

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. Tuesday, June 25, 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: <https://meet.google.com/aqw-kwpi-ntg>
Or dial: (US) +1 314-666-3007
PIN: 183 284 328#

AGENDA

- I. Call to Order
- II. Brief review of EPA Assessment Grant Workplan (see page 2 of this document)
- III. Update current Brownfield sites and work status (see page 3 of this document)
ACRPC proposal to shift ~\$2,000 funds from "Travel" to Supplies for a new laptop
- IV. Decide on Area-Wide Planning (AWP) activities- to develop community vision for multiple properties and targets areas for redevelopment rather than examining properties independently.

Potential Locations and activities listed in separate document.

- V. Possible Upcoming Project for Approval
Goshen Town Hall- the town would like to utilize MERP funding to upgrade the town hall, but they suspect the building has hazardous materials.

Set Date for next meeting – **September, 2024**

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 (3/31)	Total Remaining (3/31)	% Remaining (3/31)
Personnel (ACRPC)	\$14,400.00	\$5,749.42	\$8,650.58	60.1%
Fringe Benefits (ACRPC)	\$5,400.00	\$2,695.79	\$2,704.21	50.1%
Indirect Costs (ACRPC)	\$15,000.00	\$6,557.05	\$8,442.95	56.3%
Travel (ACRPC)	\$7,000.00	\$0.00	\$7,000.00	100.0%
Supplies	\$0.00	\$0.00	\$0.00	-
Contractual (Stantec/Claypoint) (through 5/2024)	\$456,200.00	\$126,689.93	\$329,510.07	72.2%
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 (through 5/24)

	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
Billed through 5/3/2024	19,297.00	2,335.61	104,727.32	330.00	\$126,689.93
Amount Remaining	\$4,703.00	\$22,414.39	\$218,722.68	\$83,670.00	\$329,510.07
(% Remaining)	19.6%	90.6%	67.6%	99.6%	72.2%

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

In Progress

- **Site #3 – Maverick Gas Station (82 Court St., Middlebury):** Town has acquired property from Global Corporation. Plans are in beginning stages for rerouting intersection to MUHS.
 - BRELLA enrollment completed.
 - Access Agreement obtained.
 - Eligibility form for Phase I ESA approved.
 - Phase I completed.
 - Eligibility form and SAP for RBMS approved.,
 - **Clay Point RBMS survey completed on 5/1/24. Awaiting reports.**
 - **Draft Phase II SAP under review.**

- **Site #4 – Addison Central School (Addison):** Town has acquired from Addison Northwest School District for potential municipal use.
 - BRELLA enrollment completed.
 - Access Agreement obtained.
 - Eligibility form for Phase I ESA approved.
 - Phase I completed.
 - Eligibility form and SAP for RBMS approved.
 - Clay Point completed RBMS on 2/28/24 and reports submitted.
 - **Clay Point did not collect any PCB samples due to damage concerns.**
 - **Phase II ESA SAP in preparation.**

- **Site #6 – Town of Addison Town Hall**
 - Eligibility form and SAP for RBMS approved.
 - Access Agreement obtained.
 - Eligibility form for Phase I ESA approved.
 - **Clay Point completed RBMS survey and reports submitted.**
 - **Draft Phase I ESA completed and review in progress.**
 - **RBM ABCA in progress.**

- **Site #7 – Satori building, 1741 Rte 7 Middlebury** (previously Connor Homes/American Std)
 - Eligibility form for Phase II ESA approved.
 - Access Agreement obtained.
 - Phase II ESA SAP for PFAS sampling approved.
 - **Sampling scheduled for May 28-29**

- **Site #8 – 83 Court Street, Middlebury-** in-process residential Flood-risk property buyout-
 - Eligibility form for RBMS approved.
 - Access Agreement obtained.
 - SAP for RBMS approved.
 - **Awaiting new survey date from Clay Point.**

- **Site #9 – 52 Ossie Rd, East Middlebury-** vehicle storage lot on bank of Middlebury River-
 - Eligibility form approved for Phase I and RBMS approved.
 - Access Agreement obtained.
 - SAP for RBMS approved.
 - **Draft Phase I report completed and under review.**

- **Site #10 – Ilsley Library (Middlebury)-** EPA approved eligibility, getting access agreement
 - Eligibility form for RBMS approved.
 - Access Agreement obtained.
 - SAP for RBMS survey approved.
 - **Clay Point scheduled RBMS survey for week of June 10.**

Completed Sites:

- **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
- **Cornwall Salt Shed**
- **GMP Twin Bridges on Otter Creek, Weybridge-** not interested in assessment
- **Addison Town Office-** town not interested in building materials assessment
- **Turning Point Center of Addison County** (54A Creek Road, Middlebury)