

# Addison County Brownfields Program

9am Thursday March 31, 2022

Economic Development Committee

ACRPC Planner, Andrew L'Roe

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# Meeting Agenda

- Introductions
- Brief Brownfield Background
- ACRPC Brownfield Program- objectives and timeline
- Committee Request
  - Approve extending current assessment contract
  - Approve moving ahead on current set of known sites
  - Solicit and review additional project applications
- Set date for next meeting

# What is a Brownfield?

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the **presence** or **potential presence** of a hazardous substance, pollutant, or contaminant” - US EPA

Can Include:

- Former industrial properties
- Manufacturing facilities
- Gas Stations
- Downtown office space
- Vacant Land

# Recent Brownfields Projects in Addison County

Not many industrial sites in County

ACRPC managed 8-10 brownfield cleanup projects in 2008-2012, including:

- Silver Towers in Ripton/Goshen
- Shade Roller Mill in Vergennes
- Junkyard in Whiting
- Several in Middlebury
  - Dollar Store & Laundromat on Court St/Route 7
  - Former High School, now Recreation Field- Creek Rd
  - American Standard/Connor Homes- Route 7

# Why is Brownfield Redevelopment Important?

## **Environmental Benefits**

- Cleanup contamination
- Prevents sprawl, preserves greenspace and farmland
- Reduces health and safety hazards
  - Exposure to contamination
  - Derelict buildings, hazardous building materials



# Why is Brownfield Redevelopment Important?

## **Benefits to communities**

- Economic development – new jobs, increase the local tax base
- Societal benefits - healthier lifestyles, better access to basic needs, increases walkability of downtowns, increase in community pride
- Opportunities for quality housing, recreational space, and healthy food options
- Reduced crime, vandalism, drug use




# Advantages to developers

- Reuse of existing buildings
- Infrastructure already in place
- Prime locations (downtowns, waterfronts)
- Other financial incentives



# Brownfields & Liability



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If you own a property, you are liable under state/federal law **even if you did not cause or contribute to the contamination in any way.**

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Defenses to Federal liability under CERCLA

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State liability protection through BRELLA



# What is Typically Involved with Redeveloping a Brownfield?

1

Site  
Identification/  
Planning/  
Communication

2

Environmental  
Investigation  
(Phase I before  
purchase)

3

Site Acquisition/  
Further  
environmental  
investigation

4

Environmental  
remediation and  
Redevelopment

# Steps for Brownfield Assessment & Cleanup

The steps for a potential brownfield assessment cleanup include,

- **Phase 1 ESA** ( Identify recognized environmental conditions before a property purchase)
- **Phase 2 ESA** (Site investigation to identify any contamination and assess the degree and extent of any release)
- Prepare an Evaluation of Corrective Action Alternatives report
- Prepare a **Corrective Action Plan (CAP)**
- Implement CAP, submit a Corrective Action Construction Completion report
- Receive a Certificate of Completion

# Phase I ESA

- All Appropriate Inquiries
- Defense to Federal Liability Protection
- Bonafide Prospective Purchaser (BFPP) Status
- Eligibility for cleanup \$\$

1 year shelf-life, with updates needed if older than 6 months

Identify **Recognized Environmental Conditions** (RECs): the *presence* or *likely presence* of any hazardous substances or petroleum products in, on, or at a property

- Records Review
- Site Visit
- Interviews

- Present and past owners and operators
- Local government officials

Estimated Time for completion:  
3-4 weeks

# Vermont's Brownfields Reuse and Environmental Liability Limitation (BRELLA)

- The only way to be protected from strict liability in Vermont
- Prospective purchasers and innocent current landowners can participate (\$500 application fee)
- Investigate all RECs, characterize and cleanup the property
- Receive a Certificate of Completion

# State Brownfields Revitalization Grant Assessment Program

- The Mount Ascutney Regional Commission (MARC) is administering \$1M of funding provided by the Vermont Agency of Commerce and Community Development (ACCD) **State Brownfields Revitalization Grant Assessment Program** to provide brownfields assessment funding to eligible entities throughout the State through the regional planning commissions.
- \$50,000 to ACRPC

