



MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Emily Nosse-Leirer, Senior Planner
DATE: September 5, 2019
RE: *Recommendations for Brownfields Projects Assistance Requests, 9/5/19 meeting*

a) Burlington: Cannon residence, 134 Ferguson Avenue, Phase I ESA (\$2,400) and BRELLA Enrollment fee (\$500), LE Environmental, Alan Liptak

Recommendation:

1) Based upon prior practice of covering the \$500 BRELLA fee for non-profit and municipal projects but not for private projects, staff recommends that CCRPC not reimburse or pay this fee.

2) With regards to covering the \$2,400 in costs for the Phase I ESA, staff notes the following issues, pro and con:

- in favor of funding the Phase I ESA: a dry cleaner operated for several decades in the backyard, the property is residential, the current owner wishes to enroll in DEC's BRELLA program, VT-DEC has requested that Phase I be performed so DEC can determine if any additional Site Investigation work is needed before they could issue a Certificate of Completion, the cost of the Phase I ESA is relatively low and last but not least, the owner wishes to sell the property soon and a Phase I ESA will facilitate liability protections for both the owner and the eventual purchaser.
- in opposition to funding the Phase I ESA: no new housing capacity will be added to the property. Additionally, CCRPC did not fund a potential Phase I ESA at a rural property in Huntington in 2016 as no new development was planned.

We ask that the Committee recommend how much of the \$2,400 Phase I ESA should CCRPC cover.

c) Montpelier: Granite Works, 43-65 Granite Shed Lane, Phase I ESA (\$4,500), VHB, Kurt Muller

- RPCs across the State often assist projects outside their respective regions upon request as a necessary way to spur redevelopment. This reciprocity is necessary as sometimes one RPC has unspent EPA funds while an RPC serving the area of the potential project has run out of its EPA funds.
- A previous request for a Soil Vapor Analysis was reviewed by the Committee on November 26, 2018. No action was taken by the Committee due to low attendance. Shortly thereafter, Lamoille County Planning Commission was able to fully fund the project using its EPA grant.
- Completion of the proposed Phase I ESA would facilitate redevelopment of the property.

Recommendation:

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. *Staff recommends that*

CCRPC fund up to 80% of the final Phase I ESA costs up to a not-to-exceed amount of \$3,600.

c) Colchester: NY Cleaners, 110 Heineberg Drive, increased costs for Phase II Supplemental and BRELLA application (\$4,471 requested of \$6,269), Waite-Heindel,

- 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.
- Previous work at the property funded by CCRPC include a Phase I ESA (\$2,850); a Hazardous Building Materials Assessment (\$1,920, 80% of requested \$2,400) and \$22,067 (80% of \$28,084) of a Phase II Supplemental
- Total expenses covered by CCRPC to date are: \$26,837

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. Staff previously recommend that given the relatively low anticipated employment numbers of the proposed redevelopment, 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.

Based upon the above, staff recommends providing \$3,761 or 60% of the overall increase of \$6,269