

Brownfields Advisory Committee Meeting Minutes
Monday, July 16, 2018 Scheduled Time: 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)

Razelle Hoffman (VDH)-via phone

Dr. Pablo Bose (UVM)

Frank Gardner (EPA) - ex officio

Guests in attendance:

Lori Hayes (Champlain Chiropractic)

Andrea & Steve Charest (Petra Cliffs)

Steve LaRosa, Steve Shaw (Weston & Sampson)

Kathi O'Reilly (Town of Colchester)

Erik Sandblom (KAS)

Miles Waite, Waite-Heindel

Staff in attendance:

Dan Albrecht

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

The meeting was called to order at 3:00 pm.

2. Public comments on items not on the Agenda

None.

3. Review and action on May 2nd meeting summary

No action due to light attendance.

4. Action on Site Nominations/Assistance Requests

a. Petroleum: (\$37,900): 2031 Roosevelt Highway, UST Assessment & Removal

The staff recommendation as distributed prior to the meeting was as follows: *The UST removal bid process worked very well, the subcontractor price is reasonable, and the accompanying assessment work is appropriate for gauging next steps. Removal of the tanks will remove an immediate concern. Staff and the committee previously endorsed assisting with the tank removal and there are sufficient funds in the FY16 grant to cover these costs. Recommend full funding.*

After a brief discussion, the three Committee members concurred with the staff recommendation.

b. Hazardous: (\$19,000): 2031 Roosevelt Highway, Phase II ESA, non-PCF eligible costs

The staff recommendation as distributed prior to the meeting was as follows: *From conversation with Weston & Sampson staff, while doing this work now does achieve some efficiencies in terms of staff mobilization, the proposed work is not urgent. Additionally, we still need to obtain an Eligibility Determination from EPA that Hazardous Substances funds can be used.*

Given the absence of a clear redevelopment plan as well as the fact we and the property owners still don't know what issues are at play in terms of cleanup, insurance claims, issues with VAOT ROW, etc. we should either: 1) hold off on making a decision on this; 2) provide up to \$1k from our existing FY16 grant to cover

preparation of the SSQAPP so that its primed or 3) hold off on final decision but provide funds for SSQAPP.

Staff from Weston & Sampson indicated that it would take 30-40 days before the SSQAPP would be finalized. Dan noted that once the tanks are pulled a lot more will be known about the site both in terms of cleanup but also in terms of which sources of funds (PCF, insurance, etc.) might come into play.

Dan also stressed to Ms. Hayes the need for her and her husband to work with Town officials to flesh out possible redevelopment options. In order to weigh requests fairly, the CCRPC and the Committee need the Hayes to work with the Town and report back to this Committee with more details.

After a brief discussion, the three Committee members recommended that CCRPC provide up to \$1,000 for preparation of the SSQAPP but hold off on making a final decision on the remaining \$18,000 requested.

c. Hazardous (\$16,658): Petra Cliffs, 75 Briggs Street, Phase II ESA costs

The staff recommendation as distributed prior to the meeting was as follows: After review of how we have distributed project funds since the fall of 2016 within the category of Commercial Redevelopment, we can see that some other projects have received a more robust percentage of their Phase II ESA costs funded by our program. On the other hand, we can also see that over the course of the grant, we have received relatively few requests for housing projects which has been and remains our priority.

Recommend that the CCRPC provide Hazardous Substances funding (with FY18 Grant funds) in the amount of \$11,011 to supplement the \$11,576 previously awarded with Petroleum funds. This would bring up CCRPC contributions to \$22,587 or 80% of the overall Phase II ESA costs of \$28,234.

Dan walked the Committee members and guests through a spreadsheet he and Emily had prepared showing the relative funding amounts provided to the 17 projects the program has assisted so far. In general housing projects and municipal and non-profit projects are more strongly supported. We still would like to receive more requests for housing projects. Note that projects are addressed as they come in rather than all at once (as in a grant competition) which is why there is not a linear relationship between the amount/percentage provided and the type of project.

After a brief discussion, the three Committee members recommended that CCRPC provide Hazardous Substances funding (with FY18 Grant funds) in the amount of \$11,011 to supplement the \$11,576 previously awarded with Petroleum funds.

Given that only three committee members were present, Dan requested and the three Committee members present concurred, that he reach out to the other Committee members via email to seek their concurrence with the three recommendations made today.

5. Updates

a. 314 North Winooski Avenue, Phase II ESA

The ESA will be wrapped up later this month.

b. Milton Grange, Phase I

The ESA is complete. No Phase II is needed.

c. Milton, U.S. Route 7 "Hourglass" Road Project: Phase I ESA and Haz Bldg Materials Assessment

Site visits will be taking place soon.

d. CCRPC-DEC Brownfields Outreach meeting, Sept 6th

This meeting is planned for 11:30-1. DEC will present on their programming and CCRPC will highlight the various projects our program has supported.

6. Adjourn

The meeting adjourned at 4:38 p.m.