



BROWNFIELDS COMMITTEE

Thursday, October 16, 2025, 10 – 10:30 am

Participation via Zoom¹

<https://us02web.zoom.us/j/88055614529?pwd=c2dVaTMvUnc0VU55bUd1TExTWjkzUT09>

Dial in via phone: +1 929 436 2866 | Meeting ID: 880 5561 4529 | Passcode: 215936

Download the app at least 5 minutes before the meeting starts: <https://zoom.us/download>.

Persons with disabilities who require assistance or alternate arrangements to participate are encouraged to contact Nancy Chartrand at 802-229-0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.

Page # AGENDA

10:00² Adjustments to the Agenda, Recording Reminder

10:05 Public Comment

**10:10 Review and Approval of Draft Minutes from 7/17/25 Meeting and 9/25/25
Special Meeting (Action - enclosed)³**

10:15 Program Updates –

- Progress on filling vacant seats, Rules of Procedure attached
- EPA Grants
- Proposal for 203 Country Club Road – no action until Site Selection form is finalized
- Memo of Agreement for Coalition Leads

10:30 Adjourn

¹ Dial-in telephone numbers are “Toll” numbers. Fees may be charged to the person calling in dependent on their phone service.

² All times are approximate unless otherwise advertised

³ Anticipated action item.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Committee Meeting
MINUTES
July 17, 2025

Present:

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| x | Janet Shatney, Chair; Barre City Commissioner |
| x | Don LaHaye, Vice Chair, Waitsfield Commissioner |
| x | Alice Farrell, Barre Town Commissioner |
| x | Ron Krauth, Middlesex Commissioner |
| x | Lee Cattaneo, Orange Commissioner |
| x | Melissa Bounty, CVEDC (Central Vermont Economic Development Council) |
| x | Joan Marie Misek, Vermont Department of Health |
| x | Liz Scharf, Capstone Community Action Council |
| x | Nicola Anderson, Downstreet Housing |
| | Vacant, (environment, finance, or real estate organization) |
| | Vacant, (environment, finance, or real estate organization) |
| | Vacant, (environment, finance, or real estate organization) |

X Emmanuelle Soumeilhan - Nominee, Capstone Community Action

Staff: Eli Toohey

Call to Order: Chair Shatney called the meeting to order at 10:03 am. Quorum was present.

Adjustments to the Agenda: There were no adjustments to the agenda by either members or staff.

Meeting Minutes for December 19, 2024: J. Shatney moved to approve the meeting minutes from December 19, 2024 and seconded by M. Bounty, ***motion carried.***

Public Comment: No members of the public were in attendance for any comment.

Actions: Emmanuelle Soumeilhan, from Capstone Community Action was presented as a nominee for the Brownfields Advisory Committee to represent at-risk populations. A motion was made to approve her to the Brownfields Advisory Committee. Motion made by J. Shatney and seconded by M. Bounty. ***motion carried.***

- ***173 S Main Street, Barre (Quality Inn) for a Phase II BRELLA¹ Letter, and Phase II Supplemental Proposal and Cost Estimate:***

The Quality Inn is being purchased by Downstreet Housing and Community Development; they already have completed both a Phase I and Phase II ESA², but need funding to support a supplemental Phase II plan. The work plan has been submitted and approved for 42 transitional units. They are BRELLA enrolled, and the action is for approving the additional Phase II

¹ BRELLA = Brownfields Reuse and Environmental Liability Limitation Act

² ESA = Environmental Site Assessment

32 funds. Motion by P. Carbee and seconded by J. Shatney to approve the use of Brownfields
33 funding not to exceed \$14,857.42 for the supplemental Phase II. Further discussion regarding
34 the Phase II proposal and cost estimate ensued, and an amended motion was made by P. Carbee
35 to include the approval of the work plan and cost estimate, again seconded by J. Shatney,
36 ***motion carried. Vote of the first motion also carried.***
37

38 • ***53 Granite Street, Barre (Dessureau Machine) for Phase I funding:***
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40 E. Toohey gave background information on the project and that the City of Barre is seeking a
41 Phase I as part of the FEMA³ buyout process – site must be BRELLA enrolled and the funding
42 sought is a not-to-exceed \$5,000. Both J. Shatney and M. Bounty stated their closeness to the
43 project, and volunteered for recusal if appropriate. P. Carbee stated he saw no reason, nor had
44 a problem with either participating in the committee's voting, and A. Farrell stated that there
45 was no appearance of a conflict of interest. Moving on, P. Carbee was concerned that the
46 funding request be postponed until the Committee knew it was BRELLA enrolled, E. Toohey
47 stated that it was acceptable to allow for funding at this time knowing that the City of Barre
48 was in the process.
49

50 P. Carbee motioned to fund the Phase I and not-to-exceed \$5,000 with the requirement that it
51 be BRELLA enrolled and accepted with funds coming out of the FY22-23 leftover, J.M. Misek
52 seconded, ***motion carried.***
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58 **Program Updates:**

59 E. Toohey gave updates of current sites and a preview of the National Brownfields Conference in Chicago
60 J.M. Misek requested a presentation on the conference at the next Brownfields Advisory Committee
61 meeting.
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65 **Adjourn:** With no other items for the Committee, a motion was made by J. Shatney and seconded
66 by R. LaHaye to adjourn at 10:48 am, ***motion carried.***
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DRAFT

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Committee Meeting – Special Meeting
MINUTES
September 25, 2015

Present:

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| X | Janet Shatney, Chair, Barre City Commissioner |
| X | Don LaHaye, Vice Chair, Waitsfield Commissioner (Alternate Seat) |
| X | Alice Farrell, Barre Town Commissioner |
| X | Lee Cattaneo, Orange Town Commissioner |
| X | Ron Krauth, Middlesex Town Commissioner |
| - | Joan Marie Misek, VT Dept of Health |
| - | Nicola Anderson, Downstreet Housing |
| X | Emmanuelle Soumeilhan, Capstone Community Action |
| - | Melissa Bounty, CVEDC |
| | Vacant, (environment, finance, or real estate organization) |
| | Vacant, (environment, finance, or real estate organization) |
| | Vacant, (environment, finance, or real estate organization) |

Peter Carbee, Washington Town Commissioner (visitor)

Staff: Eli Toohey, CVRPC Planner

Call to Order: 10:12am

Adjustments to the Agenda: None

Public Comment: None

The Brownfields Advisory Committee met to go over the funding request before the committee. As stated, the special meeting was called to review the funding request so that staff could move forward with the project.

