



## BROWNFIELDS ADVISORY COMMITTEE

### Meeting Agenda

Friday June 5, 2026, 1-2 pm

Physical Location: Central Vermont Regional Planning Commission Conference Room  
located at 29 Main Street, Suite 4 Montpelier, VT 05602

#### Participation via Zoom<sup>1</sup>

<https://us02web.zoom.us/j/88055614529?pwd=c2dVaTMvUnc0VU55bUd1TEhTWjkzUT09>

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>.

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<b>1</b>	<b><u>AGENDA</u></b>
	<b>1:00<sup>2</sup> Recording Reminder &amp; Adjustments to the Agenda</b>
	<b>1:05 Roll Call</b>
	<b>1:10 Public Comment</b>
<b>2-4</b>	<b>1:15 Review and Approval of Draft Minutes from 3/19/26 Meeting (Action possible - enclosed)<sup>3</sup></b>
<b>5-15</b>	<b>1:20 Memo from Montpelier Community Member &amp; Onterris Response (Action possible - enclosed)<sup>4</sup></b>
<b>16-24</b>	<b>1:30 Projects and Requested Actions (Action possible - enclosed)<sup>5</sup></b> <ul style="list-style-type: none"><li>• Work Plan Development for a Phase II ESA - 143 N. Main Street, Barre City</li><li>• Phase I ESA – 150 Ayers Street, Barre City</li><li>• Supplemental Site Investigation - 707 Stonecutters Way, Montpelier</li><li>• Supplemental Site Investigation – 203 Country Club Road, Montpelier</li></ul>
<b>25-33</b>	<b>1:45 Program Updates and Budget Review</b>
	<b>11:00 Adjourn</b>

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

<sup>2</sup> All times are approximate unless otherwise advertised

<sup>3</sup> Anticipated action item.

<sup>4</sup> Anticipated action item.

<sup>5</sup> Anticipated action item.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Brownfields Committee Meeting – MINUTES

March 19, 2026

**Present:**

X	Janet Shatney, Chair, Barre City Commissioner
-	Don LaHaye, Vice Chair, Waitsfield Commissioner (Alternate Seat)
-	Alice Farrell, Barre Town Commissioner
X	Peter Carbee, Washington Town Commissioner
X	Ron Krauth, Middlesex Town Commissioner
X	Fred Kenney, CVEDC
X	Joan Marie Misek, VT Dept of Health
X	Nicola Anderson, Downstreet Housing and Community Development
X	Liz Scharf, Capstone Community Action
-	Kevin Casey, Hickok and Boardman
-	Vacant, (environment or finance organization)
-	Vacant (environment or finance organization)

**Staff present:** Christian Meyer, CVRPC Executive Director, Eli Toohey, CVRPC Planner,

**Members of the Public:** None

**Call to Order:** Chair Janet Shatney called the meeting to order at 10:07 am.

**Roll Call**

**Adjustments to the Agenda:** None

**Public Comment:** None

**Review and Approval of Draft Minutes of 2/19/26 Meeting**

Peter Carbee made a motion to accept the minutes from the 2/19/26 meeting, Ron Krauth seconded, passed unanimously.

**Review of Brownfield Requirements Memos by Montrose**

- I-Rule
- Petroleum Projects Eligibility

CVRPC staff, Eli Toohey, reviewed Montrose Memos on I-Rule and Petroleum Projects Eligibility

### **New Projects and Requested Actions**

- *Phase II ESA – 143 N. Main Street, Barre City*

CVRPC staff, Eli Toohey, reviewed the project at 143 N. Main Street, Barre City and the requested Phase II ESA. She clarified that the Barre Area Development Corporation raised funds for the purchase and facilitated the purchase by Barre City instead of BADC purchasing it as stated in the New Projects Memo.

The request was that the project recommended to be submitted to site eligibility. The move to recommend application for eligibility to the EPA Brownfields Program.

Janet Shatney noted her closeness to the project as the Barre City Planner and the committee discussed conflict of interest and concluded that there is not a conflict of interest.

Peter asked if the site would go through Petroleum Site Eligibility and staff said it would if exceedances were found.

**Liz Scharf made the motion to recommend application for eligibility to the EPA Brownfields Program, seconded by Janet Shatney, passed unanimously.**

### **Revolving Loan Fund Program Manual Review and Action Requests**

Staff, Eli Toohey, reviewed the Revolving Loan Fund Program Manual and Revolving Loan Fund Program Manual Decision Points Memo.

The committee discussed the details of the terms set for loans in the RLF Program Manual and determined that more clarity was needed for how interest rates are determined. The committee requested that CVRPC staff, Montrose and the Financial Services consultants, bring more a more clear process for determining these rates to the next Brownfields Advisory Committee meeting. A motion was made by Peter Carbee to table the decision to endorse the CVRPC Brownfields Revolving Loan Fund Manual until the April Brownfields Advisory Committee meeting, seconded by Nicola Anderson, passed unanimously.

### **Program Updates**

CVRPC Staff gave updates on upcoming conferences/trainings, current sites, MARC Assessment Funds, EPA Coalition Assessment Grant activities and EPA Revolving Loan

Fund Grant, noting that the anticipated date for the Revolving Loan Fund to be operational is now May 2026.

**Meeting Adjournment:** Motion to adjourn was made by Peter Carbee and seconded by Janet Shatney and passed unanimously. Meeting adjourned at 10:56.



## MEMO

Date: May 27, 2026  
To: Brownfields Advisory Committee  
From: Eli Toohey, Planner  
Re: Concern Memo from Montpelier Resident and Onterris (QEP) Response

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On May 14, 2026 Central Vermont Regional Planning Commission received a memo from Stephen Whitaker expressing concerns regarding 203 Country Club Road. This memo is enclosed in the meeting packet for the June 5, 2026 Brownfields Advisory Committee meeting.

