

Addison County Regional Planning Commission

14 Seminary Street Middlebury, VT 05753 www.acrpc.org Phone: 802.388.3141

ACRPC Economic Development Committee Brownfields Meeting 9:30 a.m. Monday, March 4, 2024

HYBRID MEETING: This meeting will be conducted in person at ACRPC's office and remotely through the Google Meet remote meeting on-line platform.

Video call link: meet.google.com/fry-jurd-cna
Or dial: (US) + 1 402-782-1323
PIN: 281 743 166#

AGENDA

- I. Call to Order
- II. Brief review of EPA Assessment Grant Workplan (see page 2)
- III. Update current Brownfield sites and work status (see page 3)
- IV. Discuss Additional [Area-Wide Planning \(AWP\)](#) activities- to develop community vision for multiple properties and targets areas for redevelopment rather than examining properties independently. AWP Elements can include:
 - Evaluate existing conditions
 - Evaluate land use and features
 - Identify key brownfield sites
 - Encourage community development and identify community priorities
 - Market studies and market analysis
 - Infrastructure and energy analyses
 - Develop re-use scenarios
 - Develop brownfields area wide plan document
 - Identify resources for implementation
 - Develop implementation strategy
 - Creation of GIS database

Potential Locations: Addison Village Center (Town Hall, Town Office, Addison School)

From last meeting: Areas around water supply sources and aquifers [Pretty limited area- little overlap with potential brownfields]

Other Possibilities: New Haven Junction, Middlebury Railyard/Exchange Street, Northland Campus?

- V. Possible Upcoming Project for Approval

Turning Point Center of Addison County (54A Creek Road, Middlebury)

Renovation project will require a Phase 1 ASTM Environmental Site Assessment as part of the Environmental Review. A buildings material survey is recommended as well for lead/asbestos/PCBs.

Date for next meeting – **Tuesday, June 11, 9:30am**

EPA Assessment Grant Workplan Language:

[Project Period: 09/01/2022 - 09/30/2026]

“The ACRPC will use funding to establish an effective brownfields program to engage the community and create a brownfields inventory, prioritize revitalization opportunities, perform Phase I/II ESAs and conduct site cleanup/reuse planning and AWP activities. The ACRPC will develop a process to assess and remediate sites and facilitate public-private partnerships necessary to complete revitalization efforts. “

The project will include assessment activities at priority brownfield sites in the target areas, including an estimated:

- 4 BRELLA enrollment fees (\$500 each) **[2 completed so far, 1 possible]**
- 11 Phase I ESAs **[2 completed, 2 in progress]**
- 6 Phase II ESAs **[1 in progress]**
- 6 Regulated Building Materials (RBM) Surveys **[2 completed so far, 6 in progress]**
- 4 Site-Specific Cleanup/Reuse Plans **[2 possible- former Maverick Station, Ossie Rd]**
- Up to 3 [Area-Wide Planning \(AWP\)](#) activities

EPA Assessment Grant budget

	Initial Amount	Costs to Date (12/31)	Total Remaining (12/31)	% Remaining (12/31)
Personnel (ACRPC)	\$14,400.00	\$5,436.68	\$8,963.32	62.2%
Fringe Benefits (ACRPC)	\$5,400.00	\$2,752.11	\$2,647.89	49.0%
Indirect Costs (ACRPC)	\$15,000.00	\$5,988.16	\$10,011.84	66.7%
Travel (ACRPC)	\$7,000.00	\$0.00	\$7,000.00	100.0%
Supplies	\$0.00	\$0.00	\$0.00	
Contractual (Stantec/Claypoint)	\$456,200.00	\$64,384.78	\$391,815.22	85.9%
BRELLA Enrollments (4)	\$2,000.00	\$1,000.00	\$1,000.00	50.0%
Total	\$500,000.00	\$77,561.73	\$422,438.27	84.5%

Contractual Amount by Task

	Task 1	Task 2	Task 3	Task 4	
Initial Budget Categories	Grant Mgmt, Reporting & Other Eligible Activities	Community Engagement & Site Inventory/ Selection	Phase I/II ESAs & Cleanup/ Reuse Plans	Area-Wide Planning	Total
Contractual	\$24,000	\$24,750	\$323,450	\$84,000	\$456,200

Brownfield sites and work status (under current EPA CWA Grant):

In Progress

- **Site #3 – Maverick Gas Station (82 Court St., Middlebury):** Town has acquired from Global Corporation. Plans are in beginning stages for rerouting intersection to MUHS.
 - Property acquisition by Town – **COMPLETED**
 - Phase I ESA – **COMPLETED**
 - Phase II ESA/RBM Survey Workplan: **in process, draft e.t.a. week of 3/4/24**
 - Phase II ESA/RBM Survey - **TBD**
- **Site #4 – Addison Central School (Addison):** Town is planning acquisition from Addison Northwest School District for potential municipal use.
 - BRELLA enrollment- **COMPLETED**
 - Phase I ESA - **in process, draft eta 10/13/23**
 - RBM Survey Workplan - **submitted to EPA for review**
 - RBM Survey – **to be scheduled with Clay Point**
- **Site #5 – Cornwall Salt Shed:** Town seeking evaluation of effectiveness of current system and potential changes to mitigation approach.
 - Data Evaluation: **in process, e.t.a. 12/31/23**
- **Site #6 – Town of Addison Town Hall**
 - RBM Survey Workplan - **final RBMS SAP in process**
 - RBM Survey – **to be scheduled with Clay Point**
- **Site #7 – Satori building, 1741 Rte 7 Middlebury** (previously Connor Homes/American Std)
 - SAP for Phase II: **in process, draft eta week of 3/4/24 week and submitted to EPA/DEC**
- **Site #8 – 83 Court Street, Middlebury-** in-process residential Flood-risk property buyout-
 - RBM Survey Workplan - **in process, draft eta week of 3/4/24**
 - RBM Survey – **TBD with Clay Point**
- **Site #9 – 52 Ossie Rd, East Middlebury-** vehicle storage lot on bank of Middlebury River-
 - Phase I ESA - **in draft form, to be finalized and submitted to EPA week of 3/4/24**
 - RBM Survey Workplan - **in process, e.t.a. week of 3/4/24**
 - RBM Survey – **TBD**
 - BRELLA enrollment- **POSSIBLE (if town decides to proceed on buyout)**
- **Site #10 – Ilsley Library (Middlebury)-** EPA approved eligibility, getting access agreement
 - RBM Survey Workplan - **TBD**
 - RBM Survey – **TBD**

Completed:

- **Site #1 – Otter Creek Childcare (150 Weybridge St., Middlebury)**
 - Phase 1 ESA – **COMPLETED**
 - RBM Survey – **COMPLETED**
- **Site #2 – Vergennes Opera House (120/136 Main St., Vergennes)**
 - RBM Survey – **COMPLETED**

Considered, but not currently feasible:

- **Bristol Public Works Building-** Pine Street- doesn't qualify for BRELLA protections
- **GMP Twin Bridges on Otter Creek, Weybridge-** not interested in assessment
- **Addison Town Office-** town not interested in building materials assessment