Addison County Regional Planning Commission

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

ACRPC Economic Development Committee
Brownfields Meeting
9:00 a.m. Thursday, October 31, 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/kgf-znhn-uoy
Or dial: (US) +1 740-312-1874
PIN: 545 222 088#

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 pages 3-5 of this document)

IV. Area-Wide Planning (AWP) activities proposal- Joe Morici, Stantec
AWPs are used to develop community vision for multiple properties and targets areas for redevelopment rather than examining properties independently.

EPA CWA Grant Budget amount available: **$83,670**

Stantec proposal for Ferrisburgh-Vergennes-Middlebury areas: **$19,000** baseline, up to **$32,300** with expanded brownfield/property inventory & additional field survey

Work Plan for Site Inventory and Prioritization Assistance described in separate document.

V. Other Upcoming Projects for Approval

Set Date for next meeting – **January 30, 2025**

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 **[3 completed, 2 in progress]**
- 6 Phase II ESAs **[2 in progress]**
- 6 Regulated Building Materials (RBM) Surveys **[5 completed so far, 2 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 (9/2024)	Total Remaining (9/2024)	% Remaining (9/2024)
Personnel (ACRPC)	$14,400.00	$6,248.10	$8,151.90	56.6%
Fringe Benefits (ACRPC)	$5,400.00	$2,960.75	$2,439.25	45.2%
Indirect Costs (ACRPC)	$15,000.00	$7,119.00	$7,881.00	52.5%
Travel (ACRPC)	$7,000.00	$0.00	$7,000.00	100.0%
Supplies	$0.00	$0.00	$0.00	-
Contractual (Stantec/Claypoint) (through 9/2024)	$456,200.00	$164,605	$291,595	63.9%
BRELLA Enrollments (4)	$2,000.00	$1,000	$1,000	50.0%
Total	**$500,000.00**	**$181,933**	**$355,982**	**71.2%**

Contractual Amount by Task (through 10/24)

	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 9/30/2024	$25,327.75	$2,335.61	$136,611.84	330.00	$164,605
Amount Remaining	**$0**	**$22,414.39**	**$186,838.16**	**$83,670.00**	**$291,595**
(% Remaining)	**0%**	**90.6%**	**57.8%**	**99.6%**	**63.9%**

Brownfield Sites and Work Status (under current EPA CWA Grant):
In Progress as of October 24, 2024

Active Sites:

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. Received reports.
- Phase II SAP submitted to EPA/DEC on 9/25/24. Awaiting comments.
- EPA commented on SAP on 10/15/24. DEC commented on SAP on 10/17/24.
- SAP response to comments being prepared. Expected delivery to EPA/DEC by 10/25/24.

Site #6 – Former Cornwall Salt Shed (Cornwall): Evaluation of current status of Town Garage pumping option to control migration of salt plume in groundwater.

- Eligibility form for evaluation approved (need copy to put in Sharepoint site).
- Site visit completed.
- Obtained historical reports/sampling data from Sue Johston at Town of Cornwall.
- Began data evaluation via data graphing and preparation of site maps. Requested missing data from Sue on 10/23/24.
- Will continue evaluation once additional data obtained.

Site #7 – 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 #8 – Satori Building (1741 Rt. 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.
- Phase II sampling completed 5/28-29/24. PFAS detected but below GWES.
- DEC requested additional round of sampling to confirm results and evaluate seasonality.
- Supplemental Phase II SAP submitted to DEC/EPA on 9/20/24.
- EPA SAP approval provided on 9/24/24. DEC SAP approval provided on 9/26/24.
- Sampling conducted 10/9-10/24.
- Awaiting receipt of laboratory results.

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Site #9 – Ilsley Library (Middlebury)- EPA approved eligibility, getting access agreement
- Eligibility form for RBMS approved.
- Access Agreement obtained.
- SAP for RBMS survey approved.
- Clay Point completed RBMS survey on 8/27/24.
- ACM, PCB, and Universal Waste reports provide on 10/21/24. Lead Paint report provided on 10/23/24.

Provide Summary and next steps? Specific instructions to contractors for addressing and disposing of properly- Dave will talk to Claypoint, may need abatement/mitigation plan

Site #10 – 52 Ossie Rd, East Middlebury- vehicle storage lot on bank of Middlebury River in-process residential Flood-risk property buyout
- Eligibility forms for Phase I, Phase II, and RBMS approved.
- Access Agreement obtained.
- SAP for RBMS approved.
- RBMS completed on 8/6/24. Reports received 8/21/24.
- Draft Phase I report will be revised to include RBMS info and updated inspection information.
- Draft Phase I report under review. Expected submittal date by 10/30/24.

Site #11 – 83 Court Street, Middlebury - in-process residential Flood-risk property buyout
- Eligibility form for RBMS approved.
- Access Agreement obtained.
- SAP for RBMS approved.
- Reportedly, tenant to remain in house through July 2025 so there are concerns due to visible damage from RBM survey. Therefore, awaiting new survey date from Clay Point.

Site #12 – Town Hall (Addison) – proposed building renovations
- Eligibility form for Phase I, Phase II, and RBMS approved.
- Access Agreement obtained.
- SAP for RBMS approved.
- Clay Point completed RBMS survey and reports submitted.
- Phase I ESA completed.
- Phase II ESA draft SAP under review. Expected submittal date by 10/30/24.

Site #13 – Town Hall (Goshen) – HVAC updates under MERP program.
- Eligibility form for RBMS approved.
- ACRPC to provide planned scope of work. Stantec to evaluate SOW to determine the needed scope of the RBMS (ACM/PB paint only, or something else).

Area-Wide Planning (Middlebury, Vergennes, Ferrisburgh)
- In process of developing GIS products to show areas of environmental concern within three target areas (Vergennes, Middlebury, and Ferrisburgh). To be used in conjunction with associated AWP activities being completed by other ACRPC contractors including White & Burke, Toole Design, and SE Group.

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Potential Sites:

Additional MERP Sites (est. 10 projects in 6 different towns)
• RBM Survey - ACRPC to provide planned scopes of work for those sites in MERP program. Stantec to evaluate SOWs to determine the needed scope of the RBMS (ACM/PB paint only, or something else). ACRPC to obtain RBMS eligibility approvals from EPA for all proposed MERP projects.

Possible geothermal projects (Town of Addison and Ilsley Library in Middlebury)
• ACRPC to reach out to Town and Library to discuss if projects proceeding and if they have interest in using Grant funds. If yes, ACRPC will need to discuss the projects with EPA to determine if they will be eligible under the Grant. If yes, ACRPC to submit necessary eligibility requests to EPA for approval. Stantec to access internal resources for design assistance if projects proceed.

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

Site #9 – Ilsley Library (Middlebury)
• RBM Survey – COMPLETED

Sites 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
• **Turning Point Center of Addison County - 54A Creek Road, Middlebury**