Staff, Eli Toohey, went over the memo which included a funding request for 2 Phase I environmental assessments to be done at the same time.

Motion ***That the Brownfields Advisory Committee recommend to the Commission use of State Brownfields Revitalization Grant Assessment funding, not to exceed \$2,000 to be used for Phase I Environmental Assessments of the 33 & 35 North Main Street, Waterbury, VT (BRELLA Application Pending)***

Motion made by Alice Farrell, seconded by Ron Krauth, passed unanimously.

Motion made to adjourn the meeting by Don Lahaye, Emmanuelle seconded,
meeting closed at 10:18

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UPDATED MEMO

Date: October 9, 2025
To: Brownfields Advisory Committee
From: Eli Toohey, Planner and Brownfield Program Manager
Re: Brownfields Program

Program Update

CVRPC has received two EPA Brownfields Grants, a Coalition Assessment Grant in the amount of 1 million dollars and a Revolving Loan Fund Grant in the amount of 1.2 million dollars. CVRPC Assessment program is also wrapping up the FY 22/23 and FY 24 Assessment funding we receive through MARC.

➡ Available Funding & Program Timeline

- 2025 EPA Brownfields Coalition Assessment funding of 1,200,000 (4-year grant) and Brownfields Revolving Loan Fund (5-year grant), 1,000,000 were awarded to Central Vermont Regional Planning Commission for the 2025 round.
- \$99,000 FY24 sub-grant agreement through Mount Ascutney Regional Commission (MARC) is nearly spent down.
- Any unexpended or unencumbered as of June 30, 2025 will be returned to the State. We have notified MARC that there are 2 Phase Is for FEMA Buyouts that are allowed under this fund.
- Eligible use of funds:
 - to hire Qualified Environmental Professionals (QEPs). CVRPC will contract with QEPs to undertake assessment work, funds will not be granted to the property owner or prospective purchaser to undertake the work.
 - Cap of \$50,000 can be used on one site for FY22 and FY23, FY24 does not have this cap per site
 - for administrative services performed by the RPC. The maximum allowable reimbursement for these administrative services is 9% of the award. This is down from 10% during the last round.

Funding Status - FY22 and FY23

| Project Name | Date of DEC Approval | Project Type | Funded Project Activity | BRELLA Status | QEP Company | Project Status | QEP Contract Date | QEP Encumbered Amount (proposed/contracted) |
|----------------------------------|----------------------|--------------|-------------------------|---------------|-------------|--------------------------|-------------------|---|
| 18 South Main Street, Barre City | 4/8/2022 | Commercial | Phase II | Enrolled | Stone | Contract Fully Disbursed | 6/10/2022 | \$56,591 |

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|----------------------------------|-----------|-------------|----------|----------|------------------|-------------------------------------|------------------|------------------|
| | | Commercial | CAP | Enrolled | Stone | Contract Fully Disbursed | 4/13/2023 | \$24,307 |
| | | Commercial | Phase I | Enrolled | Stone | Contract Fully Disbursed | 09/05/23 | \$4,500 |
| 11 North Main Street, Northfield | 1/9/2023 | Residential | Phase II | Enrolled | Weston & Sampson | Contract Fully Disbursed | 08/01/23 | \$40,888 |
| 63 Sawmill Road, Cabot | 10/4/2024 | | Phase I | Enrolled | Waite-Heindel | Contract Completed, Fully Disbursed | 05/07/24 | \$1,750 |
| 300-302 Granger Road, Berlin | 5/8/2024 | Commercial | Phase II | Enrolled | Weston & Sampson | Contract Completed, Fully Disbursed | 7/31/24 | \$36,531 |
| 53 Granite Street | 12/23/24 | Commercial | Phase I | Enrolled | KAS | Completed | 3/17/25 | \$2,640 |
| | | | | | | | Sub-Total | \$167,207 |
| | | Admin Costs | | | | | | \$15,943 |
| | | | | | | | Total | \$189,739 |

Funding Status – FY24

| Project Name | Date of DEC Approval | Project Type | Funded Project Activity | BRELLA Status | QEP Company | Project Status | QEP Contract Date | QEP Encumbered Amount (proposed/contracted) |
|------------------------------------|-----------------------------|---------------------------|--------------------------------|----------------------|--------------------|--------------------------------|--------------------------|--|
| 203 Country Club Rd, Montpelier VT | 2022 | Commercial to residential | Phase II | Enrolled | Stone | Final Reports Completed | 11/18/24 | \$65,396 |
| 173 S. Main St. Barre City | | Commercial to residential | Phase II Supplemental | Enrolled | Kas | Contract Funds Fully Disbursed | 1/1/25 | \$14,857 |
| 300-302 Granger Road, Berlin | | Commercial | CAP Planning | Enrolled | Weston & Sampson | Contract Funds Fully Disbursed | 2/1/25 | \$8,400 |

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|--|--|------------------|--|--|--|--|------------------|------------------|
| | | | | | | | Sub-Total | \$ 88,653 |
| | | Admin Costs (9%) | | | | | | \$7,979 |
| | | | | | | | Total | \$96,632 |

Sites Update

33 & 35 North Main Street Waterbury (waiting on SMS Site letter)

These FEMA buyout properties have suspected contamination and we are under contract for Phase I to be done.

53 Granite Street, Barre VT (SMS Site #2024-5485)

The old Dessureau Machine shop location at 53 Granite Street in Barre City Phase I is completed, reach out to Eli for the Phase I report. Phase II is recommended by the consultant.

203 Country Club Road (SMS Site # 2022-5116)

Stone Environmental did Phase II for 203 Country Club Road. Phase II report can be accessed by reaching out to Eli. A Supplemental Phase II is recommended by the consultant and DEC.

