



MEMORANDUM

TO: Brownfields Advisory Committee

FROM: Dan Albrecht, Senior Planner

DATE: December 14, 2021

RE: *Recommendations for Brownfields Projects Assistance Requests, 12/16/21 meeting*

Project support requests and detailed project descriptions available at:

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

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

REQUEST: \$770 for BRELLA application: paperwork & fee, LE Environmental, using ACCD Brownfields Revitalization Fund grant

The Committee has previously authorized significant investments for Assessments. Redevelopment planning is well underway. Completion of a BRELLA application on behalf of the Vermont River Conservancy will facilitate make the VRC eligible for eventual ownership and subsequently for receipt of cleanup grants.

Recommendation: Fully fund the \$770 using our ACCD Brownfields Revitalization Fund grant.

b. COLCHESTER: St. Michael's College / Champlain Housing Trust, 33, 81 & 123 Ethan Allen Ave.

REQUEST: \$66,245 – Supplemental Assessment & CAP, Atlas, using ACCD Brownfields Revitalization Fund grant

CCRPC staff consulted with DEC staff to see DEC could fund a portion of the work. Unfortunately, DEC is unable to do so at this time. The end goal of the project, 64 affordable rental apartments, fits perfectly with the intent of our Brownfields program, however, the cost of even funding only the starting tasks 1-5 at \$53,515, would use up a significant portion of our ACCD grant and the project would still need to find cleanup funds as well.

Recommendation: Provide no funds at this point but continue to be available to CHT and DEC for collaboration on this project and be open to consider an amended request in the future.

c. BURLINGTON: Lake Champlain Community Sailing Center, 33, 81 & 123 Ethan Allen Ave.

REQUEST: \$t.b.d – Phase I, Phase II & CAP, consultant-t.b.d, using ACCD Brownfields Revitalization Fund grant

The Center is looking to expand their waterfront infrastructure to promote universal access to the Lake, improve safety, increase capacity and improve operations. The project will generate economic and community benefits and also improve the capabilities of the Center to serve minority and underserved populations.

Recommendation: Staff will work with Center staff and with DEC to determine required studies and then issue an RFP to a subset of our six firms.

- d. **SHELBURNE: Champlain Housing Trust, 3164 Shelburne Road** REQUEST: \$17,579 – Supplemental Assessment, KAS, using ACCD Brownfields Revitalization Fund grant
*** (KAS staff will describe the details of the proposed assessment at the meeting)**

CHT is working to redevelop this former motel property into 20 apartments, 48 affordable apartments and 27 affordable home ownership units. A Phase I and Phase II ESA have been completed. The project is being reviewed by the Shelburne DRB at its December 15th meeting. Supporting this project meets our goals of furthering the development of affordable housing.

Recommendation: Fully fund the proposed \$17,579 for Supplemental Assessment using our ACCD Brownfields Revitalization Fund grant.

- e. **WILLISTON: Jared Enterprises, LLC, 21-67 Commerce Street**
SKETCH / INFORMATION FOR FUTURE REQUEST – Limited Phase II ESA? Supplemental, Stone Environmental, using ACCD Brownfields Revitalization Fund

The owner plans to redevelop the property for use as office space for his business, Island Ice Cream. The property was formerly owned by Engineered Monofilaments Corporation.

Recommendation: None at this time. Stone Environmental will provide information on potential needed assessment in preparation for a formal request.