We have reviewed this memo and also have had our Qualified Environmental Professionals, Onterris, review and respond to the questions and concerns in this memo.

Please find both the memo from Stephen Whitaker, Montpelier Resident dated May 14, 2026 and the response from Derek Street, Principal Geologist, Brownfields & Community Revitalization Practice, Onterris.

**TO:** Christian Meyer, Executive Director, Central Vermont Regional Planning Commission  
**FROM:** Stephen Whitaker, Montpelier Resident and CCR Project Intervenor  
**DATE:** May 14, 2026  
**RE:**

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Christian,

I am writing ahead of the May 21 Brownfields Advisory Committee meeting, at which the BAC will be asked to recommend funding of up to \$78,110 for a Supplemental Site Investigation at 203 Country Club Road. I support completing the Supplemental — it is overdue and necessary. My concern is about scope, not whether to proceed.

The project memo lists the reuse for 203 Country Club Road as “Housing and Community Center.” That designation is doing less work than it appears to. A housing development with a community center on 133 acres of former golf course in Vermont will, as a matter of reasonable expectation, include gardens, orchards, and potentially small-scale animal husbandry. Residents will grow food. Children will play in soil. The question of whether it is safe to do those things is not a luxury question — it is the central question for a residential reuse on an organochlorine-contaminated site.

The concern I am raising is this: the work plan for the Supplemental Site Investigation needs to be scoped to answer that question. Once the sampling is done, it cannot be retroactively redesigned to address food production safety. The scope decision is made now, before the investigation begins. If the BAC recommends funding without directing the work plan to include food-production exposure pathways, the City of Montpelier will spend \$78,110 and still not know whether its future residents can safely grow a garden.

### **THE GAP IN THE EXISTING STANDARD**

Vermont’s Residential Soil Values (RSVs), the default cleanup standard under Vermont Environmental Protection Rules Chapter 35, evaluate four exposure pathways: incidental soil ingestion, dermal contact, inhalation of fugitive dust, and volatilization. The pathway missing from this list is the one most relevant to residential life on a large site: consuming food grown in the soil.

This is not a gap that can be inferred or interpolated. EPA has stated it directly:

*"Cleanup standards in existence are designed to protect people on the site from ingestion and inhalation of contaminants in the soil, water and air, but do not address consumption of food grown on the site."— EPA Brownfields and Urban Agriculture Program*

*"Screening levels do not factor in or consider plant uptake of contaminants or deposition of contaminants on food and should not be considered as establishing safe levels of contaminants for food production."— EPA, Steps to Creating a Community Garden or Expand Urban Agriculture at a Brownfields Site*

Vermont has not adopted any food-production-specific soil cleanup criteria. If the Supplemental Site Investigation is scoped to Vermont's default RSV framework, the resulting data will not answer the food production question — not because the analysis was done wrong, but because the question was never asked.

### **WHY THIS SITE REQUIRES SPECIAL ATTENTION**

The contaminants confirmed or suspected at 203 Country Club Road are not well-suited to a direct-contact-only analysis. Heptachlor epoxide — the breakdown product of heptachlor, widely used as a pesticide on golf courses — is a persistent lipophilic organochlorine that accumulates in fatty plant tissue and moves up the food chain. EPA's Maximum Contaminant Level Goal for heptachlor epoxide in drinking water is zero, reflecting its status as a probable human carcinogen with no established safe threshold. Its behavior in soil is precisely the kind that a direct-contact cleanup standard misses: it does not stay put. It moves into plants.

Lead, arsenic, and mercury, also present at the site, each carry food-production concerns that go beyond what the direct-contact pathway captures. Lead and arsenic accumulate in root vegetables and leafy greens. Mercury presents food-chain bioaccumulation concerns through soil-to-plant transfer and, where livestock or poultry are involved, through the animal food chain. None of these pathways are captured by Vermont's default direct-contact RSVs.

### **THE AVAILABLE REMEDY: METHOD 3 UNDER VERMONT CHAPTER 35**

Vermont's own regulatory framework already provides the pathway to address this. Vermont Environmental Protection Rules Chapter 35 provides for a Method 3 Site-Specific Risk Assessment (SSRA) as an alternative to the default direct-contact framework where site-specific exposure pathways warrant it. A residential reuse with food production is precisely the situation Method 3 was designed for.

A properly scoped Method 3 assessment would add the vegetable and fruit ingestion pathway, using chemical-specific plant uptake factors (biota-soil accumulation factors) and homegrown produce ingestion rates from EPA's Exposure Factors Handbook, under EPA's Risk Assessment Guidance for Superfund (RAGS) Part A methodology. This is the best available federal methodology for evaluating food production safety on contaminated land. It is not a novel or exotic standard — it is the methodology EPA's own brownfields program points to when it acknowledges the gap in existing cleanup standards.

### **AN HONEST ACKNOWLEDGMENT OF WHAT THE METHODOLOGY CANNOT YET ANSWER**

I want to be straightforward about the limits of what is currently available. The Method 3 / RAGS Part A framework is reasonably well-validated for annual vegetable crops — particularly root vegetables and leafy greens, which are the crops most studied for organochlorine uptake. The science is thinner for fruit trees and nut trees, where experimental biota-soil accumulation factor data is sparser and more variable. For livestock and poultry — chickens, goats, and similar animals that residents of a 133-acre site might reasonably keep — neither EPA nor Vermont has developed a validated framework, and the peer-reviewed experimental literature is genuinely thin.

These are gaps in the science, not just in the regulation. A work plan scoped to include Method 3 analysis will produce a more protective and honest result than the default standard, but it will not answer every food production question that future residents will reasonably ask. The BAC and the City of Montpelier should understand that going in.