EPA Grants Update

- Peter Carbee, Eli Toohey and Emmanuelle Soumeilhan attended the National Brownfields Conference in Chicago August 4-8, 2025. Here are some of the workshops they attended;
 - Brownfields University: Resource Roadmapping for Revitalization
 - Brownfields University: Redevelopment Academy – Unlocking Opportunities for Economic Growth in Your Community
 - Brownfields University: Unlocking Potential, Managing Brownfields Assessment and Cleanup
 - Building Effective Relationships with Decision Makers for the Benefit of Your Projects and Your Community: Practical Tips That Anyone can Apply
 - Kicking it Old School: Revitalizing the Legacy of Vacant Schools and Community Centers
 - Second Life for Rural Brownfields: Identifying Market-supported Options for Reuse
 - Enhanced Community Engagement: Not Just Checking a Box
 - A Match Made in Brownfields: Finding the Right Property Owner for Project Success
 - Not FIDO, Phyto: Phytoremediation Myths, Facts and Essentials Introduction
 - A Small Rural Town's Incorporation of Resiliency Planning in its Brownfields Program
 - Land Banks and Brownfields: Practical Considerations and Emerging Practices
 - Brownfields Partnership Enables a Small Town to Meet Future Needs
 - Is Your Brownfields Program BREAKING NEWS or Background Noise? How to Advocate for State Funded Grant Programs and Sway Decision Makers
 - The Little Engines That Could: Big Wins for Small Rural Communities in Brownfields Redevelopment
- Eli Toohey and Christian Meyer had a kick off meeting with Montrose to go over details of grants administration and setting up RLF and have had 2 check in meetings since
- Regular monthly meeting with EPA Project Officer, CVRPC and Montrose began September 11, 2025

| Brownfield Assessment Activities | | |
|--|--|---|
| Acronym | Assessment Activity | Description |
| Phase I ESA* | Phase I Environmental Site Assessment | <ul style="list-style-type: none"> -Background information gathering and historical records review -Visual site inspections -Other requirements according to ASTM standards |
| Phase II ESA | Phase II Environmental Site Assessment | <ul style="list-style-type: none"> -Subsurface Soil Sampling -Groundwater Sampling -Ecological Assessment (if necessary) -Quality Assurance Project Plan (QAPP) required by EPA |
| Supplemental Phase II ESA | Supplemental Phase II Environmental Site Assessments | -Subsurface soil sampling and groundwater sampling to determine the extent of contamination found in the initial Phase II ESA |
| SSQAPP** | Site Specific Quality Assurance Project Plan | <ul style="list-style-type: none"> - a document that outlines the procedures that those who conduct a monitoring project will take to ensure that the data they collect and analyze meets project requirements. - invaluable planning and operating tool that outlines the project's methods of data collection, storage and analysis |
| HBM | Hazardous Building Materials Assessment | <ul style="list-style-type: none"> - Assessments for the hazardous materials that impact building use, renovation or demolition. - Determines if hazardous substances are present and in what quantities, and then develop options and costs for management or removal. |
| ECAA | Evaluation of Corrective Action Alternatives | <ul style="list-style-type: none"> - Evaluation of remediation options and associated costs, while balancing environmental protection and site redevelopment goals - Identification of redevelopment scenarios - Identification of remedial alternatives Engineering evaluation of remedial alternatives and selection of preferred alternative - Required by DEC to be included in all DEC approved Corrective Action Plans |
| CAP | Corrective Action Planning Activities | A plan detailing the specific remedial actions necessary to implement the preferred alternative selected in the ECAA process. |
| <p>Notes: *Phase I ESAs for current owners of a property may be eligible projects. This would be reviewed by DEC on a project basis as this funding is not intended to benefit potentially liable parties.</p> <p>**This is State funding so SSQAPPs are not needed. However, the expense may be eligible if a SSQAPP is needed, such as if state funding is partnered with federal funding for the project. This can be determined on a project basis.</p> | | |



Brownfields Advisory Committee

RULES OF PROCEDURE

PROGRAM MISSION: The CVRPC Brownfields Program facilitates the return of undeveloped or underdeveloped properties with real or perceived contamination to more productive use in both the public & private sector.

COMMITTEE PURPOSE: To oversee the Commission's brownfields program and to provide local and regional input regarding brownfield issues important to the region.

GENERAL ACTIVITIES:

- ◆ Submit recommendations to the Executive Committee for investment of funds designated for brownfields work to achieve the program mission.
- ◆ Assist to identify and prioritize communities or neighborhoods in need of support for brownfields revitalization and the projects that will support those efforts
- ◆ Develop brownfield-related policies for recommendation to the Commission, and provide input into any policies developed by the Commission related to brownfields.
- ◆ Provide oversight for and assist in the development of the Commission's brownfields work program and budget.
- ◆ Participate in public outreach efforts, including, but not limited to education of the professional community, public notification, liaison to municipalities and other local and regional boards as appropriate.
- ◆ Maintain site selection criteria.
- ◆ Review and prioritize nominated sites for inclusion in the Region's brownfields program
- ◆ Assist in the hiring of consultants and oversee consultant progress in order to bring projects to completion, including reviewing staff decisions as appropriate.

ADVISORY ROLE: The Committee shall be advisory to the Regional Commission, who shall have final authority over decisions related to this program. The Committee will offer recommendations, advice, input, and opinions to the Commission, the US EPA, the State of Vermont, and other organizations and individuals as appropriate, provided it is compatible with plans, policies, positions or resolutions adopted by the Commission. New or amended plans, policies, positions or resolutions shall be ratified/approved by the Board of Commissioners.

Expenditure of Commission funds as recommended by the Committee may only be authorized by the Executive Committee. The Commission has the ultimate authority over program decisions. The Commission shall designate staff to assist the Committee as necessary.

MEMBERSHIP: Participation is optional. The Brownfields Advisory Committee will constitute eleven (11) voting membership seats and three alternates to the Committee as follows:

Regional Commissioner Representation: Four (4) membership seats and one alternate shall be designated for Regional Commissioners. These representatives shall represent the interests of the region as a whole and municipalities in general. Commissioners will be appointed by the CVRPC Board of Commissioners.

