

**Chittenden County Brownfields Advisory Committee
Meeting Summary
September 22, 2014
Held at CCRPC offices, 110 West Canal St., Suite 202 Winooski, VT**

Attendees:

<u>Member</u>	<u>Affiliation</u>	<u>Member</u>	<u>Affiliation</u>
Curt Carter	<i>GBIC</i>	Justin Dextrateur	<i>Redstone, CCRPC Cmsnr</i>
Caroline Alves	<i>USDA/NRCS</i>		
<u>Staff</u>	<u>in Attendance</u>	<u>Ex-Officio Member</u>	<u>Affiliation</u>
Dan Albrecht	<i>CCRPC</i>	Trish Coppolino, Sarah Bartlett	<i>ANR</i>
<u>Others</u>	<u>Affiliation</u>	<u>Others</u>	<u>Affiliation</u>
Eranthie Yeshwant, Peter Wernsdorfer	<i>City of Winooski</i>	Kirsten Merriman-Shapiro	<i>Burlington CEDO</i>
Amy Demetrowitz, arrived 12 Noon	<i>Champlain Housing Trust</i>		

The meeting was called to order at 11:35 a.m.

1. Recap of grant activities Dan summarized the list of projects the 2010 Brownfields Assessment grant had funded. Moran, Urban Reserve and Richmond Creamery were assisted through the Hazardous Substances funds while several smaller projects were assisted through the Petroleum funds.

2. Burlington’s redevelopment Kirsten summarized the various projects managed by CEDO some of which such as Moran and Waterfront North overlapped with CCRPC’s brownfields work. The construction work begun at Waterfront North will continue into next year. The “New Moran” team will submit their proposal on November 15th for details on the financing and plans for that building. This may necessitate an amendment to the Corrective Action Plan (CAP) for Moran. The City’s planning process for the Railyard Enterprise District is underway funded by the EPA Brownfields Planning Grant the City received earlier. The Planning process for the Urban Reserve will begin after the City’s South End planning process is complete. The City also received an assessment grant for the old “Streets Department” building at 339 Pine Street and is also involved with ANR’s planning process for various Pine Street properties.

3. Champlain Housing Trust Amy updated the committee on its planned affordable housing complex in the Old North End which would pull together the 3 Bright Street parcels assessed with CCRPC funds plus 112-114 Archibald Street to host a 42 unit building. They have preliminary approval from the City Planning & Zoning Dept. They are working on a CAP but they need cleanup funds to address contamination from arsenic, lead and PAHs.

4. Redevelopment activity in Winooski Eranthie Yeshwant and Peter Wernsdorfer summarized the various parcels which would need assessment / redevelopment assistance. Private parcels include Winooski Auto on Malletts Bay Avenue, Northern Auto on Main Street and Lesage Garage on East Allen while the City owned parcels include the Public Works building on Gilbrook Road, the “East Pad” site at the NW corner of the Champlain Mill parcel and “Lot D” just south of the CCV building. Some sites which Dan had asked us to brief the committee on include the “West Pad” site of Champlain Mill which is owned by Pizzagalli and still planned to host a “boutique” hotel and the Centerpoint parking lot on West Canal owned by Lou Natale which may be developed soon in some capacity as the former Peking Duck building is being redeveloped as is the empty lot immediately to the east of the Natale property.

5. ANR’s planned brownfields activities and programs Trish Coppolino started her summary noting that there will be an EPA grant writing “tips and tricks” workshop on October 29th in Montpelier. ANR will also be applying as this enables them to help projects around the state. She encouraged people to look into ACCD’s Downtown Tax Credit program which provides incentives for cleanup and code improvements to brownfields buildings. The Department has been working with various municipal and private partners on its BERA – Brownfields Economic Revitalization Alliance work in the Railyard Enterprise District and at 453 Pine Street. Starting in October ANR will have new petroleum funds for assessment work. ACCD continues to have cleanup funds available. Sarah Bartlett noted that ANR will also be working with the Vermont Environment Consortium and others to address how to rewrite the State’s Solid Waste rules to better address the issue of the disposal/handling of “mildly contaminated soils.”

6. Initial planning for next year’s grant application Dan distributed excerpts from both of last year’s unsuccessful grant applications. The “debrief” feedback he received from EPA was generally positive: “proposal was a high B+”. He also received a very useful detailed, line by line critique from the Technical Assistance to Brownfields Communities program at the New Jersey Institute of Technology. Dan indicated he intended to submit similar proposals. The Hazardous Substances proposal would focus on securing funds to aid in the final redevelopment of the Moran Plant and the Urban Reserve while the Petroleum proposal would focus on redevelopment of parcels in Burlington and Winooski for new housing. Committee members noted various items to address including the need for a strong outreach program to identify parcels and also include key health data in the proposal such as Vermont having the highest asthma rates in the country and high endocrine disease rates as well. Dan indicated he would reach out formally to the committee via email to seek help from a few members to help review the grant applications as they are developed.

The meeting adjourned at 1 p.m.

Prepared by Dan Albrecht, CCRPC Senior Planner