

Brownfields Advisory Committee
Thursday, March 4, 2021

APPROVED Meeting Summary
Scheduled Time: 3:00 p.m. – 3:30 p.m.

Held via Zoom: Meeting recording and *various documents referenced below are available for download at:*
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

In Attendance	
Committee Members:	
Curt Carter, GBIC, Chair	Matthew Vaughan, LCBP, Vice-Chair
Katie Kinstedt, Burlington CEDO	Pablo Bose, UVM
Heather Carrington, City of Winooski	
Guests:	
Miranda Lescaze, Champlain Housing Trust	Matt Moore, Evernorth
Joel Ribout, Saint Michaels College	
EPA Brownfields Staff	
Christine Beling	Staff:
	Dan Albrecht, Senior Planner
	Taylor Newton, Senior Planner

1. Call to Order, Introductions and Changes to the Agenda

The meeting was called to order at 3:02 p.m. by Chair Curt Carter.

2. Public comments on items not on the Agenda

Dan Albrecht noted that Katie Kinstedt is now the new representative for the City of Burlington.

3. Review and action on 12/16/19 and 2/18/20 meeting summaries

Dan Albrecht recapped the summaries from these two meetings. *On a motion by Heather Carrington, seconded by Pablo Bose the two meeting summaries with a correction to the 12/16/19 minutes under item #3 to read “Ms. Carrington” rather than “Ms. Harrington” were approved unanimously.*

4. Action on Site Nominations/Assistance Requests

a) Champlain Housing Trust, 10th Cavalry Apartments, Colchester: Vapor Testing at Dupont Hall: Building Materials Testing at Dupont, Hamel and Purtill Hall (price and consultant TBD)

Miranda Lescaze described the proposed redevelopment. CHT is looking to purchase three former dormitories from Saint Michael’s College to turn into 60 perpetually affordable housing units. ATC conducted a Phase I ESA and identified the need to conduct Vapor Testing at Dupont Hall. ATC provided an estimate of \$9,500 to do that work. She noted that they have already moved forward with the building material testing on their own so there is no longer a need for CCRPC to help with that. CHT would also like assistance with preparation of a Corrective Action Plan (CAP).

Dan recapped the elements of his staff recommendation. The project scores high due to its location, the availability of existing infrastructure and the high number of housing units and the fact that they will all be perpetually affordable. Dan noted that there are sufficient funds available of about \$15,000 - \$20,000 within the Hazardous Substances contractual category. If approved by the Committee, he would plan to seek bids from a subset of those firms with a 7-to-10 day turnaround. He concluded noting that ATC is not one of CCRPC's six prequalified firms to carry out the work.

Curt noted that ATC is a subcontractor for both Northwest RPC and Southern Windsor County RPC. Dan noted yes, he had checked in with both of them. NRPC is out of funds but SWCRPC does have funds. Curt recommended that we reach out to SWCRPC given that ATC already has a relationship with CHT and the property and it will make things move more efficiently. Dan noted that could be explored but on the other hand he hopes to be able to spend down the existing grant dollars by the grant closure date of 9/30/2021. Matt Moore indicated they have a good relationship with SWCRPC.

Motion made by Matt Vaughan, seconded by Heather Carrington to accept the staff recommendation and support funding the requested Vapor Investigation project with the contingency for staff to first see if another RPC could fund ATC to perform the services. Motion passed unanimously.

Miranda asked if CCRPC could fund a CAP if one was needed. Dan and Curt said that CHT would need to submit a new request given that a firm estimate of cost would be needed. Dan indicated that can also provide funding for environmental professional oversight during asbestos removal or soil management. Dan noted that Christine Beling of EPA just typed in the chat that the grant could be extended).

In response to a question from Matt Moore, Dan said they will hear this spring from EPA on whether CCRPC's grant application for about \$232,000 for Assessment. He also noted that Matt and Miranda should reach out to DEC staff as there is Federal COVID money coming which is earmarked by the Scott Administration for Brownfields cleanup/redevelopment showcase projects.

5. Updates

Taylor Newton introduced himself. He will be helping to staff the Committee. He worked for Northwest RPC and has experience with brownfields grants. Dan noted that he also has a good knowledge of EDA grants and is the point person here helping Westford with redevelopment of the Pigeon property.

Curt welcomed Katie to the Committee

6. The meeting adjourned at 3:34 p.m.

Respectfully submitted by Dan Albrecht