

MEMORANDUM

TO: Brownfields Advisory Committee
 FROM: Dan Albrecht, Senior Planner
 DATE: May 10, 2021
 RE: 1. EPA FY18 Assessment Grant, Funds remaining
 2. Recommendations for Brownfields Projects Assistance Requests, 5/11/21 meeting

1. Approximate funds remaining from our EPA FY18 Assessment Grant are as follows:

AMENDED PETRO BUDGET (Jan. 2021)		Remaining after 3/31/21 QR	earmarked	Available for 4/1/21 & beyond
Personnel	\$ 10,600.00	\$2,846.79	\$ 2,846.79	\$0.00
Fringe Benefits	\$ 4,200.00	\$1,246.09	\$ 1,246.09	\$0.00
Travel	\$ 42.00	\$2.02	\$ 2.02	\$0.00
Contractual	\$ 85,158.00	\$18,227.00	\$ 8,410.00	\$9,817.00
Total	\$ 100,000.00			
3 Maple	\$ 4,261.00	Soil Mgt, sub-slab system		
Road Res-Q	\$ 3,903.00	CAP		
Pigeon	\$ 246.00	Ph2 Supplemental		
	\$ 8,410.00			

Available for 4/1/21 & beyond	earmarked	Remaining after 3/31/21 QR	AMENDED HAZ BUDGET (Jan. 2021)
\$0.00	\$1,949.40	\$1,949.40	Personnel \$ 10,500.00
\$0.00	\$776.16	\$776.16	Fringe Ben \$ 4,100.00
\$0.00	\$1.00	\$1.00	Travel \$ 36.00
\$22,579.65	\$1,998.75	\$24,578.40	Contractual \$ 185,364.00
		\$27,304.96	Total \$ -
		\$1,998.75	405 Pine CAP, last bill

2. Project Support requests and staff recommendations

Detailed project descriptions available at:

<https://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

a. WESTFORD: Pigeon Family Trust, 1705 VT Route 128

REQUEST: \$6,670 – PAH Delineation, LE Environmental, Hazardous Substances assessment funds

The Town of Westford, in partnership with the Vermont River Conservancy, continues to work to redevelop the property into a mixed-use affordable housing and commercial development along with public uses such as facilitating public access to the Browns River. With a Vermont ACCD CDBG grant of approximately \$60,000, the Town is engaged in visioning and engineering design which will result in the following deliverables by Month fall of 2021: 1) existing conditions & natural resource map; 2) preliminary site plan – building footprint, ped paths/sidewalks, stormwater, parking, landscaping, lighting, etc. and 3) subdivision plat

Recommendation:

Previous Brownfields funding support authorize by the Committee and provided by the CCRPC includes:

- Phase I ESA, \$3,085
- Geophysical Investigation, \$5,170
- Phase II ESA, \$29,750 including UST removal
- Phase II Supplemental (funded via Insurance pass-thru monies), ~\$6,800
- Archeological Site Assessment and Historic Sites Survey, \$3,522.

The attached Evaluation indicates that the project scores relatively high on several criteria and adheres to our Program’s Guiding Principles. This project represents a unique opportunity for redevelopment and revitalization of a parcel in the heart of the town center of Westford.

The scope of work proposed in the attached LE Environmental proposal is supported by DEC and will aid the site design and engineering work supported by the Town’s. **Staff recommends full financial support of up to \$6,670.**

b. BURLINGTON: Nate Dagesse, 157 South Champlain Street

REQUEST: \$9,000 – Corrective Action Plan, VHB, Hazardous Substances assessment funds

Currently the planned redevelopment includes the construction of a 32-unit, residential - mixed use building with covered parking. Approximately 1,000 SF of space at the ground floor. The use is currently planned to be amenity space for the building residents, such as a seating area with fireplace, a bar with billiards and bike maintenance and storage area. 7 of the total of 32 units are required to be IZ (inclusionary Zoning) units. Please note that there are only 32 units in the building, not 33. The building will be LEED Gold Certified. The Site has remained vacant for over a decade due to the presence of contamination associated with past uses at the Site and an adjoining property to the north (151 South Champlain Street).

Recommendation:

Previous assessments at the site include

- a Phase I ESA funded by Mr. Dagesse prior to obtaining ownership, and
- a Phase II ESA funded by the Vermont DEC.

The attached evaluation shows a high score for the project due to the high number of residential units as well as its potential for commercial activity.

The scope of work proposed in the attached VHB proposal is supported by DEC. **Staff recommends full financial support of up to \$9,000.**

c. BURLINGTON: Veterans of Foreign Wars Post 782, 176 South Winooski Avenue
REQUEST: \$ TBD, Site Investigations-t.b.d, Consultant-t.b.d., Hazardous Substances assessment funds

VFW Post 782 is seeking a partnership with Champlain Housing Trust to build affordable housing above a new facility for the veteran service organization. VFW Post 782 was founded in June 1921 and intends to expand its programs to veterans struggling to reintegrate back into the community after war-time missions. The VFW has ongoing collaborative partnerships with the Veterans Affairs Hospital and other agencies offering professional and personal development programs. VFW Post 782 is also in the initial stages of collaborating with Burlington's Community Economic Development Office to use part of the VFW space to house programs aimed to uplift the BIPOC community as well as support entrepreneurs who with little capital to start a business.

Recommendation:

Previous assessment at the site includes

- a 2014 Phase I ESA prepared by KAS for Nick and Morrissey

The attached evaluation shows a high score for the project due to the high number of affordable residential units as well as the proposed community service programming provided by the VFW.

Staff recommends that the Committee authorize staff to work with DEC, EPA, VFW and CHT to develop an issue an RFP to a subset of CCRPC's qualified firms for limited Phase II ESA investigations with likely elements consisting of a Site Specific Quality Assurance Protection Program, soil borings and sampling to assess magnitude of the identified Recognized Environmental Conditions especially those coming from offsite sources.