

Brownfields Advisory Committee Draft Minutes December 12, 2016

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>

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

The meeting was called to order at 12:32pm. No changes were made to the agenda.

Committee Members in Attendance		
Curt Carter, Chair - GBIC	Marcel Beaudin – AIA Emeritus	Justin Dextrateur - Redstone
Matt Vaughan - LCBP	Razelle Hoffman-Contois - VDH	* Peter Wernsdorfer – City of Winooski
Others in attendance:		
CCRPC Staff: Dan Albrecht; Emily Nosse-Leirer		

* Seated after agenda item #4

2. Public comments on items not on the Agenda

There was no public comment.

3. Review and action of November 15, 2016 meeting summary

After a recap by Nosse-Leirer, on a motion made by Vaughan, seconded by Beaudin, the summary of the Nov. 15, 2016 meeting was approved. Hoffman-Contois abstained.

4. Affirm formal list of Committee members and co-chair and vice-chair for FY17

After a brief discussion, on a motion by Dextrateur, seconded by Beaudin, the following members, chair and vice-chair were approved for FY17

GBIC: Curt Carter, CHAIR	LCBP: Matt Vaughan, VICE-CHAIR	VDH: Razelle Hoffman-Contois
UVM: Dr. Pablo Bose	Marcel Beaudin, AIA Emirtus	Redstone: Justin Dextrateur
City of Burlington: Kirsten Merriman-Shapiro	City of Winooski: Peter Wernsdorfer	VDEC: Patricia Coppolino (ex-officio)
VDCED: Brett Long (ex-officio)		

5. Set regular monthly meeting date and time

After a brief discussion, the regular meeting time was set as 3 p.m. on the 2nd Monday of the month.

6. Review of Conflict of Interest Policy

(Discussion , 5 minutes)

Albrecht noted that he felt remiss in not re-introducing the 2012 Policy either in the summer when the Committee resumed meeting after a long hiatus or at the last meeting. Had he done so, it would have been clearer as to how the policy would have impacted Ms. Merriman-Shapiro's participation concerning the \$18,000 award to support studies at the City of Burlington's Alden Waterfront parcel. Albrecht and Nosse-Leirer asked the Committee if they were still comfortable with the Committee's recommendation of an award. After a brief discussion, on a motion by Carter, seconded by Vaughan, the Committee voted unanimously (with an abstention by Dextrateur) to affirm the Committee's prior action to award \$18,000 towards needed Phase 2 studies at the Alden Waterfront parcel.

During a brief discussion, Committee members noted that item B of the policy should be amended to strike the language “refrain from all formal discussions with the Advisory Committee....” with language allowing the member to present information on a project request, answer questions as needed, and then recuse themselves during deliberations. Given that potential changes to the policy were not noted as an “Action” item on the agenda, staff indicated they would prepare draft changes for consideration of amendment by the Committee at their next meeting.

7. **Site Nominations/Assistance Requests**

a. Presentation of Information by applicant’s representative, Justin Dextradeur and Questions/Answers from Committee members

Winooski: Redstone, Strand Theater, performance venue, (\$5,950- ABCA / Corrective Action Plan)

Nosse-Leirer recapped her scoring the evaluation criterial worksheet with the project scoring 60 base points with the bulk of the points scored due to its commercial potential and its economic impact. Dextradeur briefed the Committee. The building will be located on the former Key Bank lot and will be multi-story. It will consist of a 1,500 seat performing arts space, two retail spaces facing south and east respectively on the ground floor and office space on the higher floors.

Burlington: Redstone 316 Flynn Avenue, Mixed Use (\$6,330-Phase 2 ESA)

Nosse-Leirer recapped her scoring the evaluation criterial worksheet with the project scoring 62 base points with the bulk of the points scored due to its housing potential and commercial potential. Dextradeur briefed the Committee. The building will be located on the corner of Pine & Flynn, the current Pine Street Deli location. The new building will have 30 housing units with ground floor retail.

[In consideration of the Committee’s Conflict of Interest policy, Mr. Dextradeur left the room at 1:29 p.m.]

b. Action on Site Nominations/Assistance Requests

Winooski: Redstone, Strand Theater, performance venue,(\$5,950- ABCA / Corrective Action Plan)

Burlington: Redstone 316 Flynn Avenue, Mixed Use (\$6,330-Phase 2 ESA)

Committee members noted that both projects scored a high number of base points using the evaluation criteria relative to the three previous proposals acted on by the Committee and that the amount of funding requested was relatively low as well. Vaughan noted that as an LCBP staff person he was pleased to see that site cleanup at the Pine Street project will aid cleanup of nearby Englesby Brook.

On a motion by Beaudin, seconded by Vaughan the Committee, with Mr. Wernsdorfer abstaining, voted to recommend to CCRPC to award the requested \$5,950 for the Corrective Action Plan for the Strand Theater project. On a motion by Beaudin, seconded by Vaughan the Committee voted to recommend to CCRPC to award the requested \$6,330 for Phase 2 studies at the Pine/Flynn project.

[Mr. Dextradeur re-entered the room at 1:36 p.m.]

c. Railyard Enterprise District, potential new road, (\$?,000; hydrology study)

Nosse-Leirer reported that she will work with EPA and City to address whether or not such as study is eligible for use of CCRPC’s funds. Dextradeur reported that other property owners in the vicinity (e.g. 453 Pine Street) had to investigate the same issues (i.e., if you build there, it can compress the soil which then causes the coal tar materials underground to move, as if one pressed on a sponge).

8. **Adjourn**

The meeting adjourned at 1:42 p.m.

Respectfully submitted, Emily Nosse-Leirer and Dan Albrecht