Interest Group Representation: Non-Regional Commission representation on the Committee shall be limited to 7 members. Of these, membership seats shall be designated for the following: Central Vermont Economic Development Corporation and Vermont Department of Health, each of which may appoint one voting representative and one alternate to the Committee. Other brownfield interest groups, organizations and/or individuals may be considered for a membership seat by the Committee and invited to nominate one voting member to the Committee. The Committee may also directly nominate interest groups, organizations and/or individuals to be considered for appointment. Representation should be sought from the following five (5) interest groups: housing, real estate, finance, at-risk populations, and the environment.

Non-Voting Membership: The Committee may also appoint non-voting members to serve on the committee and advise on special topics or as unique issues arise. Staff from the US Environmental Protection Agency, Vermont Agency of Commerce and Community Affairs, Vermont Department of Environmental Conservation, and other agencies and departments may serve on the Committee in a non-voting advisory capacity.

Membership terms shall be two years beginning July 1, 2016. Appointments will be renewed or replaced annually on a staggered basis thereafter. The first year after commencement of terms, Interest Group appointments will be renewed or replaced. The second year after commencement of terms, Regional Commissioner appointments will be renewed or replaced. Annual appointments will occur according to this alternating pattern thereafter.

ATTENDANCE AND QUORUMS: A quorum shall consist of a majority of the total voting membership seats designated on the body. As there are 11 voting membership seats on the Committee, a quorum will consist of 6 voting members present. Members and alternates are encouraged to attend all regular meetings and special meetings as they arise. Members with three unexplained absences in a row will be contacted by the Chair or Commission staff to

determine if they still wish to serve on the Committee. The Committee shall meet monthly, or as needed, to carry out the stated purpose.

VOTING: A quorum is required for the Committee to conduct a vote. Each appointed member shall have one vote. Alternates may participate in discussion and will only vote when filling in for the regular Commission or named seats. One member from each participating organization apportioned a membership seat shall be appointed to vote by that organization. Proxy voting is not permitted.

As of the date of adoption of these rules, the following agencies and departments have been determined to have a potential conflict and do not have voting privileges: US Environmental Protection Agency, Vermont Agency of Commerce and Community Affairs, Vermont Department of Environmental Conservation.

Voting privileges for other State and Federal agencies and departments shall be determined on an individual basis by the Committee. This determination shall be based on the potential for conflicts of interest to arise.

Non-voting members and Regional Commission staff do not have voting privileges.

CONFLICTS OF INTEREST: In the event any Committee member has a personal or financial interest with any individual, partnership, firm or corporation seeking to contract with the Commission, or to provide materials or labor thereto, or has a personal or financial interest in any project being considered by the Committee, the member shall disclose and state on the record the nature of his or her interest.

If the member feels this conflict interferes with his/her ability to be objective, the member shall not participate in any discussions or vote on any related motion.

If the member is uncertain whether he/she should participate in the discussion or decision, the Committee shall determine by vote whether the member should participate. The Committee may also make a determination of conflict of interest and disallow participation and voting by a member if the majority of voting Committee members in attendance at the meeting determine a conflict of interest exists.

OFFICERS/ELECTIONS: The Committee will elect a Chair and Vice-Chair for one year terms, upon Committee formation and annually thereafter at the Committee's July meeting. The Chair will be responsible for running meetings, setting agendas in conjunction with staff, reviewing and signing correspondence on behalf of the Committee, and representing the Committee at various meetings as needed.

The Chair and Vice-Chair may be elected from the Commissioner or Interest Group membership. Members elected to any office may not be represented by an alternate in the performance of their duties as officers.

The Vice-Chair will serve as Chair when the Chair is unavailable. If the Chair should resign before his/her term is expired, the Vice Chair shall serve as Chair until elections are held to fill the vacancy for the remainder of the term. Chair and Vice-Chair shall be limited to serving two consecutive terms within an eight year cycle.

COMMUNICATION AND COORDINATION:

- ◆ Committee members are encouraged to serve as liaisons to their local legislative boards or the group/organization/interest they are representing by reporting on activities on a regular basis.
- ◆ Committee members are encouraged to offer input on all matters before the Committee, and are encouraged to bring up items of local or regional concern for Committee consideration.
- ◆ Draft policies and resolutions shall be forwarded to Committee members and interested/affected parties for comment before action by the Committee, or final action/approval by the Commission.
- ◆ Agendas and notices of all regular meetings shall be sent to Committee members, the Board of Commissioners, the media, and interested persons at least five days before the scheduled meeting, and shall be posted at the Commission.
- ◆ Meetings shall be noticed and held in accordance with Vermont Open Meeting Law.
- ◆ Minutes of all regular and special meetings will be prepared by staff, distributed to Committee members and interested parties, and made available to the public in accordance with public records and open meeting law.
- ◆ Minutes will report the results of any vote taken by the Committee, noting which members voted and their position on the question.

RESOLUTION OF DIFFERENCES: Any issue that cannot be reasonably resolved by the Committee may be taken up by the Executive Committee.

ADOPTION OF ORGANIZATIONAL PROCEDURES: The Committee may, at any time, vote to amend these procedures, in accordance with quorum requirements noted above. Proposed amendments will be forwarded to Committee members, and interested parties, before consideration at a regular Committee meeting. Amendments will then be forwarded to the Commission for review and ratification.

The Committee is not a standing or special committee of the Central Vermont Regional Planning

Commission, and is therefore not subject to the Commission's bylaws. These rules of procedure, combined with Robert's Rules of Order, and Vermont Open Meeting and Public Records Law, provide procedural and administrative guidance for the Committee.

Recommended by the Brownfields Advisory Committee to the Board of Commissioners for
Adoption: September 19, 2016

Adopted by the Board of Regional Commissioners: October 11, 2016

**BROWNFIELDS ASSESSMENT COALITION MEMORANDUM OF AGREEMENT
BETWEEN THE FOLLOWING PARTIES:**

CENTRAL VERMONT REGIONAL PLANNING COMMISSION,
CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION, BARRE CITY, AND
DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT

This Memorandum of Agreement documents the roles and responsibilities of the parties involved in the Fiscal Year 2025 Brownfield Assessment Grant awarded by the U.S. Environmental Protection Agency (EPA) to the Coalition led by the Central Vermont Regional Planning Commission and supported by Central Vermont Economic Development Corporation, Barre City, and Downstreet Housing & Community Development.

