



BROWNFIELDS ADVISORY COMMITTEE

September 17, 2018 at 4 – 5:30 pm
CVRPC Office

AGENDA

<u>Page</u>	<u>Time¹</u>	<u>Description</u>
	4:00	Adjustments to the Agenda
		Public Comments
	4:05	Assessment Updates (Kurt Muller, The Johnson Company) <ul style="list-style-type: none"> - Granite Works Evaluation of Correction Action Alternatives (ECAA) - Bonacorsi Indoor Air Sampling - Woodbury Country Store Remediation Planning
2-5	4:35	Program Wrap Up <ul style="list-style-type: none"> - Opportunity for question about other program updates - Ideas for next round of grant funds (feedback request on the following): <ul style="list-style-type: none"> - Membership, recruitment, quorum and committee responsibilities - Program focus - Outreach and Education: ideas and needs - Overall: what worked? What did not?
		Next Meeting <ul style="list-style-type: none"> - TBD – dependent on Grant Writing Status
		Adjournment

¹ Times are approximate unless otherwise advertised.



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2 **BROWNFIELD PROGRAM UPDATES**

3 September 11, 2018

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5 These updates keep the Brownfields Advisory Committee informed about program activities, potential
6 modifications to state and federal programs and practices, and other news that may be of interest.

7 Acronyms and brownfield-related terms are defined at the end of this document. Please feel free to
8 share additional acronyms or terms you would like explained.

9

10 **Enrolled Sites**

11 **Woodbury Country Store, Woodbury**

Reuse: Greenspace - Floodplain Buyout and Restoration
 Owner: Kim Sample and Kirk Gallant
 Developer: Town of Woodbury
 Assessment Activity: Phase 2 and remediation planning
 Assessment Status: Remediation Planning
 Funds Authorized: \$45,000 + – Petroleum & Hazardous
 Contractor: The Johnson Company (JCO)
 BRELLA: Application initiated; currently on hold (?)*

12

13 Update: The Phase II was completed. JCO is in the process of developing the remediation plan.

14 Consultant will provide a presentation at the Sept meeting.

15 Next Steps: Staff will then coordinate an all stakeholders meeting (town, property owner, VTrans,
16 FEMA, DEC) and a meeting with the Woodbury Selectboard.

17

18 **Bonacorsi-Capital Candy, Barre City**

Reuse: Economic Development – Warehouse Renovation
 Owner: N & M Investments
 Developer: Capital Candy Company, Inc.
 Assessment Activity: Phase 1 and 2 ESA, Supplemental Phase II
 Assessment Status: Supplemental Phase II
 Funds Authorized: \$57,000 - Hazardous Materials
 Contractor: The Johnson Company (JCO)
 BRELLA: Application not submitted to DEC

19

20 Update: Based upon the Phase 2 ESA Report DEC required supplemental indoor air testing. JCO is in the
21 process of collecting samples. Consultant will provide a presentation at the Sept meeting

22 Next Steps: Staff will coordinate last meeting with owner, prospective purchasers and consultant to

1 review results and strategize next steps.

2

3 **Ernie's Garage/Ayer Autobody Expansion, Barre City**

Reuse: Economic Development – Business Expansion
 Owner: 561-567 North Main Street, LLC
 Developer: 561-567 North Main Street, LLC (David Ayer)
 Assessment Activity: Phase 2 supplemental plus Corrective Action Plan
 Assessment Status: Partial Corrective Action Plan complete
 Funds Authorized: In addition to Phase 2 funds, \$8,000 for Corrective Action Plan
 Contractor: Stone Environmental (Stone)
 BRELLA: Enrolled

4

5 Assessment activities complete.

6

7 **Keith Avenue/Pearl Street, Barre City**

Reuse: Economic Development & Transportation – Municipal Parking Lot
 Owner: City of Barre
 Developer: City of Barre
 Assessment Activity: Corrective Action Feasibility Investigation (CAFI) & Corrective Action Plan (CAP)
 Assessment Status: Partial Corrective Action Plan complete
 Funds Authorized: \$26,638 - currently \$16,716 Hazardous Materials and \$9,003 Petroleum
 Contractor: Stone Environmental (Stone)
 BRELLA: Enrolled

8

9 CVRPC assessment activities complete.

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11 **Town Fire & Recycling Station, Whiting**

Reuse: Public – Town Fire & Recycling Station
 Owner: Town of Whiting
 Developer: Town of Whiting
 Assessment Activity: Phase 2 supplemental
 Assessment Status: Supplemental Phase 2 report complete
 Funds Authorized: \$11,920 - Petroleum
 Contractor: LE Environmental (LEE)
 BRELLA: Application not submitted to DEC