What the methodology can do is produce risk-based cleanup levels calibrated to the food production uses most likely to occur on the site, rather than ignoring those uses entirely. That is a substantially better outcome than what the current default scope produces.

### **CURRENT CHILD EXPOSURE: TURTLE ISLAND CHILDREN'S CENTER**

The food production question is prospective. A more immediate concern is one the Supplemental Site Investigation must address regardless of reuse: children are currently on this site.

The City of Montpelier signed a 10-year lease with Turtle Island Children's Center (TICC) beginning September 1, 2025, placing a licensed daycare operation in the Elks Club building on the CCR property — on a site whose brownfield boundaries have not been delineated and whose contamination extent is not yet characterized. The lease runs through approximately August 2035. The children enrolled at TICC play outdoors on soils that have not been assessed for child-contact safety. They are not a future population. They are there now.

The site's BRELLA enrollment — which the BAC packet confirms is in place — carries direct procedural consequences under Vermont Environmental Protection Rules Chapter 35. Chapter 35 defines "sensitive receptor" to include "public health" (§ 35-49). Children are the paradigmatic sensitive population in federal and state environmental health policy: higher soil ingestion rates relative to body weight, developing neurological systems, and more time in ground contact. Children enrolled at a licensed daycare operating on an active brownfield are sensitive receptors within the meaning of that definition. Under § 35-304, any site investigation work plan must address current land use and activities of the property — TICC is the current land use. Under § 35-307(4), where risks to sensitive receptors are present, a soil management plan is required. Under § 35-601, corrective action is required when sensitive receptor risks have not been managed. The work plan for the Supplemental Site Investigation must therefore address TICC's enrolled children as sensitive receptors specifically, and must include a soil management plan adequate to protect them during any investigation activities on the property.

The exposure risk is compounded by multiple ground disturbances already made across the property since the City took ownership, on soils whose contamination profile remains uncharacterized:

- A water line trench was excavated from the clubhouse out to the Feast Farm operation in fall 2025, cutting through soils in an area within the undelineated investigation zone
- Disc golf course installation involved soil disturbance at multiple locations across the property
- Feast Farm fence post installation disturbed soils in areas of unknown contamination status
- Soccer use of the fields is ongoing and frequent — multiple simultaneous games, players in sustained ground contact, kicking and digging into surface soils — on a site with no depth delineation, meaning neurotoxic

contaminants at depth are entirely uncharacterized and could be reached by routine play activity

Each of these disturbances represents a potential current exposure event for site users, including children, whose exposure is not captured by any existing assessment. A Supplemental Site Investigation scoped only to support a future Corrective Action Plan for a development that does not yet have a developer, a master plan, or an approved reuse scenario — while treating these current exposures as outside its scope — is not adequate.

The Supplemental Site Investigation work plan must address current child exposure at the TICC location as a priority, separate from and in addition to future reuse analysis. That means: sampling in and around the TICC outdoor play area, assessment of the trench corridor and other recent disturbance zones, a soil management plan that addresses investigation activities near BRELLA-enrolled children, and a frank evaluation of whether TICC's continued operation at the current location during any subsequent remediation activity is consistent with child safety. The option of temporary or permanent relocation of the TICC campus during remediation must be evaluated before remediation begins, not after.

## **THE SEGMENTATION CONCERN**

I recognize that the CCR project has been segmented in ways that make it easier to process individual decisions in isolation. The Brownfields Advisory Committee is being asked to evaluate a Supplemental Site Investigation for a housing and community center reuse — a discrete, bounded question. The harder question of what kind of community will actually live on that land, and what they will do with it, is being deferred.

I am raising it now because the work plan scope decision, once made, is not easily revisited. If the Supplemental Site Investigation is completed without plant uptake sampling and without parameters sufficient to support a Method 3 analysis, the City will later face a choice between telling residents not to grow food, or funding an entirely new round of site assessment. Neither is a good outcome when the better path is simply to scope the work correctly the first time.

## **THE REQUEST**

I am asking that before the BAC votes on May 21, the committee consider directing that the work plan for the Supplemental Site Investigation be scoped to support a Method 3 Site-Specific Risk Assessment under Vermont Chapter 35,

incorporating the vegetable and fruit ingestion pathway using EPA RAGS Part A methodology and EPA's Brownfields and Urban Agriculture Interim Guidelines — to establish whether the site can support unrestricted residential use including food production without institutional controls.

This does not require delaying the investigation. It requires ensuring that Stone Environmental's work plan includes plant uptake sampling parameters and is designed to support the risk assessment the site actually needs. The additional cost of including those parameters in the work plan now is almost certainly less than the cost of a separate food safety assessment later.

I am happy to discuss this further before the meeting. Thank you for your consideration.

Stephen Whitaker  
Montpelier, Vermont

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*Note on standards: Vermont has not adopted food-production-specific soil cleanup criteria as of the date of this memo. The Method 3 / RAGS Part A methodology described above is the best available federal approximation of such a standard. It has been acknowledged by EPA as the appropriate methodology for evaluating food production safety on brownfield sites, but it has not been finalized as a codified standard by EPA or adopted by Vermont. The science underlying its application to fruit and nut trees and to livestock is less mature than for annual vegetable crops.*

**Purpose of the BAC decision:**

- The Brownfields Advisory Committee is being asked to consider funding a Supplemental Site Investigation (SSI) for 203 Country Club Road.
- The BAC is **not** being asked to approve:
  - redevelopment;
  - unrestricted residential reuse;
  - unrestricted food production;
  - orchards, livestock, or animal husbandry;
  - continued daycare operations;
  - a final cleanup remedy;
  - institutional controls;
  - or a Method 3 Site-Specific Risk Assessment.
- The purpose of the SSI is to collect more data, better understand the site, inform remaining data gaps, and help determine what cleanup, soil management, or additional evaluation may be needed.
- Some of the concerns raised in the May 14 memo are fair topics for continued review.
  - The key point is that they are either already part of the environmental process, or they are premature for the specific funding decision before the BAC.

