

110 West Canal Street, Suite 202 Winooski, VT 05404 802.846.4490 www.ccrpcvt.org

# Brownfields Advisory Committee Draft Minutes Tuesday, November 15, 2016 2:30 p.m – 3:15 p.m.

## CCRPC Main Conference Room, 110 West Canal St., Suite 202 Winooski, VT

To access various documents referenced below, please visit: http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee

#### **MEMBERS IN ATTENDANCE**

Curt Carter, GBIC
Kirsten Merriman-Shapiro, CEDO
Matt Vaughan, Lake Champlain Basin Program
STAFF IN ATTENDANCE
Dan Albrecht, Senior Planner
Eleni Churchill, Transportation Program Manager
Emily Nosse-Leirer, Planner

#### 1. Call to Order, Introductions and Changes to the Agenda

The meeting was called to order at 2:42pm. No changes were made to the agenda.

### 2. Public comments on items not on the Agenda

There was no public comment.

### 3. Review and action of October 28, 2016 meeting summary

Adoption of the minutes from 10/28/2016 was deferred until the next meeting, as neither Kirsten nor Matt attended that meeting.

### 4. Action on Site Nominations/Assistance Requests

Dan gave an overview of the grant workplan, which estimates that the Petroleum grant and the Hazardous Grant would each pay for three (3) Phase Is, five (5) Phase II and three (3) archaeological assessments totaling \$145,100 and five (5) Corrective Action Plans totaling \$25,00. The workplan is not a commitment, but is important to keep in mind while funding decisions are being made.

The projects were all ranked based on the site selection Evaluation Criteria adopted by the committee in October 2016 and scored as follows: Winooski Hotel-55 points; City Market-44 points, and Alden Waterfront-23 points. The three projects requested specific amounts of money and discussion ensued over the correct amount of money to grant to each project, based on the degree to which each project meets the guidelines for site selection adopted by the committee. Dan suggested that the projects be granted funding based solely on their site selection scores rather than as a percentage of the overall need. Curt mentioned that he thinks funding should be prioritized for projects that would not be able to move forward otherwise. Matt made the point that if all these project requests were fully funded, almost 1/3 of the money would be gone. Kirsten made the point that determining the amount of money that should be allocated based on the amount requested may not be fair, because some applicants request 100% of their budget and some only request part of it to begin with. Eleni made the point that even if funding is not awarded in exact proportion to the scores given to the projects, the ranking of the amount of funding awarded should match the ranking of the scores. Matt wanted to confirm that

the projects would be successful with the amount of money granted, and staff and the committee agreed that they would be.

After discussion, the Committee recommended that CCRPC support the projects as follows:

<u>Winooski</u>: City of Winooski and Winooski Hotel Group, LLC: hotel development, 4 & 12 Winooski Falls Way (Phase 2 ESA)

Burlington: City Market South End, Flynn Avenue (North Lot -Soil Monitoring)

Soil Monitoring Cost: \$42,207 >>>>> CCRPC Support: \$20,000

<u>Burlington:</u> Parks & Recreation Dept, Alden Waterfront Park, (CAP and implementation)

Requested: \$30,000 out of overall \$60,000 need through Spring 2017

>>>>>> CCRPC Support: \$18,000 of \$36,000 needed in winter

In the future, staff expected to see a request for the City Market North project once

Railyard Enterprise Project
Project programs. For the project to move forward, a risk assessment must be completed. One of the major risks for the area is contaminated soils. Additionally, parts of the property need a hydrological assessment to ensure that the weight of new construction would not cause contamination from the Superfund properties near the proposed new intersection with Pine Street to move. The Committee then analyzed the project using the Evaluation Criteria and it scored 38 points. Eleni will provide a description of the work needed on the project, and Dan will check with Frank Gardner at EPA to determine what the correct classification of the project is, and to ensure spending brownfields money is acceptable due to the Superfund classification of adjoining sites. Eleni made the point that unlike some other projects, this project cannot go forward if the full amount is not granted. The full scoping study for the project will be available soon. Dan will start creating an RFP once Frank has approved the project.

### 5. Adjourn

The meeting adjourned at 4:01pm. The next meeting date will be decided later.

Respectfully submitted, Emily Nosse-Leirer and Dan Albrecht