

MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Emily Nosse-Leirer, Senior Planner
DATE: January 22, 2019
RE: *Recommendations for Brownfields Projects Assistance Requests, 1/22/19 meeting*

a) Burlington: Intervale

The applicant proposes to conduct a Phase I on a property adjacent to the Intervale in Burlington before purchasing it to add to existing farming land. The applicant is a nonprofit. Additionally, the applicant is seeking funding to cover their BRELLA application fee.

Recommendation: Fully fund the proposal, not to exceed \$2,330 for the Phase I and \$500 for the BRELLA fee. There are ample Petroleum assessment funds available and this project benefits a nonprofit. Note that EPA has previously approved the use of our assessment funds for BRELLA fees.

b) Burlington: Blodgett Ovens

The proposed project will transform the Blodgett Ovens property into an “Innovation Hub work/play environment for the 21st century economy.” Staff have requested more details about the anticipated amount of office space vs. “maker space,” anticipated cliental and anticipated timeline.

Recommendation: Pending – no cost estimate has been submitted yet and more details are needed.

c) Essex Junction: Road Res-Q

The Village of Essex Junction plans to buy a portion of this property to create public green space as part of their “Design Five Corners” intersection project. This request is to fund a Phase I ESA – a Phase II ESA may be requested in the future. This project is similar to work funded by CCRPC in Milton, where properties are being acquired for the redesign of an intersection and a park is being created. The Phase I ESAs associated with that project were fully funded.

Recommendation: Fully fund the Phase I ESA – no cost estimate has been submitted yet. The Phase I is an important step towards a transportation project and a public use supported by CCRPC.

d) Colchester: New York Cleaners

The proposed project aims to develop a self-storage business on a lot contaminated by PCE from a former dry cleaning operation. CCRPC has historically funded 100% of the costs of Phase I assessments and around 80% of other costs for commercial sites with redevelopment plans.

Recommendation: Partially fund the proposal, paying for 100% of the Phase I ESA (\$2,850 requested) and paying for 80% of the Hazardous Building Material Assessment (\$2,400 requested). CCRPC’s payment of the complete Phase I and a substantial portion of the Hazardous Building Materials Assessment costs represents a significant aid to getting this project launched. If approved, CCRPC would pay for \$4,770 for this project.

e) Burlington: McClure Center

The applicant proposes to conduct a Phase I on the building at 241 North Winooski Avenue in Burlington prior to a change in ownership. The building is a community center than supports nonprofit use. Additionally, the applicant is seeking funding to cover their BRELLA application fee.

Recommendation: Fully fund the proposal, not to exceed \$2,850 for the Phase I and \$500 for the BRELLA fee. This project benefits a nonprofit in a high need area. Note that EPA has previously approved the use of our assessment funds for BRELLA fees.