1. As the Lead Coalition Member, CVRPC is accountable to EPA for management of the Cooperative Agreement (established between EPA and CVRPC in summer 2025) and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring all Coalition Members comply with the terms and conditions.
2. It is the responsibility of CVRPC to provide timely information to the Coalition Members regarding the management of the Cooperative Agreement and any changes that may be made to the Cooperative Agreement over the period of performance.
3. In addition to CVRPC, the Coalition Members include Central Vermont Economic Development Corporation, Barre City, and Downstreet Housing & Community Development. Contact information for the lead project representative on behalf of each Coalition Member is as follows:

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Name & Title: Christian Meyer, Executive Director
Phone: 802-229-0389 | Email: meyer@cvregion.com

Name & Title: Elaine (Eli) Toohey, Community Development Planner
Phone: 802-917-2740 | Email: toohey@cvregion.com

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION

Name & Title: Ed Larson, CVEDC Board Chair
Phone: 802-224-9177 | Email: edlarson117@gmail.com

BARRE CITY

Name & Title: Janet Shatney, Director of Planning
Phone: 802-476-0245 | Email: ppadirector@barrecity.org

DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT

Name & Title: Nicola Anderson, Director of Real Estate Development
Phone: 802-476-4493 | Email: nanderson@downstreet.org

4. Activities funded by the EPA Brownfields Assessment Coalition Grant will be described in the Cooperative Agreement Work Plan (referred to as the "Work Plan") to be established between EPA and CVRPC in summer 2025. Project tasks outlined in the Work Plan are anticipated to include: 1) Project Management, Reporting and Other Eligible Activities; 2) Community Engagement and Site Inventory/Prioritization; and 3) Site-Specific Assessment, Cleanup Planning and Reuse Planning Activities.
5. CVRPC completed a qualifications-based procurement process in September/October 2024 to obtain the services of a consultant to assist with implementation of the EPA Brownfield Assessment Coalition Grant. Procurement was completed in accordance with 2CFR 200.317-200.326 and the *Best Practices Guide for Procuring Services Under EPA Assistance Agreements*. A panel of CVRPC staff and project partners reviewed and scored the proposals. A team lead by Montrose Environmental Solutions, Inc. was selected for grant implementation services.
6. CVRPC and its Coalition Members will work to develop a site selection process based on agreed upon factors and will ensure that a minimum of eight sites are assessed over the life of the Cooperative Agreement, including at least two sites within the jurisdiction of each Coalition Member. Selected sites will be submitted to EPA for eligibility approval prior to initiating assessment and/or cleanup/reuse planning activities. The Work Plan (established between EPA and CVRPC in summer 2025) identifies the number of Phase I and II Environmental Site Assessments (ESAs), Regulated Building Materials (RBM) Surveys, and Cleanup/Reuse Plans anticipated for the project.
7. Upon designation of the specific sites, it will be the responsibility of CVRPC to work with the Coalition Member in whose geographic area the site is located to finalize the scope of work for the Consultant or other contractor(s). It will be the responsibility of this Coalition Member to obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected site.
8. CVRPC is responsible for ensuring that other activities as negotiated in the Work Plan are implemented in accordance with a schedule agreed upon by CVRPC and the Coalition Member in whose geographic area the site to be assessed is located.
9. CVRPC is responsible for completing the project within the four-year period of performance (May 16, 2025 – September 30, 2029) established by EPA in the Cooperative Agreement.
10. It will be the responsibility of each Coalition Member to respond to requests for work items and information in a timely manner to allow CVRPC to meet EPA compliance reporting deadlines and other project deadlines.

EFFECTIVE: OCTOBER 1, 2025

This MEMORANDUM OF AGREEMENT for the Brownfields Assessment Coalition led by the Central Vermont Regional Planning Commission is agreed upon by the parties below.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION:

Signed by: Christian Meyer, Executive Director

Date

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION:

Signed by: **Ed Larson, CVEDC Board Chair**

Date

BARRE CITY:

Signed by: **Janet Shatney, Director of Planning**

Date

DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT:

Signed by: **Nicola Anderson, Director of Real Estate Development**

Date

Brownfield Assessment Program – Site Nomination Form

The Central Vermont Regional Planning Commission's Brownfield Assessment Program provides grant funding to facilitate Phase I and II Environmental Site Assessment (ESA), Regulated Building Materials (RBM) Surveys, cleanup planning and reuse planning activities for properties in Washington and Orange Counties that are vacant, underutilized or undergoing transition. Funds are available to public, private and nonprofit entities who comply with the eligibility requirements of the Environmental Protection Agency's (EPA's) Brownfield Program.

Submit completed form to Elaine Toohey (toohey@cvregion.com).

SECTION A – PROPERTY LOCATION & ACTIVITIES REQUESTED

Property/Site Name: _____

Property Address: _____

Parcel Number(s) (if known): _____

DEC Site Number (if applicable): _____

DEC Project Manager Name (if applicable): _____

Is the property enrolled in the Brownfield Reuse & Environmental Liability Limitation Act (BRELLA) Program?

☐ Yes ☐ No ☐ Application Pending Approval ☐ Unknown

Activities Requested: ☐ Phase I ESA ☐ Phase II ESA ☐ Building Materials Survey ☐ Cleanup Planning
☐ Reuse Planning ☐ BRELLA Enrollment ☐ Other (Please describe below.)

SECTION B – APPLICANT & PROPERTY OWNER INFORMATION

Applicant Information

Name of Person Completing this Form: _____

Email Address: _____ Phone: _____

Date of Site Nomination (mm/dd/yyyy): _____

What is your interest in this property? ☐ Current Property Owner ☐ Prospective Purchaser
☐ Prospective Developer ☐ Other (Please describe below.)

Prospective Purchaser/Owner Name (if applicable): _____

If there is a prospective purchaser/owner, how will the property be acquired? ☐ Negotiated Purchase from Private Party ☐ Purchase or Transfer from Governmental Agency ☐ Donation ☐ Tax Foreclosure
☐ Eminent Domain ☐ Other (Please describe below.) ☐ Not Applicable

Property Owner Information

Current Property Owner: _____

Property Owner Representative Name: _____

Email Address: _____ Phone: _____

When did the current owner acquire the property (mm/dd/yyyy)? _____

Was a Phase I ESA completed prior to purchase? ☐ Yes (Please provide copy of report.) ☐ No

How did the current owner acquire the property? ☐ Purchase ☐ Donation ☐ Inheritance
☐ Foreclosure ☐ Land Settlement ☐ Other (Please describe below.)

