Addison County Regional Planning Commission

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ACRPC Economic Development Committee
Brownfields Meeting
9:00 a.m. Thursday, October 31, 2024

REMOTE MEETING: This was conducted entirely remotely through the Google Meet remote meeting on-line platform due to a local emergency (GMP power outage across Middlebury)

MINUTES

In Attendance: Jennifer Erwin and Gioia Kuss (ACRPC Reps), Fred Kenney (ACEDC), Andrew L'Roe (ACRPC Staff), Joe Morici (Stantec), and William LaRiviere (EPA).
Joseph Andriano (Chair) joined at 9:30 to achieve quorum

L'Roe provided a brief review of EPA Assessment Grant Workplan and updates current Brownfield sites and work status (see additional pages of agenda document)

G. Kuss asked about the remaining budget and the timeline for spending them down?
A. L'Roe noted that the grant period is through September 2026, and projects will need to be identified and in process by 2025 to be finished by that date.
W. Lariviere noted that the goal of the grant is to tackle the main areas that you know of and either show that they aren't that bad or get them into cleanup programs. The RPC is in a good position because it doesn't own properties but can help identify and work with owners to get them assessed.
F. Kenney noted that we need results for Addison buildings as soon as possible as they are proposing a USDA grant.

9:34am- Meeting call to Order by J. Andriano and noted that due to a local emergency (power outage across Middlebury and ACRPC office) the meeting was being held entirely remotely.

Minutes from June 25 2024 meeting approved- Motion by F. Kenney, Second by J. Erwin, Minutes unanimously approved

Joe Morici presented Stantec's Area-Wide Planning (AWP) proposal for areas in Middlebury, Vergennes, and Ferrisburgh in areas overlapping the Transportation-Oriented Development (TOD) project. (See separate proposal document)

This AWP would cover 3 separate areas, coinciding with the Transportation-Oriented Development (TOD) projects along the Vermont Rail Line in Ferrisburgh, Vergennes, and Middlebury. It will incorporate tax parcels and environmental database factors with historical resources (fire insurance maps) and field observations into a single database that identifies likely brownfields and priorities for additional work.
Stantec will interview economic development and town officials for additional information to incorporate.

This work is meant to complement the TOD work and help to identify properties needing assessment and reassure potential developers that some properties do not rise to the level of concern.

Stantec's AWP proposal for the 3 areas would cost a baseline **$19,000**, with potential additional costs of:

$5,000 for Brownfield/Property inventories to cover the entirety of the 3 municipalities
$8,000 in person "windshield surveys" and in-person interviews by Stantec personnel

For a total **$32,300** with expanded brownfield/property inventory & additional field survey

(The amount of the EPA CWA Grant Budget currently available for this AWP task is $83,670)

G. Kuss asked if Stantec could send some of the example AWP documents that were shown, and asked whether overlays for things like geomorphological data (river corridors, floodplains, etc.) will be included?

J. Morici committed to sending the examples he showed, and A. L'Roe noted that he will work with Joe and Stantec on incorporating flood information and other natural resource information

A. L'Roe noted full support from RPC staff for the proposed project.

A motion was made to approve the full Stantec Area Wide Planning proposal for $32,300, with a requirement that windshield/property visits happen when there is no snow cover (i.e. before or after winter months, approximately January-February)

Motion by G. Kuss, Second by F. Kenney- Unanimously approved by Committee with no objections.

A. L'Roe described other Upcoming Projects for Approval and requested ideas from the committee for potential brownfield assessment sites and Area Wide Planning locations
He noted that there is also funding for community engagement and site identification.

G. Kuss suggested an event to coincide with "Green Up Day" in May

F. Kenney suggested following up with 3 areas pursuing geothermal and waste heat networks: In the Ilsley-Town building parking lot area, on Exchange Street with the new biodigester and wastewater treatment plant upgrades, and in the Shaw's Plaza-Courthouse area.

He indicated that he would have conversation with the owner about the 7 South Plaza commercial buildings that may have had brownfields use, but probably isn't changing owners.

He also noted several commercial realtors that ACRPC staff will reach out to

G. Kuss asked about farms and chemicals and whether they would be suitable sites?

J. Morici noted that farms don't usually show up as brownfields- regular use of pesticides/herbicides doesn't usually rise to the level of contamination, but mass storage at commercial facilities might be. If there are commercial properties changing hands, it would be good to pursue those.

The committee confirmed the date for next committee meeting – **Thursday, January 30, 2025**

The Committee adjourned by unanimous consent at 10:25am

-Minutes taken and submitted by Andrew L'Roe

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**