

## **Brownfields Advisory Committee Meeting Minutes**

**Wednesday, May 2, 2018 3:00 p.m. - 4:30 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>

### **Committee members in attendance:**

Curt Carter, GBIC (Chair)

Kirsten Merriman-Shapiro, Burlington CEDO

### **Guests in attendance:**

Dave Allerton, Town of Milton

Yves Bradley, 314 North Winooski Project – realtor

Maura Fitzgerald, 314 North Winooski Project – potential purchaser

Frank Gardner, US EPA (via phone)

Kurt Muller, Johnson and Co.

Dan Voisin, Stone Environmental

Miles Waite, Waite-Heindel

### **Staff in attendance:**

Dan Albrecht, Emily Nosse-Leirer, CCRPC Jason Charest,

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

The meeting was called to order at 3:05 pm.

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

None.

#### **3. Review and action on March 19th meeting summary**

Dan summarized the minutes from the 3/19/18 meeting. There were no changes or objections to the minutes.

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

##### **a. 314 North Winooski Avenue Burlington: Request for funding of Phase II ESA**

Dan Voisin summarized the results of the Phase I ESA. There was a gas station previously on the property, along with a number of spills on the site that have led to 7 RECs, including contaminated soils, used oil and open floor drains. Based on the results of the Phase I, Stone has provided a proposal for a Phase II ESA (included in meeting materials). The Phase II will focus on assessing vapor intrusion, sub-slab soil contamination and hazardous building materials. There may be PCBs in the fluid from the hydraulic lift present in the garage. This was relatively common in the past.

Curt asked whether the landowners have signed their participation and site access agreements. Maura confirmed that they have. Maura reiterated that they want to ensure that the site is possible to remediate before purchasing. Yves explained the complicated ownership situation on the property. The potential purchaser has stated that they are willing to cover up to \$100,000 of assessment and cleanup costs. Curt explained that the view of the Brownfields Advisory Committee is to ensure that the EPA money goes into the community and to increase economic development.

Dan Albrecht asked Frank to give his opinion on whether this project is acceptable, given the lack of

redevelopment plans for the site. Frank explained that it is OK, because the EPA is aware that sometimes cleanup costs are revealed to be prohibitively expensive. And it's beneficial to the community to know what kind of contamination exists. Dan Voisin also mentioned that they feel they need to find out whether there is groundwater contamination.

Kirsten mentioned that the assessed value currently is \$247,800 for land and building, and the site pays \$7,000 in property taxes annually. Yves mentioned that he thinks that the property will sell for up to \$350,000. Curt remembered that it was not scored well by CCRPC staff based on the lack of housing and the lack of clear redevelopment opportunities. Dan Albrecht explained that the scoring provides a guide but does not dictate how much money should be provided.

Dan Albrecht reminded the committee members that there is about \$31,000 left in hazardous assessment funds in this grant, with \$200,000 additional in hazardous materials that will be available as of July 1. No petroleum money can be used for this site, due to past practices.

Stone Environmental quoted approximately \$29,000 for the Phase II.

Kirsten asked the representatives for the 314 N. Winooski project if they would still pursue to project without brownfields funding, or with only partial funding, from CCRPC. There was no clear answer.

There is approximately \$27,000 left in the hazardous materials fund, and the present committee members suggested that the money be allocated to the project. Staff will distribute information to the full committee to calculate exactly how much money is left and how much will be distributed to the project.

b. Milton Grange, 135 River Street: Phase I ESA

The municipality wants to buy the property after a 20-year lease and wishes to complete a due diligence Phase I ESA on the property. Dan Albrecht asked Frank to confirm whether the Phase I is appropriate for a lease-to-own situation. The Town wants to start the lease in the next 30 days. Kirsten questioned whether the Phase I, hazardous building materials assessment and QAPP is possible in that short timeframe. General consensus was that the Phase I is possible, but a materials assessment and QAPP are not.

Frank stated that he is open to potentially paying for the full Phase I with petro money, given that the hazardous building materials assessment will be funded fully with hazardous money.

The committee members agreed that funding this project will have an immediate effect, and the project should be fully funded with petro money.

- c. Town of Milton: Phase I ESAs, acquisition and demo of buildings for "hourglass" road ROW
- i. 204-210 US Route 7: Parent property
  - ii. 214-218 US Route 7: Papaseraphim property

Dave explained that the current intersection configuration is very dangerous. The hourglass intersection would require the demolition of two buildings. Dan Albrecht asked whether TIF funds can be used for environmental assessment. It is unclear right now. Miles and Dave confirmed that there will need to be a subdivision that occurs before the town can acquire the property for the southern leg of the intersection.

Kirsten asked what the schedule and constraints are for the project. VTrans hopes to have the project completed

by 2020, with construction during 2019. Both property owners involved have already agreed to sell. General consensus is that the project is ready to go. Both properties need a due diligence Phase I ESA and a hazardous building materials assessment due to age, but nothing too bad is expected. The biggest concern will likely be asbestos during demolition. For decision making purposes, consultants in the room predicted that Phase I assessments for the three buildings would be about \$3,000, and the project would be about \$6,000 total for the two properties.

Frank reminded consultants that any work that requires sampling will require a QAPP.

The committee members agreed that funding these projects will have an immediate effect, and the projects should be fully funded.

#### 5. Updates

FY18 Brownfields Assessment Grant application was successful! CCRPC was granted an additional \$200,000 for Hazardous Substances and \$100,000 for Petroleum.

Kirsten suggested scheduling summer meeting ASAP to work around vacations.

#### 6. Adjourn

The meeting adjourned at 4:29pm.