SECTION C – PROPERTY INFORMATION

Does the property have confirmed petroleum contamination? ☐ Yes ☐ No ☐ Unknown

Did the current owner and/or immediate former owner dispense or dispose of petroleum products?

☐ Yes (*Please describe below.*) ☐ No ☐ Unknown

What is the current property use?

What was the property historically used for? Please provide as much detail as possible about how the previous owner(s) utilized the property.

Are you aware of any contamination on the property? ☐ Yes (*Please describe below.*) ☐ No

Have environmental site assessments and/or regulated building materials surveys previously been completed? ☐ Yes (*Please describe below and provide dates of activities completed.*) ☐ No ☐ Unknown

Are there any past, present or anticipated regulatory enforcement actions by EPA or the Vermont Department of Environmental Conservation (DEC)? ☐ Yes (*Please describe below.*) ☐ No ☐ Unknown

Why are environmental site assessment and/or other activities needed on the property?

What is the proposed expansion, redevelopment or reuse of the property?

Will infrastructure be upgraded or reused as a result of this project? ☐ Yes (*Please describe below.*) ☐ No

Is the local municipality aware of and supportive of the project? ☐ Yes (*Please describe below.*) ☐ No

Is the property located in a designated downtown or village center? ☐ Yes ☐ No

What is the anticipated schedule for planned sale, reuse, or redevelopment? (Please note if there is a pending property sale and/or other critical deadline.)

SECTION D – NATIONAL HISTORIC PRESERVATION ACT COMPLIANCE

Is the property currently listed in the National Register of Historic Places and/or is it a designated National Landmark? ☐ Yes ☐ No ☐ Unknown

If the answer to the previous question is NO, is the property eligible for listing in the National Register of Historic Places? ☐ Yes ☐ No ☐ Unknown ☐ Not Applicable

Is the property located in a designated Historic District? ☐ Yes ☐ No ☐ Unknown

Will the project impact the viewshed of any adjacent or surrounding designated Historic Districts or registered historic structures? ☐ Yes ☐ No ☐ Unknown

Does the project have the potential to impact archaeological resources? ☐ Yes ☐ No ☐ Unknown

Has any work been completed on this property related to identification of historic or archaeological resources, such as a National Register of Historic Places nomination or a Section 106 review? (If YES, please provide a copy of the reports.) ☐ Yes ☐ No ☐ Unknown

Have you engaged with the Vermont Department of Historic Preservation regarding this site?
☐ Yes (Please describe below.) ☐ No

NOTE: To help expedite the review process, please provide electronic copies of past environmental reports, cleanup plans, or other relevant information when you submit this form. If necessary, a file sharing link can be provided upon request.

