.

Status of WRBRI Funds

Susan Westa gave an overview of WRC’s brownfields funding status. She said that the funds are now lower than when the agenda was posted because multiple Phase II’s were approved including Winston Prouty, Adams Grist Mill and 130 Birge St. Susan may need to apply for additional assessment funds this fall. The RLF funds remains generally the same. Susan hopes that the BF Train Station moves forward soon, as well as some of the assessment work moving to cleanup.

Vermont Assessment Funds
▪ \$19,693

EPA Assessment Funds 2023
▪ \$132,027

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
▪ \$316,946

FY '23 Supplemental RLF Loan/Grant Funds
▪ Loans = \$1,250,000
▪ Grants = \$850,000
▪ Consultant Services = \$44,752

CONSULTANTS 2024

Susan met our new consultant Waite and Heindel at the Brownfields Conference in Portland. We haven't used them yet but they're excited to get started and we will assign them to one of the new projects.

Site	Consultants
0 Bridge St., Bellows Falls	Weston & Sampson
130 Birge St., Brattleboro	LEE
Adams Grist Mill	Stone
Bellows Falls Bike Project	Stone
Brattleboro Basketville	Atlas
CF Church, Brattleboro	Stone
Foodworks, Brattleboro	Nobis
Garage, Bellows Falls	KAS
McNeill's Brewery, Bratt.	Stantec
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

- 108 Rockingham St., Bellows Falls - The prospective purchaser is a group of local investors who are actively involved in the community, including Robert McBride, and John and Jeff Dunbar. They would like to redevelop the space into a multiuse community space in partnership with a local nonprofit trade development organization serving middle school and high school youth in

the community. Sarah Lang, previously BDCC, is helping them out. The site has been the location of a gas and automobile service station. They are requesting funding for a Phase I.

Bonnie had questions about who the trade organization is and exactly what they're doing. She thinks it's vague. Susan said that it is vague but sometimes organizations aren't ready to commit and therefore, don't want their name out there. Gabby thinks the project is a good idea and could be a good project even if it's in the early phases. Sue Fillion said that she would support this project if the option to purchase is exercised (site nomination form says it's underway).

A motion was made by Gabby to accept the project as eligible and approve funding with an executed option to purchase. Sue seconded the motion, which was approved unanimously.

- Fulcrum Arts, 485 West River Rd., Brattleboro - WRC previously funded a Phase II at this site in 2013. The property owners, Fulcrum Arts have a gallery in the building and rent space to a bakery. The state requested additional testing to determine if the installation of a Sub-Slab Depressurization System was needed. This work was never followed up on and VT DEC has now requested the work. The firm that conducted the Phase II is now out of business, so we would use one of our new consultants. Susan said that we don't need to review the site for eligibility since it was previously in our program.

Gabby and Sue agreed that this is a successful business and it's appropriate to fund this additional work. The Committee agreed by consensus.

Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase II underway.
130 Birge St., Brattleboro	Phase I complete and a Phase II has been recommended.
Adams Grist Mill, Bellows Falls	Approved additional testing.
Bellows Falls Train Station	Waiting on land lease and building sale completion before finalizing grant loan agreement for abatement work – summer estimate.
CF Church, Brattleboro	ECAA/CAP & Pilot testing underway.
Foodworks, Brattleboro	Approved Phase II funding.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
McNeill's Brewery, Bratt.	Phase II underway.
Penta Wyman, Bellows Falls	CAP – awaiting work plan from Stone (in conjunction with Adams & TLR).
S. Newfane Store Buyout	Phase II on hole until purchase is complete, fall estimate.
TLR, Bellows Falls	CAP & Pilot testing – awaiting work plan from Stone (in conjunction with Adams & Penta).
WW Building Supply, Wilmington	Phase II underway.

Public Comment - Gabby mentioned the new open meeting law requirements. In the future we will be required to have person present at a physical meeting location (WRC) and meetings will be recorded.

Adjourn – The meeting was adjourned at 4:28 with a motion by Cheryl Kaufman and seconded by Stephen.