**Community garden and food-production concerns**

- The community-garden issue has not been ignored.
- The Phase II ESA specifically notes that prior soil sampling by Montpelier Parks and Trees, done for the purpose of locating a community garden, found arsenic and mercury above applicable Vermont criteria.
  - Those results were provided to VT DEC, and VT DEC requested additional assessment to better define the degree and extent of contamination.
- The Phase II ESA confirmed that surface soils contain mercury, arsenic, lead, and heptachlor peroxide within the extent of the former putting greens and maintenance garage (lead and PAHs only) above residential standards. Other assessed areas did not contain these analytes above the residential standards. Assessment of deeper soil generally indicated that the vertical extent of contamination is not extensive and is below residential standards for all analytes by 4.0 feet below ground surface.
- Among the stated recommendations, the Phase II ESA recommends additional soil assessment within the community garden to determine whether there is an exposure risk to site users.
- EPA's urban gardening guidance also recognizes that there are no set federal rules for agricultural soils. That same guidance states that residential cleanup levels are generally the most restrictive.

- Where contaminant levels are below residential use levels, EPA indicates it is reasonable to assume the site is safe for gardening and protective of public health, while also allowing communities to seek lower levels as a precaution.
- The first step is to distinguish between areas that exceed residential soil values and areas that do not. Areas above applicable standards should be treated separately, managed carefully, and not assumed suitable for gardens unless they are cleaned up or otherwise addressed.
- Areas below residential soil values are in a different category. Residential soil values already include conservative direct-contact exposure assumptions, including long-term soil ingestion. That exposure assumption is generally more conservative than seasonal consumption of homegrown produce from areas that are below residential standards.
- If the City wants an added margin of caution for future gardens, it can prioritize garden locations where contaminant concentrations are well below residential soil values, rather than simply near the standard.
- The SSI should help determine which areas are above standards, which areas are below standards, and which areas may be suitable for gardens, recreation, or other sensitive uses after VT DEC review.

### **Method 3 site-specific risk assessment**

- A Method 3 site-specific risk assessment (SSRA) is not being rejected as a future tool.
- Method 2 cumulative risk assessment also remains part of the process. Where contaminants are detected below individual residential standards, but multiple contaminants are present, the Vermont process requires a Method 2 cumulative risk assessment to evaluate combined risk to public health. That means the project is not limited to a simple one-contaminant-at-a-time comparison to generic standards, and a Method 3 SSRA is not the only risk-evaluation tool available.
- At the same time, a useful Method 3 analysis needs better site-specific information, including:
  - where contamination is actually located;
  - what exposure scenarios need to be evaluated;
  - and what the final reuse plan actually includes.
    - Those are the inputs the SSI is intended to help develop.
- The decision to use a Method 3 SSRA would typically be made later, during the corrective-action alternatives process, once the SSI data, revised conceptual site model, and likely reuse assumptions are clearer.
- If necessary, additional data can be collected prior to beginning remedial planning if deemed necessary by the SSI.

### **Future agricultural assumptions**

- Sitewide orchards, livestock, poultry, or unrestricted food production have not been approved, designed, located, or authorized as part of the BAC funding decision.

- Areas with exceedances should not be allowed to become vegetable gardens unless they are remediated, capped, replaced with clean soil, or otherwise managed in a way that VT DEC accepts as protective.
- If future redevelopment plans include specific food-production areas, those uses can be evaluated using the SSI data and any additional information required by VT DEC.
- Once a development plan is further along, additional data may be necessary to inform soil management practices.

### **Current site users and Turtle Island Children’s Center**

- Current users should not be ignored.
- Available site information does not support stating that children are currently exposed to contaminated soil.
  - Stone has indicated that the putting greens have been cordoned off by City staff. A trip report documenting this activity is forthcoming from Stone.
  - Current and proposed playground areas were not part of the former golf course.
  - Additional assessment near these areas could be performed out of caution if stakeholders determine it is appropriate.
- The Phase II ESA identifies the former clubhouse/pro shop as occupied by several tenants, including a daycare, although at the time of the report it was referring to a prior tenant.
- Questions should continue to be considered during SSI planning, implementation, and later corrective action or soil management.
- **No** one should make unsupported public guarantees about current safety, relocation, or final remedy requirements before the additional investigation and regulatory review are complete.

**Statement: “The SSI will not answer whether future residents can safely grow food.”**

**Answer:** The SSI is the next step in determining which areas are above applicable standards, which areas are below standards, and what areas may need cleanup, management, or restrictions. Areas above residential standards should not be assumed suitable for gardens. Areas below residential standards may be appropriate for gardening, especially where concentrations are well below those standards, but final decisions should be based on SSI data, VT DEC review, and the actual reuse plan.

**Statement: “If plant uptake is not included now, the City loses its chance.”**

**Answer:** This is not a question of answering every possible future reuse question now or losing the chance forever. The site investigation process is iterative. Nothing about approving the SSI prevents collection of additional data, parameters, or samples later if the SSI identifies remaining data gaps.

**Statement: “Method 3 should be required now.”**

**Answer:** A useful Method 3 analysis requires delineated contamination, a refined conceptual site model, and defined reuse assumptions. The SSI is the step that helps generate those inputs if the Method 3 SSRA is deemed necessary.