| Project No.: 20221113 | | | | | | | | |
|---|--|--------------------------|-------------|-----------|-------|--------------|--|---|
| Project Name: 203 Country Club Road | | | | | | | | |
| Detailed Cost Estimate | | | | | | | | |
| Task Number/Name | | Description | Unit Rate | Unit | Units | Amount | Notes | |
| | | | | | | | | |
| | | | | | | | Provide project management duties such as stakeholder coordination, funding navigation support, invoicing, and regular communication. Develop work plan in compliance with Irule. Develop Health and Safety Plan (HASP). | |
| Task 1- Project Coordination/Management and Work Plan | | | | | | \$ 7,960.00 | | |
| Professional Services | | | | | 56 | \$ 7,960.00 | | |
| | Scientist | Senior Professional 3 | \$ 208.00 | Hours | 4 | \$ 832.00 | | Review work plan, HASP |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 36 | \$ 4,824.00 | | Develop work plan, figures, project management, contracting, coordination |
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 8 | \$ 912.00 | | Develop HASP, DigSafe markout, digsafe ticket |
| | Scientist | Senior Professional 1 | \$ 174.00 | Hours | 6 | \$ 1,044.00 | Provide project management, stakeholder coordination, funding navigation support | |
| | Scientist | Senior Professional 1 | \$ 174.00 | Hours | 2 | \$ 348.00 | QC Review of work plan | |
| Subcontractors/Consultants | | | | | 0 | \$ - | | |
| External Expenses | | | | | 0 | \$ - | | |
| Internal Expenses | | | | | 0 | \$ - | | |
| | | | | | | | | |
| Task 2 - Surface Soil Assessment | | | | | | \$ 5,094.10 | Conduct ISM sampling in the community garden and tree nursery. Assumes four increments per ISM | |
| Professional Services | | | | | 27 | \$ 3,112.00 | | |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 2 | \$ 268.00 | Task management, project kick off | |
| | Scientist | Staff Professional 3 | \$ 123.00 | Hours | 12 | \$ 1,476.00 | 1 hr prep, 9 hr field day, 1 hr demob/sample management, project kick off meeting | |
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 12 | \$ 1,368.00 | 1 hr prep, 9 hr field day, 1 hr demob/sample management, project kick off meeting | |
| | Scientist | Administrative Associate | \$ - | Hours | 1 | \$ - | Field notes, sample shipping | |
| Subcontractors/Consultants | | | | | 24 | \$ 1,272.60 | | |
| | Eurofins - - Arsenic, Mercury and Lead by EPA Method 6010 & 7471 | | \$ 52.00 | Sample | 8 | \$ 436.80 | | |
| | Eurofins - - Organochlorine Pesticides by EPA Method 8081 | | \$ 90.00 | Sample | 8 | \$ 756.00 | | |
| | Eurofins - - Percent Moisture and Disposal Fee | | \$ 9.50 | Sample | 8 | \$ 79.80 | | |
| External Expenses | | | | | 1 | \$ 157.50 | | |
| | Shipping/Freight | | \$ 150.00 | Each | 1 | \$ 157.50 | | |
| Internal Expenses | | | | | 11 | \$ 552.00 | | |
| | F-150 Usage Fee | | \$ 125.00 | Day | 1 | \$ 125.00 | | |
| | General Field Sampling Consumables | | \$ 28.00 | Each | 1 | \$ 28.00 | Trays, plastic bags | |
| | Ice, 10 lb bag | | \$ 5.00 | Each | 2 | \$ 10.00 | | |
| | Soil Hand Auger | | \$ 15.00 | Day | 3 | \$ 45.00 | | |
| | GPS-Trimble R2 | | \$ 250.00 | Day | 1 | \$ 250.00 | | |
| | Samsung Field Tablet | | \$ 50.00 | Day | 1 | \$ 50.00 | | |
| | PPE | | \$ 22.00 | Day/Staff | 2 | \$ 44.00 | | |
| | | | | | | | | |
| Task 3 - Groundwater Assessment | | | | | | \$ 20,576.80 | Log soil cores prior to SP22 installation. Collect groundwater from 11 locations, targeting putting greens. | |
| Professional Services | | | | | 67 | \$ 7,852.00 | | |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 2 | \$ 268.00 | Task management | |
| | Scientist | Staff Professional 3 | \$ 123.00 | Hours | 32 | \$ 3,936.00 | 1 hr prep, 9 hr field day - 3 days, 2 hr de-mob/sample management | |
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 32 | \$ 3,648.00 | | |
| | Scientist | Administrative Associate | \$ - | Hours | 1 | \$ - | Field notes, sample shipping | |
| Subcontractors/Consultants | | | | | 37 | \$ 9,529.80 | | |
| | Sierra Environmental | | \$ 7,300.00 | Quote | 1 | \$ 7,665.00 | | |
| | Eurofins - - Arsenic, Mercury and Lead by EPA Method 6010 & 7470 | | \$ 52.00 | Sample | 12 | \$ 655.20 | 11 samples, 1 FD | |
| | Eurofins - - Organochlorine Pesticides by EPA Method 8081 | | \$ 90.00 | Sample | 12 | \$ 1,134.00 | | |
| | Eurofins - - Percent Moisture and Disposal Fee | | \$ 6.00 | Sample | 12 | \$ 75.60 | | |
| External Expenses | | | | | 6 | \$ 1,039.50 | | |
| | Shipping/Freight | | \$ 150.00 | Each | 3 | \$ 472.50 | Equipment and samples (2) | |
| | Rental-Field Equipment | | \$ 180.00 | Each | 3 | \$ 567.00 | YSI & turbidity meter | |
| Internal Expenses | | | | | 360 | \$ 2,155.50 | | |
| | F-150 Usage Fee | | \$ 125.00 | Day | 3 | \$ 375.00 | | |
| | GPS-Trimble R2 | | \$ 250.00 | Day | 1 | \$ 250.00 | | |
| | Peristaltic Pump | | \$ 75.00 | Day | 3 | \$ 225.00 | | |
| | Samsung Field Tablet | | \$ 50.00 | Day | 3 | \$ 150.00 | | |
| | .25 inch OD FEP Tubing | | \$ 2.94 | Feet | 330 | \$ 970.20 | Assumes 30'/ SP22 locations | |
| | Peristaltic Pump Tubing (L15) | | \$ 2.80 | Feet | 11 | \$ 30.80 | | |
| | Multi-Parameter Meter Calibration Solutions | | \$ 7.50 | Day/Unit | 3 | \$ 22.50 | | |
| | PPE | | \$ 22.00 | Day/Staff | 6 | \$ 132.00 | | |
| | | | | | | | | |
| Task 4 - Sediment Quality Assessment | | | | | | \$ 867.40 | Supplemental assessment of mercury in sediment to determine spatial distribution. Two upsteam and one downstream of SD-2. | |
| Professional Services | | | | | 6 | \$ 704.00 | | |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 1 | \$ 134.00 | Task management | |

