



Brownfields Advisory Committee MINUTES

June 20th, 2016 @ 4 pm – 6 pm
CVRPC Offices, 29 Main St., Montpelier, VT

ATTENDEES:

<p>Voting Members</p> <ul style="list-style-type: none"> • Janet Shatney, <i>City of Barre</i> • George Malek, <i>Town of Orange</i> • Anita Kelman, <i>Capstone Community Action</i> • Savannah Riddle, <i>Dept. of Health, Barre District</i> • Brad Denny, <i>Town of Northfield</i> • Alison Friedkin, <i>Downstreet Housing & Community Dev.</i> 	<ul style="list-style-type: none"> • Jamie Stewart, <i>Central VT Economic Development Corp.</i> <p>Non-Voting Attendees</p> <ul style="list-style-type: none"> • Gail Aloisio, <i>CVRPC Staff</i> • Jeff Polubinski, <i>Gravel & Shea</i> • David Ayer, <i>Ayer Autobody</i> • Justin Ayer, <i>Ayer Autobody</i> • Steve Hubbs, <i>Stone Environmental</i>
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SUMMARY:

The meeting was called to order at 4:03 pm.

Brad Denny arrived at 4:07 pm.

Anita Kelman made a motion to approve the minutes of the May 16th, 2016 BAC meeting. The motion was seconded by Alison Friedkin and all voted in favor with none opposed.

Anita Kelman offered to be an alternate if necessary for the environmental contractor selection committee. She will be available to step in if notified in advance of the RFQ release, to allow a few weeks warning for schedule coordination.

Jamie Stewart arrived a 4:15 pm.

Anita Kelman made a motion to approve and enroll the 12 Keith Ave. & 25 Pearl St. Parking Lot project and allocate \$26,638 in grant of services. The allocation will expire on Dec. 31st, 2016 (or 90 days after CVRPC procurement of contractors, whichever is later). If the CAFI & CAP is not

underway by that date, the amount will be returned to the funding pool. The motion was seconded by Brad Denny. All members voted in favor with none opposed.

The committee discussed how valuable the redevelopment of 260 River Street would be to the City of Montpelier, since the lot has been idle since the early 1990's. The committee also expressed concern that further information is not available regarding the level of investment and commitment that the development partners have put into the project. The project representative could not confirm whether the developers or property owners have met with the City of Montpelier.

Anita Kelman made a motion to approve and enroll the 260 River Street Commercial Mixed Use project and allocate \$7,000 in grant of services. The allocation will expire on Dec. 31st, 2016 (or or 90 days after CVRPC procurement of contractors, whichever is later). If the Phase 1 is not underway by that date, the amount will be returned to the funding pool. Brad Denny seconded this motion.

George Malek motioned to table the discussion of the 260 River Street project to allow the committee time to gather and consider more information. Specifically, the committee would like a demonstration that the applicant is actively in coordination with the City of Montpelier. The committee would also like basic information on the capacity of the roundabout intersection to take more traffic, based on existing traffic studies. Alison Friedkin seconded this motion. Five members voted in favor (George Malek, Janet Shatney, Brad Denny, Alison Friedkin & Jamie Stewart) and two opposed (Anita Kelman & Savannah Riddle). The motion to table carried.

Alison Friedkin left the meeting at 6:07 pm.

Anita Kelman made a motion to approve and conditionally enroll the Ernie's Garage & Leblanc Residence project and allocate \$30,000 in grant of services. The allocation will expire on Dec. 31st, 2016 (or or 90 days after CVRPC procurement of contractors, whichever is later). If the Phase 2 is not underway by that date, the amount will be returned to the funding pool. Jamie Stewart seconded the motion. Five members voted in favor (Anita Kelman, Jamie Stewart, Janet Shatney, George Malek & Brad Denny) and one opposed (Savannah Riddle).

Jamie Stewart made a motion to adjourn, which was seconded by Anita Kelman.

The meeting concluded at 6:15 pm.

Wrap-up and Next Steps:

The next BAC meeting is scheduled for **Monday, July 18th at 4 pm at the CVRPC Offices.**