**Statement: “Children at Turtle Island are exposed now.”**

**Answer:** Current users are part of the evaluation. Residential exceedances of site contaminants in surface soil are limited to the former greens and maintenance garage. Access to the greens has been restricted by City staff. Further restriction of access to the garage may be prudent. The proper next step is to complete the SSI, evaluate current exposure pathways, and implement any necessary controls through VT DEC's process.

**Statement:** “The cleanup should support unrestricted residential food production without institutional controls.

**Answer:** The BAC is not being asked to decide the final cleanup endpoint. Institutional controls, engineered controls, clean soil cover, raised beds, garden siting, or restrictions may all be legitimate tools depending on the data and final reuse plan.

## Cost Estimates for Sites Approved for EPA Brownfield Assessment Coalition Funding

Site #	Site Name & Address	Activity Description	Budget Description	Budget Amount
1	Elk's Country Club & Golf Course (203 Country Club Road, Montpelier)	Supplemental Phase II Environmental Site Assessment (ESA)	Stone Environmental Budget	\$ 65,091.55
			Onterris Budget	\$ 7,349.16
			<i>Anticipated Cost Estimate</i>	\$ 72,440.71
			<i>20% Contingency*</i>	\$ 14,488.14
			<b>Total</b>	<b>\$ 86,928.85</b>
2	Hunger Mountain Co-op (formerly rkMILES Lumber Yard) (707 Stone Cutters Way, Montpelier)	Supplemental Phase II ESA	Stone Environmental Budget	\$ 41,057.08
			Onterris Budget	\$ 4,945.71
			<i>Anticipated Cost Estimate</i>	\$ 46,002.79
			<i>20% Contingency*</i>	\$ 9,200.56
			<b>Total</b>	<b>\$ 55,203.35</b>
3	Allan Jones & Sons Tire & Auto Service Center (150 Ayers St, Barre)	Phase I ESA	Onterris Budget	\$ 5,000.00
			<i>10% Contingency**</i>	\$ 500.00
			<b>Total</b>	<b>\$ 5,500.00</b>
3	Former J.J. Newberry Store (143 Main Street, Barre)	Phase II ESA Work Plan	Onterris Budget	\$ 4,000.00
			<i>0% Contingency</i>	\$ -
			<b>Total</b>	<b>\$ 4,000.00</b>

### **Notes:**

Onterris (formerly Montrose Environmental Solutions) is the prime Qualified Environmental Professional (QEP) procured for the project in accordance with EPA and federal requirements. Onterris will have a role in overseeing work at each site to confirm work is completed in accordance with EPA's programmatic requirements.

\*20% contingency is included because the scope of work has potential to increase (adding additional sampling locations and/or laboratory analyses) when the Work Plan goes through the EPA and VTDEC review and comment process. The cost estimate is included in the work plan VTDEC and EPA review and is updated if EPA and/or VTDEC request revisions to the scope of work. A contingency is provided in this spreadsheet as a total not-to-exceed amount that is authorized for the activity described.

\*\*10% contingency is included in the event the Phase I ESA user requests to have a lien and activity and use limitations (AUL) search included as a part of the Phase I ESA Report.

Thanks, Eli. In case it is helpful, below is a summary **cost estimate** for the proposed effort:

<b>Task</b>	<b>Professional Services</b>	<b>Consultants/ Subcontractors</b>	<b>Expenses</b>	<b>Total</b>
1 - Project Management / SSQAPP / HASP	\$11,228.00	\$0.00	\$0.00	\$11,228.00
2 - Soil Metals Investigation; Monitoring Well Installation and Development, Soil Gas Sample Collection	\$6,551.00	\$9,633.36	\$2,729.92	\$18,914.28
3 - Groundwater Assessment	\$1,650.00	\$1,562.00	\$562.80	\$3,774.80
4 - Data Evaluation and Reporting	\$7,140.00	\$0.00	\$0.00	\$7,140.00
<b>TOTAL</b>	<b>\$26,569.00</b>	<b>\$11,195.36</b>	<b>\$3,292.72</b>	<b>\$41,057.08</b>

Hope you had a great holiday season. Happy new year!

**Annemarie Fortune** (she/her)

Brownfields Program Manager









## MEMO

Date: May 27, 2026  
 To: Brownfields Advisory Committee  
 From: Eli Toohey, Planner  
 Re: Project Review Memo

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### 143 North Main Street, Barre City

☒ **ACTION REQUESTED:** *move to recommend the CVRPC Board of Commissioners' Executive Committee approve funding of up to \$4,000 for Onterris to do a Work Plan Development for a Phase II Environmental Site Assessment Work Plan for 143 North main Street, Barre City*

This site was purchased by the City of Barre in January, 2026. Barre Area Development Corporation helped facilitate that sale and helped raise funds for the purchase. BADC also hired Weston & Sampson to do a Phase I which was finalized January 8, 2026. Findings of that report included;

- Petroleum-impacted soils left in place at the Subject Property associated with SMS #1996-2006.
- Likely impacts associated with the historical presence of several dry cleaning and auto repair facilities in the vicinity and upgradient of the Subject Property.
- Likely impacts associated with a drum in the basement of the Subject Property.
- Documented petroleum and chlorinated-solvent impacts to the Subject Property associated with the adjoining property (SMS #2014-4500).
- The likely presence of arsenic, lead, and PAHs in soil based on the Subject Property's location in a VTDEC-designated Urban Background Area.
- The likely presence of hazardous building materials associated with the Subject Property building.
- Portions of the Subject Property could not be observed due to flooding and structural issues, precluding full evaluation of potential RECs in these areas.

Weston & Sampson's Phase I Report recommends a Phase II. Onterris (formerly Montrose Environmental Solutions) will do the Work Plan development for the Phase II and the cost of the Phase II will be included in the Work Plan.