| | | | | | | | |
|---|--|------------------------|-------------|-----------|----|--------------|--|
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 5 | \$ 570.00 | |
| Subcontractors/Consultants | | | | | 8 | \$ 113.40 | |
| | Eurofins - - Mercury by EPA Method 7471 | | \$ 21.00 | Sample | 4 | \$ 88.20 | 3 parent samples + 1 FD |
| | Eurofins - - Percent Moisture and Disposal Fee | | \$ 6.00 | Sample | 4 | \$ 25.20 | 3 parent samples + 1 FD |
| Internal Expenses | | | | | 2 | \$ 50.00 | |
| | General Field Sampling Consumables | | \$ 28.00 | Each | 1 | \$ 28.00 | |
| | PPE | | \$ 22.00 | Day/Staff | 1 | \$ 22.00 | |
| | | | | | | | |
| Task 5- Building Materials Survey (Asbestos & Lead) | | | | | | \$ 5,174.00 | Perform building material survey for lead and asbestos. Concurrent with PCB building material inventory. |
| Professional Services | | | | | 1 | \$ 134.00 | |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 1 | \$ 134.00 | Report review and project team correspondence |
| Subcontractors/Consultants | | | | | 2 | \$ 5,040.00 | |
| | KD Associates - Asbestos Survey | | \$ 2,300.00 | Quote | 1 | \$ 2,415.00 | |
| | KD Associates - Lead Inspection | | \$ 2,500.00 | Quote | 1 | \$ 2,625.00 | |
| | | | | | | | |
| Task 6- PCB Building Material Inventory & Mold Inspection | | | | | | \$ 2,205.00 | Perform PCB building inventory of 15,600 square foot building. |
| Professional Services | | | | | 17 | \$ 2,030.00 | |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 1 | \$ 134.00 | Task management |
| | Scientist | Staff Professional 3 | \$ 123.00 | Hours | 8 | \$ 984.00 | |
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 8 | \$ 912.00 | |
| Internal Expenses | | | | | 2 | \$ 175.00 | |
| | F-150 Usage Fee | | \$ 125.00 | Day | 1 | \$ 125.00 | |
| | Samsung Field Tablet | | \$ 50.00 | Day | 1 | \$ 50.00 | |
| | | | | | | | |
| Task 7 - PCBs in Indoor Air Assessment | | | | | | \$ 5,084.75 | Perform indoor air assessment based on building material inventory. Assumes 10 air samples. |
| Professional Services | | | | | 23 | \$ 2,554.00 | |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 1 | \$ 134.00 | Task management |
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 11 | \$ 1,254.00 | 2 hr prep, 4 hrs/day, 1 hr/sample management/demob. |
| | Scientist | Staff Professional 1 | \$ 106.00 | Hours | 11 | \$ 1,166.00 | |
| Subcontractors/Consultants | | | | | 13 | \$ 1,569.75 | |
| | Eurofins -- PCBs by TO-10 | | \$ 115.00 | Sample | 13 | \$ 1,569.75 | Assumes 10 samples, 1 FD, 1 ambient, 1 field blank |
| Internal Expenses | | | | | 36 | \$ 961.00 | |
| | F-150 Usage Fee | | \$ 125.00 | Day | 2 | \$ 250.00 | |
| | SKC Airchek 52 | | \$ 30.00 | Day | 13 | \$ 390.00 | |
| | SKC Chek Mate Calibrator | | \$ 25.00 | Day | 2 | \$ 50.00 | |
| | Extech Temp Humidity Barometric Pressure Gauge | | \$ 10.00 | Day | 2 | \$ 20.00 | |
| | PPE | | \$ 22.00 | Day/Staff | 4 | \$ 88.00 | |
| | Tygon .375 inch OD, .25 inch ID | | \$ 5.80 | Feet | 10 | \$ 58.00 | |
| | Samsung Field Tablet | | \$ 50.00 | Day | 2 | \$ 100.00 | |
| | Ice, 10 lb bag | | \$ 5.00 | Each | 1 | \$ 5.00 | |
| | | | | | | | |
| Task 8 - Contingent Building Materials Assessment | | | | | | \$ 12,581.50 | Perform building material assessment in the rooms that exceed PCBs IA standards. Collect samples from representative materials in triplicate. Assumes 60 bulk materials samples, 12 wipe samples |
| Professional Services | | | | | 53 | \$ 6,062.00 | |
| | Scientist | Project Professional 1 | \$ 134.00 | Hours | 1 | \$ 134.00 | |
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 26 | \$ 2,964.00 | 1 hour prep, 3 x 8 hr field days, 1 hr de-mob/sample management |
| | Scientist | Staff Professional 2 | \$ 114.00 | Hours | 26 | \$ 2,964.00 | |
| Subcontractors/Consultants | | | | | 78 | \$ 5,323.50 | |
| | Phoenix Analytical - PCBs Bulk Materials | | \$ 65.00 | Sample | 63 | \$ 4,299.75 | 60 parent samples, 3 FD |
| | Phoenix Analytical - PCBs Wipe Sample | | \$ 65.00 | Sample | 15 | \$ 1,023.75 | 12 wipe samples, 1 FD, 2 EBs |
| External Expenses | | | | | 2 | \$ 315.00 | |
| | Shipping/Freight | | \$ 150.00 | Each | 2 | \$ 315.00 | |
| Internal Expenses | | | | | 25 | \$ 881.00 | |
| | F-150 Usage Fee | | \$ 125.00 | Day | 3 | \$ 375.00 | |
| | General Field Sampling Consumables | | \$ 28.00 | Each | 3 | \$ 84.00 | |
| | Ice, 10 lb bag | | \$ 5.00 | Each | 4 | \$ 20.00 | |
| | Ladder | | \$ 30.00 | Day | 3 | \$ 90.00 | |
| | Samsung Field Tablet | | \$ 50.00 | Day | 3 | \$ 150.00 | |
| | PPE | | \$ 22.00 | Day/Staff | 6 | \$ 132.00 | |
| | Small Power Tools (Drills, etc.) | | \$ 10.00 | Day | 3 | \$ 30.00 | |
| | | | | | | | |
| GRAND TOTAL | | | | | | \$ 59,543.55 | |

Table 1
Site Scoring Matrix
Central Vermont Regional Planning Commission

| Factor | Criteria | Points | Score |
|---|---|--------|-------|
| Ownership | Publicly owned or access secured from private owner | 25 | |
| | Private ownership but owner cooperative | 10 | |
| | Owner non-responsive and no access | 0 | |
| Redevelopment Potential | Clearly defined reuse plan | 20 | |
| | Conceptual reuse plan or general community support | 10 | |
| | No clear reuse plan or barriers exist to reuse | 5 | |
| Equitable Housing Potential | Provide safe & affordable housing for diverse social and income groups | 20 | |
| | Provide housing options above market value | 10 | |
| | Not a housing project | 0 | |
| Flood Resiliency Potential | Development outside of floodplain OR supports protection/restoration of floodplain | 20 | |
| | Project located in floodplain but will not exacerbate flooding & fluvial erosion | 10 | |
| | Project located in flood hazard area & lacking clear plans for resiliency measures | 0 | |
| Community Benefit | Creation of new jobs, green space, and/or healthcare or other essential services | 15 | |
| | Community benefits are expected but intangible or not easily quantified | 10 | |
| | No specific community benefit | 5 | |
| Disadvantaged or Overburdened Community | Site is located in a low income, area of negative socioeconomic outcomes, or historically overburdened area | 15 | |
| | Moderately low income, moderately poor negative socioeconomic outcomes, or somewhat overburdened area | 10 | |
| | Limited alignment with the above criteria | 5 | |
| Environmental or Health Risks | Documented contamination with high potential exposure pathway | 15 | |
| | Suspected contaminated with potential high or medium potential exposure pathway | 10 | |
| | Low likelihood of contamination | 5 | |
| Readiness to Proceed | Site is, "shovel ready" for assessment to begin | 10 | |
| | Site groundwork or clearing is needed for assessment | 5 | |
| | Site has limited safe access or requires extensive preparations to investigate | 2 | |
| Priority and Planning Alignment | Site is in an adopted land use plan, AWP area, or is prioritized by local government | 5 | |
| | General alignment with land use plans but not explicitly prioritized | 3 | |
| | No known alignment with existing plans | 1 | |
| Displacement | Reuse plans will not displace existing tenants or residents | 5 | |
| | Potential to displace existing tenants or residents | 3 | |
| | Tenants or residents will be displaced | 0 | |

Total Score (out of 150 points): 0