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-kwpj-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)