



MEMORANDUM *revised 5/21/2019*

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Emily Nosse-Leirer, Senior Planner
DATE: May 21, 2019
RE: *Recommendations for Brownfields Projects Assistance Requests, 5/21/19 meeting*

a) Colchester: 110 Heineberg Drive, Chamberlain Construction, Phase II ESA Supplemental, BRELLA fee and Corrective Action Plan (HAZ, Waite-Heindel, \$30,520)

- The space is currently vacant, and the property is for sale. The prospective buyer (Chamberlain Construction) has the intention of demolishing the current sole structure on-site and constructing a self-storage facility.
- The full cost of the proposals is \$28,084 (see proposal from Waite-Heindel) comprised of Phase II Supplemental @\$20,364; CAP @\$7,220; and \$500 to cover BRELLA program application fee.
- Previous work at the property funded by CCRPC include a Phase I ESA (\$2,850) and a Hazardous Building Materials Assessment (\$1,920, 80% of requested \$2,400).
- At the time of nomination to the CCRPC Brownfields Program, CCRPC staff generated a score of 28 on CCRPC's "Brownfields Site Evaluation Criteria" form. For comparison, scores for other recent non-housing projects were HULA (46), Burlington Children's Space (40), Bonacorsi (55), Petra Cliffs (58).

Recommendation:

In recent months, CCRPC Staff has been using "80% of funds requested" (for Phase II ESA's supplemental costing in the \$25k-\$30k range as a general guideline for commercial only developments (e.g. Petra Cliffs, CVRPC proposals, Champlain Transmission, HULA, etc.) for prior commercial projects.

Based upon the CCRPC informal operation procedure of providing 80% for commercial projects for projects in the \$25k-\$30k range and mindful of the overall grant goal of supporting housing projects and therefore husbanding funds carefully, staff recommends that the CCRPC fund approximately 80% of the first \$28,084 (a sub-total of \$22,067). Additionally, given the relatively low anticipated employment numbers of the proposed redevelopment, staff recommends that any costs beyond the \$28,084, be supported by CCRPC at a 60% rate with overall CCRPC contributions not exceeding an additional \$5,000 beyond the \$22,067.

b) Essex Junction: 1 Main Street, Road Res-Q, Village of Essex Junction, Phase II ESA Supplemental (PETRO-Waite-Heindel, \$1,785 request, other costs are eligible for Petro Cleanup Fund)

- The property is currently vacant. The prospective buyer (Village of Essex Junction) has the intention of purchasing a small portion of the property with the intent of converting it to community / open space uses.

- The full cost of the proposed CCRPC portion is \$575 for BRELLE application/coordination, \$500 to cover BRELLE program application fee, \$265 for non-Petro soil sampling and \$119 for Report Preparation.
- Previous work at the property funded by CCRPC include a Phase I ESA (\$2,850).
- At the time of nomination to the CCRPC Brownfields Program, CCRPC staff generated a score of 30 on CCRPC's "Brownfields Site Evaluation Criteria" form. For comparison, scores for other open space / non-profit projects were Burlington Children's Space (40), Myers Pool (29), and Burlington Waterfront (38).

Recommendation:

Based upon prior practice of covering the \$500 BRELLE fee for non-profit and municipal projects as well as supporting municipal and non-profit projects in general, CCRPC staff recommends covering the full \$1,785 request.

c) Burlington: 241-249 North Winooski Avenue, Burlington Children's Space, Phase II ESA Supplemental (HAZ, Waite-Heindel, \$2,251) and BRELLE application fee, \$500 (HAZ-Cleanup Planning)

- Burlington Children's Space, a current tenant of the McClure Multi-Generational Center, intends to purchase the property
- The full cost of the proposed CCRPC portion is \$575 for BRELLE application/coordination, \$500 to cover BRELLE program application fee and \$265 for non-Petro soil sampling.
- Previous work at the property funded by CCRPC include a Phase I ESA (\$2,850).
- At the time of nomination to the CCRPC Brownfields Program, CCRPC staff generated a score of 30 on CCRPC's "Brownfields Site Evaluation Criteria" form. For comparison, scores for other open space / non-profit projects were Burlington Children's Space (40), Myers Pool (29), and Burlington Waterfront (38).

Recommendation:

Based upon prior practice of covering the \$500 BRELLE fee for non-profit and municipal projects as well as supporting municipal and non-profit projects in general, CCRPC staff recommends covering the full \$2,751 request.