12

13 Assessment work complete.

14

15 **Clark's Feed/51 Prospect Street, Barre City**

Reuse: Economic Development & Transportation – Private Parking Lot for Previously
 Redeveloped Commercial Property
 Owner: Metro 51 LLC
 Developer: 51 Prospect LLC
 Assessment Activity: Phase 2 ESA & Corrective Action Plan

Assessment Status: Phase 2 ESA Report complete
 Funds Authorized: \$20,000 - Hazardous Materials
 Contractor: Stone Environmental (Stone)
 BRELLA: Enrolled

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2 Assessment work is complete.

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4 **Union Elementary School, Montpelier**

Reuse: Public - Playground
 Owner: City of Montpelier
 Developer: Montpelier Public Schools
 Assessment Activity: Phase 2 ESA and Corrective Action Plan
 Assessment Status: Corrective Action Plan complete
 Funds Authorized: \$70,000 - Hazardous Materials
 Contractor: The Johnson Company (JCO)
 BRELLA: Application submitted

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6 Assessment work at this site complete.

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8 **Montpelier Granite Works, Montpelier**

Reuse: Economic Development – Commercial
 Owner: Montpelier Granite Works
 Developer: Steve Ribolini/Larry Williams
 Assessment Activity: Phase 2 and Supplemental Phase 2 ESA and ECCA
 Assessment Status: Draft ECCA complete
 Funds Authorized: \$79,000 - Hazardous and Petroleum (doesn't include build. material assessment)
 Contractor: The Johnson Company (JCO)
 BRELLA: New prospective purchaser enrolled in BRELLA

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10 Update: JCO submitted the draft ECAA to DEC this week. Consultant will provide a presentation at the
11 Sept meeting.12 Next Steps: Staff will coordinate last meeting with owner, prospective purchasers and consultant to
13 review results and strategize next steps.

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15 **Site Recruitment & Program Outreach**16 Current waiting upon petrol eligibility for a Hardwick Site for an updated phase I to assist in a property
17 transfer. Staff will provide update on Monday dependent on eligibility.

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19 **Work Plan and Budget**

20 See attached Budget Spreadsheet for remaining funds status.

Site	Total Committee Approval	Actual Cost (based on contract)	Committee Motions/Approvals	Assess. Activity	Total	Hazardous	Petrol	owner contribution
51 Prospect Street	\$20,000	\$13,651.49	COMPLETE	Ph 2	\$13,651.49	\$7,481.67	\$6,169.82	\$0.00
Ayer Autobody	\$37,380	\$37,521.00	COMPLETE	Ph 2, Supp Ph 2 + CAP	\$37,379.93	\$15,446.63	\$21,933.30	\$0.00
Bonacorsi	\$57,000	assess activities ongoing	Authorize up to \$17,000 for ESA and CAP + authorize up to \$40,000	Ph 1, Ph 2	\$55,911.41	\$55,911.41	\$0.00	\$3,086.00
Keith Avenue	\$26,638	\$26,494.65	COMPLETE	Partial CAP	\$26,494.65	\$17,361.09	\$9,133.56	\$0.00
Granite Works	\$79,000	assess activities ongoing	Authorize up to \$40,000 for a Ph 2 ESA + \$6,000 + up to \$32,000 of petrol funds for Supp Ph 2	Ph 2, Supp Ph 2, ECCA	\$78,932.00	\$7,868.00	\$71,064.00	\$1,448.00
Union Elem. School	\$70,000	\$66,817	COMPLETE	Targeted soil investigation with CAP incl. site redesign	\$66,816.82	\$66,816.82	\$0.00	\$0.00
Whiting, Town of	\$11,920	\$10,995.00	COMPLETE	Supp Ph 2	\$10,995.00	\$0.00	\$10,995.00	\$0.00
Woodbury, Town of	\$45,000	assess activities ongoing	Authorize \$40,000 of assess. and remediation planning work + \$5,000 additional Petrol \$ for assess.	Ph 1 , Ph 2, remediation planning	\$46,347.63	\$4,290.00	\$42,057.63	\$0.00
Total	\$346,938			Total	\$336,528.93	\$175,175.62	\$161,353.31	\$4,534.00

	Total	Hazardous	Petrol
EPA grant total for contracutal	\$349,986.00	\$175,627.00	\$172,709.00
Remaining contractual funds	\$13,457.07	\$451.38	\$11,355.69