SMS #:	2025-5540
Reuse:	Mixed Use
Owner:	Barre City
Prospective Owner:	TBD
Developer:	City is pursuing RFQ to identify potential developers
Assessment Activity:	Site nomination form is requesting a Phase II – Work Plan Development will include cost estimate for a Phase II
Assessment Status:	Site selection and Phase II recommendation request was approved during the 3/19/26 BAC meeting
Funds recommended:	\$4,000 estimate for Phase II ESA Work Plan development (see cost estimate chart included in 6/5/26 Meeting Packet)
Contractor:	Onterris
BRELLA status:	BRELLA enrolled

### 150 Ayers Street, Barre City

☒ **ACTION REQUESTED:** *move to recommend to the CVRPC Board of Commissioners' Executive Committee to approve funding of \$5,500 for Onterris to do a Phase I Environmental Site Assessment for 150 Ayers Street in Barre City.*

This site is a new project located at 150 Ayers Street in Barre City (a lot adjacent to Spaulding High School and the current Central Vermont Technical Career Center). In January 2026 CVTCC submitted a site nomination form requesting funding of Phase I ESA. They are not yet BRELLA enrolled but have been advised to apply. The intended reuse is for Central Vermont Technical Career Center programming. The site has historic use as an automotive shop and the current owners operated it as such.

SMS #:	TBD
Reuse:	TBD, Programming for Central Vermont Career Center
Owner:	Allen Jones & Sons, prospective owner CVTCC
Developer:	TBD
Assessment Activity:	Requested Phase I
Assessment Status:	No known prior assessment
Funds recommended:	\$5,000 estimate plus a 10% contingency for Phase I ESA – total of \$5,500 (see cost estimate chart included in 6/5/26 Meeting Packet)
Contractor:	Onterris
BRELLA status:	Pre-application, not eligible unless 2 owners removed from responsible party

### 707 Stonecutters Way, Montpelier

☒ **ACTION REQUESTED:** *move to recommend to the CVRPC Board of Commissioners' Executive Committee to approve funding of up to \$55,203.35 (estimates plus a 20% contingency) for a Supplemental Site Investigation for 707 Stonecutters Way in Montpelier.*

This site is located at 707 Stonecutters Way (the old RK Myles lo, next to the Hunger Mountain Coop). In December 2025 the Coop submitted a site nomination form requesting funding of a Supplemental Phase II ESA. The project is BRELLA enrolled, had a Phase I done prior to the transfer to the Hunger Mountain Coop and a Phase II done by Stone Environmental in June 2025. Exceedances of VOCs, PAHs and heavy metals were found, and a Supplemental Phase II ESA was recommended. Stone Environmental and Onterris will be the contractors on this Supplemental Site Investigation.

SMS #:	2025-5528
Reuse:	TBD
Owner:	Hunger Mountain Coop
Developer:	TBD
Assessment Activity:	Requested Supplemental Site Investigation
Assessment Status:	Phase I ESA completed in April 2025, Phase II ESA completed in June 2025
Funds recommended:	Cost estimate for a Supplemental Site Investigation from Stone Environmental is \$41,057.08 and Onterris is \$4,945.71, plus a 20% contingency for a total of \$55,203.35 (see cost estimate chart included in 6/5/26 Meeting Packet)
Contractor:	Onterris/Stone Environmental
BRELLA status:	Enrolled

### 203 Country Club Road, Montpelier

☒ **ACTION REQUESTED:** *move to recommend to the CVRPC Board of Commissioners' Executive Committee to approve funding of up to \$86,928.85 (estimates plus a 20% contingency) for a Supplemental Site Investigation for 203 Country Club Road in Montpelier.*

The site 203 Country Club Road has completed the site nomination form and gone through site selection process. During the 12/18/25 Brownfields Advisory Committee meeting the committee made the recommendation to the CVRPC Board of Commissioners to fund a Phase II Supplemental ESA. The Site has been approved by the EPA (April 2026). Stone Environmental and Onterris will be the contractors for the Supplemental Site Investigation.

SMS #:	2022-5116
Reuse:	Housing and Community Center
Owner:	City of Montpelier

Developer:	TBD
Assessment Activity:	BAC made the recommendation for the CVRPC Board of Commissioners to fund a Supplemental Phase II ESA (12-18-2025 Meeting).
Assessment Status:	EPA Site eligibility approved in April 2026
Funds recommended:	Cost estimate for Supplemental Site Investigation from Stone Environmental is \$65,091.55 and estimate from Onterris is \$7,349.16, plus a 20% contingency for a total of \$86,928.85 (see cost estimate chart included in 6/5/26 Meeting Packet)
Contractor:	Onterris/Stone Environmental
BRELLA status:	Enrolled

## CVRPC BROWNFIELD PROGRAM UPDATES

May 27, 2026

These updates keep the Brownfields Advisory Committee informed about program activities, potential modifications to state and federal programs and practices, and other news that may be of interest. CVRPC Brownfields Program receives funding from Mount Ascutney Regional Planning Commission through a subgrant agreement for assessments. This subgrant agreement is active through June 30, 2026. The program also received funding through EPA Brownfields Assessment Grant and an EPA Brownfields Revolving Loan Fund grant. The project period for the Brownfields Coalition Assessment Grant is 5/16/2025 - 09/30/2029. The project period for the Brownfields Revolving Loan Fund is 05/16/2025 - 09/30/2030. Acronyms and brownfield-related terms are defined at the end of this document. Please feel free to share additional acronyms or terms you would like explained.

