



MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Emily Nosse-Leirer, Senior Planner
DATE: November 8, 2019
RE: *Recommendations for Brownfields Projects Assistance Requests, 11/11/19 meeting*

a) Winooski: City of Winooski Lot 8, East Canal St, Phase I ESA on behalf of Winooski Hotel Group, LLC (Waite-Heindel, cost-tbd)

- The Winooski Hotel Group previously attempted to develop a hotel at Lot #4 (owned by the City) and their own lot (#12) located to northeast of Winooski Bridge. After many months, that redevelopment did not come to fruition due to complications at the Act 250 stage
- The Group is interested in obtaining Lot #8 from the City to construct a Hilton Tru® boutique hotel and the City is interested in facilitating this redevelopment and therefore reached out to our program on behalf of the parties to request preparation of a Phase I ESA.

Recommendation: Over the last several years, CCRPC staff have recommended and the Committee has concurred, with providing full funding for preparation of reasonably-priced Phase I ESA for projects that meet our selection criteria. Phase I ESAs are relatively low-cost and CCRPC assistance helps to answer critical first questions in the redevelopment cycle. While the proposed project will not establish any new housing units, it will generate significant employment and commercial activity and is located in an ideal in-fill location. *Based upon the above, staff recommends funding of the Phase I ESA. Waite-Heindel will provide a not-to-exceed cost estimate at the meeting and the Committee can stipulate whether to fund that amount in full or a percentage of that amount.*

c) Winooski: Marty's Cars property, 355 Main Street, Phase and Phase II ESA on behalf of EIV Technical Services and affiliates, (VHB, cost-tbd)

- The current parcel is the site of a duplex and small auto shop/sales facility. The proposed redevelopment would potentially consist of 1,500 SF of ground floor commercial and approximately 24 housing units.
- EIV has retained VHB using its own funds to conduct some limited Phase II ESA work (sampling, etc) to better understand any potential issues prior to moving forward with a final purchase of the property
- Applicant has requested support for implementation of both a Phase I ESA and any recommended follow-on Phase II ESA work that may be required.

Recommendation: As noted above, the CCRPC "traditionally" supports full funding for Phase I ESAs. The proposed redevelopment includes sorely needed housing. *Based upon the above, staff recommends funding of the Phase I ESA. VHB will provide a not-to-exceed cost estimate at the meeting. Note that projects with a strong housing component have been supported at 100% by our program in the past for Phase I and Phase II ESAs. Based upon information from VHB and EIV presented at the meeting, the Committee may also wish to proactively recommend an amount for any anticipated additional Phase II ESA studies to facilitate redevelopment.*