

MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Emily Nosse-Leirer, Senior Planner
DATE: December 19, 2018
RE: **Recommendation: Brownfields Projects Assistance Requests, Dec. 19th meeting**

a) Burlington: Champlain Transmission, 314 North Winooski Ave, LLC, Supplemental Site Investigation (Stone Environmental, Hazardous Substances, \$30,166)

To date, CCRPC has funded a Phase I at 100% (\$3,113) and a Phase II at 90% (\$26,339 of \$29,244 requested). In recent months, CCRPC Staff has been using "80% of funds requested" as a general guideline for commercial only developments (e.g. Petra Cliffs, CVRPC proposals, etc.). However, typically we have only been dealing with requests for funds of around \$25k (i.e. the typical cost of a Phase II ESA).

Recommendation: Partially fund the proposal. Namely pay for Tasks 1-3 totaling \$12,214 of the \$30,166 requested. CCRPC's payment of the complete Phase I and a substantial portion of the Phase II costs represents a significant aid to getting this project launched. If approved, this would represent a Total Contribution by CCRPC of 65% (\$38,533) of Phase II total costs of \$59,410).

b) Winooski: City of Winooski, Lot 7 D, Phase I (Weston & Sampson, Petro or Haz, \$3,000)

The City will be using its own funds to cover initial Geotech and Environmental investigations as there is a need to move fast on bringing this project to fruition. CCRPC typically covers all the costs of Phase I's due to their low cost and the value they provide during initial scoping of a project.

Recommendation: Fully fund the proposal.

c) Colchester: Champlain Chiropractic, Additional wells/sampling (Weston & Sampson, Petro, \$5,600, remaining \$ to meet PCF deductible)

This project continues to progress. The applicants have obtained a sketch plan document detailing a hypothetical two building apartment complex that demonstrates the potential in the location and both they and the City have identified some potential persons who may wish to bring a firmer plan of development and/or purchase the property. The \$5,600 request will help to complete the deductible and thus trigger the availability of substantial PCF dollars.

Recommendation: Fully fund the proposal for \$5,600. This will bring the total funds provided by CCRPC to \$53,500. CCRPC has been supportive of the project due to the parcel's prime location in a designated growth center, its potential for mixed-use redevelopment and to address a contamination concern.

Delay action on request for additional hazardous substances funding pending receipt of detailed work needed and breakdown of elements covered by PCF, other non-PCF Petro costs (if applicable), any costs covered by insurance and any needed Hazardous Substances work. Note that staff feels additional funding from CCRPC Brownfields Assessment funds are best used on redevelopment projects, and the total funds provided to this project are greater than others.

d) Essex Junction: Petroleum Impacted Soil Cuttings at 3 Maple Street (KAS, Petro, \$715)

This is a minor addition (requested by DEC) to the initial \$12,175 approved by CCRPC. This will help move this housing project towards groundbreaking.

Recommendation: Fully fund the proposal. There are ample Petroleum assessment funds available.

e) Williston: Catamount Family Center (Petroleum, \$500 application fee to BRELLA)

This is a small but useful contribution by CCRPC. This will aid the continued public use of the property.

Recommendation: Fully fund the proposal. There are ample Petroleum assessment funds available.