### Attended Workshops and Conferences

Vermont Environmental Consortium (VEC) Spring Conference. April 30<sup>th</sup>, 2026, at the Film House @ Main Street Landing, Burlington. The last session of the day includes *Brownfield Funding Stack* and *CHIP and Brownfields*. More information can be found here: [Events — Vermont Environmental Consortium](#)

Grow America - ***RLF Essentials: Lending Basics***. March 5, 2026

Grow America - ***RLF Essentials: Understanding the Development Process***. April 7, 2026

Maryland Department of Planning – ***Brownfield Planning Principles for Sustainable, Equitable Growth***. April 14, 2026

### Upcoming Workshops and Conferences

Many free Grow America office hours and workshops can be found here; [The Grow America EPA-supported Technical Assistance for Brownfields Collaboration – Grow America EPA RLF TAB](#) – signed up for ***RLF Essentials: Basic Real Estate Finance & Underwriting***. July 21, 2026

Grow America is hosting a Brownfields Workshop Series and there is one in Portland, Maine May 28-29, 2026 @ the *Holiday Inn Portland – By the Bay*. Lodging must be booked by April 27<sup>th</sup>, 2026. Find more information here; [Brownfields RLF Workshop Series – Grow America EPA RLF TAB](#)

## Brownfields Advisory Committee

Brownfields Coalition of the Northeast (BCONE) is hosting a Northeast Sustainable Communities Workshop in Springfield, Massachusetts on June 16-17, 2026. Information can be found here; [nscwonline.com](https://nscwonline.com)

The Revitalizing New England Brownfields Summit 2026 is December 9<sup>th</sup> and 10<sup>th</sup> @ the Newport Marriot in Newport Rhode Island. More information can be found here; [2026 Brownfields Summit](#)

The next National Brownfields Conference is May 25-28, 2027 in Salt Lake City, Utah. Find more information on that here; [2027 National Brownfields Training Conference](#)

## Consultant Update

On April 22<sup>nd</sup>, 2026 (aligned with Earth Day) Montrose Environmental Solutions changed its name to Onterris. The name change is coupled with an entire rebranding of our company's look that you can see by viewing their new [website](#). To be clear, this is not a new company. We are the same company with a new name. Our new name combines *On*, motion and intent, with *terris*, meaning Earth. The name reflects finding science-based solutions that are also practical and locally rooted. The company mission is simple – we are for planet and progress. Our rebranding was inspired by the “pale blue dot” image captured by NASA's Voyager, four billion miles away. While our rebranding has been planned for over a year, the recent images from the Artemis II of our home Earth reinforce this same perspective and responsibility.

Importantly – their contract terms and payment instructions do not change with this new name. They have set up a [resources webpage](#) on their website to support our clients through this transition and have made available copies of their name change documentation, insurance, and tax information. (Note: Their ownership, tax identification number and address remain the same.) We checked in with the EPA and this name change does not impact our grant agreements or terms and conditions.

## Active Sites

### EPA Brownfields Assessment Coalition Grant Sites

#### **707 Stonecutters Way, Montpelier**

This site is located at 707 Stonecutters Way (the old RK Myles lo, next to the Hunger Mountain Coop). In December 2025 the Coop submitted a site nomination form requesting funding of a Supplemental Phase II ESA (AKA Supplemental Site Investigation). The project is BRELLA enrolled, had a Phase I done prior to the transfer to the Hunger Mountain Coop and a Phase II done by Stone Environmental in June 2025. Exceedances of VOCs, PAHs and

## Brownfields Advisory Committee

heavy metals were found, and a Supplemental Site Investigation was recommended. The Brownfields Advisory Committee passed a motion to recommend to the CVRPC Board of Commissioners' Executive Committee to fund the Supplemental Phase II. The site has been approved by the EPA.

SMS #:	2025-5528
Reuse:	TBD
Owner:	Hunger Mountain Coop
Developer:	TBD
Assessment Activity:	Requested Supplemental Site Investigation
Assessment Status:	Phase I ESA was completed in April 2025, Phase II ESA completed in June 2025. Site eligibility approved by EPA as of April, 2026.
Funds recommended:	Estimate \$55,203.35, estimates plus 20% contingency is on agenda for 6/5/26 BAC meeting.
Contractor:	Onterris/Stone Environmental
BRELLA status:	Enrolled

**Update:** 707 Stonecutters Way has completed Phase I and Phase II ESAs and is BRELLA enrolled. During the January 15, 2026 Brownfields Advisory Committee the advisory committee recommended a Phase II Supplemental for the site. The site has been approved by the EPA as of April, 2026. The recommendation to fund with the estimate plus contingency is on the agenda for the June5, 2026 BAC meeting.

**Next Steps:** Include the project in the next CVRPC Board of Commissioners' Executive Committee meeting. Work with Onterris, Stone Environmental, DEC and EPA to get Supplemental Phase II ESA completed.

## 203 Country Club Road, Montpelier

SMS #:	2022-5116
Reuse:	Housing and Community Center
Owner:	City of Montpelier
Developer:	TBD
Assessment Activity:	BAC made the recommendation for the CVRPC Board of Commissioners to fund a Supplemental Phase II ESA (12-18-2025 Meeting).
Assessment Status:	Awaiting EPA Site eligibility approval prior to CVRPC Board of Commissioners' Executive Committee approval.
Funds recommended:	\$86,928.85, estimates plus 20 % contingency is on agenda for 6/5/26 BAC meeting.

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Contractor:	Onterris/Stone Environmental
BRELLA status:	Enrolled

**Update:** 203 Country Club Road has completed the site nomination form and gone through site selection process. During the 12/18/25 Brownfields Advisory Committee the committee made the recommendation to the CVRPC Board of Commissioners to fund a Phase II Supplemental ESA. The Site Eligibility has been approved by the EPA after changes were made and it was resubmitted in March, 2026. The recommendation to fund with the estimate plus contingency is on the agenda for the June 5, 2026 BAC meeting.

**Next Steps:** Include the project in the next CVRPC Board of Commissioners' Executive Committee meeting. Work with Onterris, Stone Environmental, DEC and EPA to get Supplemental Phase II ESA completed.