# State Brownfields Revitalization Grant Assessment Program

- To be eligible for funding, project sites have to be BRELLA eligible, if not enrolled.
- Costs for BRELLA applications \$500 and fees are eligible expenses under this grant program and should be included in a project budget if a site is not enrolled.
- Eligible project work:
  - Phase I ESA
  - Phase II ESA
  - Supplemental Assessment
  - Site Specific Quality Assurance Project Plan (SSQAPP)
  - Hazardous Building Materials Assessment (HBM)
  - Evaluation of Corrective Action Alternatives (ECAA)
  - Corrective Action Planning Activities (CAP)

# EPA Community-Wide Assessment Grant application

- October- put out Request for Qualification (RFQ)
  - Selected Stantec Consultants (National, with offices in South Burlington and Rochester, NY)
  - Free to prepare Application, Contract to do the work if Received
- November- December- prepared and submitted grant application
- **\$500,000** to assess sites potentially contaminated by hazardous substances, pollutants, contaminants, and/or petroleum.
- Will find out if grant is Received sometime “this Spring”
- The performance period for these grants is three years.

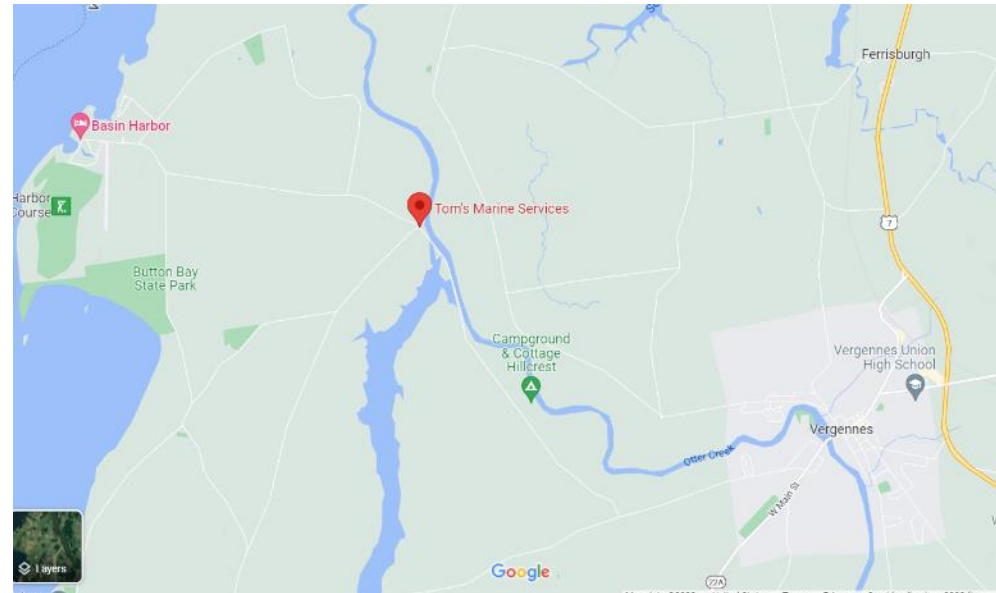
# **Next steps for the ACRPC Brownfield Committee**

- Discuss and Approve extending existing assessment contract to Stantec
- Approve moving ahead on currently known set of sites (descriptions on following slides)



# Sites for Consideration

- Ferrisburgh Marina



# Sites for Consideration

- Maverick Gas Station, Middlebury



# Sites for Consideration

- Alley between Opera House/Town Hall and St. Paul's Episcopal Church, Vergennes



# Other Potential Sites for Consideration

- Bristol's Public Works facility/Town Garage
- **Route 7 sites** Ferrisburgh, New Haven
- **Vergennes-** Northland Job Corps (Old Weeks school)
- Panton- former gas station
- Addison- farm supply/fertilizer store

# Review other Potential Sites

- ACRPC will solicit sites of interest in monthly Newsletter, through ACEDC, and municipal contacts
- A.L'Roe will create application form with necessary information so Committee can compare and evaluate sites
- Next meeting in ~1 month (later April) for updates

# Thank You!

For questions or more information, please contact

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