**150 Ayers Street, Barre City**

This site is a new project located at 150 Ayers Street in Barre City (a lot adjacent to Spaulding High School and the current Central Vermont Technical Career Center). In January 2026 CVTCC submitted a site nomination form requesting funding of Phase I ESA. They are not yet BRELLA enrolled but have been advised to apply. The intended reuse is for Central Vermont Technical Career Center programming. The site has been approved by the EPA as of April, 2026.

SMS #:	TBD
Reuse:	TBD, Programming for Central Vermont Career Center
Owner:	Allen Jones & Sons, prospective owner CVTCC
Developer:	TBD
Assessment Activity:	Requested Phase I
Assessment Status:	No known prior assessment
Funds recommended:	\$5,500, estimate plus 10% contingency, is on agenda for 6/5/2026 BAC meeting.
Contractor:	Onterris/Stone Environmental
BRELLA status:	Pre-application, not eligible unless 2 owners removed from responsible party

**Update:** 150 Ayers Street has completed the site nomination form and gone through site selection process. During the 2/19/26 Brownfields Advisory Committee, the committee made the recommendation to the CVRPC Board of Commissioners to fund a Phase I ESA. The Site Eligibility Checklist form has been approved by the EPA as of April, 2026. The

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recommendation to fund the estimated amount is on the agenda for the June 5, 2026 BAC meeting. Onterris will do the Phase I.

**Next Steps:** Include the project in the next CVRPC Board of Commissioners' Executive Committee meeting. Work with Onterris, Stone Environmental, DEC and EPA to get Supplemental Phase II ESA completed.

### **143 North Main Street, Barre City**

This is a new site that has been vacant for a long time ~15 years. Barre Area Development Corporation hired Weston & Sampson to do a Phase I which was finalized January 8, 2026. Findings of that report included;

- Petroleum-impacted soils left in place at the Subject Property associated with SMS #1996-2006.
- Likely impacts associated with the historical presence of several dry cleaning and auto repair facilities in the vicinity and upgradient of the Subject Property.
- Likely impacts associated with a drum in the basement of the Subject Property.
- Documented petroleum and chlorinated-solvent impacts to the Subject Property associated with the adjoining property (SMS #2014-4500).
- The likely presence of arsenic, lead, and PAHs in soil based on the Subject Property's location in a VTDEC-designated Urban Background Area.
- The likely presence of hazardous building materials associated with the Subject Property building.
- Portions of the Subject Property could not be observed due to flooding and structural issues, precluding full evaluation of potential RECs in these areas.

BADC helped raise funds for Barre City to purchase which they did on 1/16/2026. Weston & Sampson's Phase I Report recommends a Phase II.

SMS #:	2025-5540
Reuse:	Mixed Use
Owner:	Barre City
Prospective Owner:	TBD
Developer:	City is pursuing RFQ to identify potential developers
Assessment Activity:	Site nomination form requesting a Phase II
Assessment Status:	Site was recommended to send application for eligibility to the EPA during their 3/19/26 BAC meeting. Site was approved by the EPS as of April, 2026
Funds recommended:	Estimate \$4,000 for Work Plan development (estimate for Phase II will come out of this)

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Contractor:	Onterris
BRELLA status:	BRELLA enrolled

**Update:** 143 N. Main Street, Barre has completed the site nomination form and gone through site selection process. During the 3/19/26 Brownfields Advisory Committee the committee made the recommendation to apply for EPA Brownfields site eligibility for a Phase II ESA. The Site Eligibility has been approved by the EPA as of April, 2026. The recommendation to fund the estimated Phase II Work Plan Development is on the agenda for the May 21, 2026 BAC meeting.

**Next Steps:** Include the project in the next CVRPC Board of Commissioners' Executive Committee meeting. Work with Onterris, Stone Environmental, DEC and EPA to get Phase II ESA completed.

### Mount Ascutney Regional Commission Assessment Funds FY24 Sites

Our Mount Ascutney Regional Commission Assessment Funds FY24 have been closed. We ended up funding 5 projects through 4 contracts as follows;

Assessment Phase	Project Name	Project Address	Amount Funded
Phase II	Country Club Road	203 Country Club Road, Montpelier	\$62,984.95
Supplemental Site Investigation	Quality/Speranza Inn	173 South Main Street, Barre City	\$13,372.42
Corrective Action Plan Planning	CVSWMD Administrative Offices and Hazardous Waste Depot	300-302 Granger Road, Berlin	\$8,275
Phase Is	Waterbury FEMA Buyouts	33 & 35 North Main Street, Waterbury	\$2,000

### Program Outreach

Continue to outreach to prospective sites, finance partners, real estate partners, and municipal leaders about CVRPC Brownfields Program and current funds available.

### Work Plan and Budget

#### Mount Ascutney Regional Commission Assessment Subaward - FY24

Closed out in April/May 2026

## EPA Brownfields Coalition Assessment and Revolving Loan Fund Grants

<u>Grant</u>	<u>Available Balance</u>	<u>Drawdown Amount requested</u>	<u>Period of Funding</u>
<u>Coalition Assessment</u>	<u>\$1,173,154.73</u>	<u>\$26,845.27</u>	<u>May 1, 2025- March 31, 2026</u>
<u>Revolving Loan Fund</u>	<u>\$985,423.55</u>	<u>\$14,576.45</u>	<u>May 1, 2025- March 31, 2026</u>

We have submitted our first drawdown for both Coalition Assessment Grant and Revolving Loan Fund Grant Funds (as noted in table above). Funding through EPA Brownfields Assessment Grant and an EPA Brownfields Revolving Loan Fund grant is for the following periods, 5/16/2025 - 09/30/2029 and 05/16/2025 - 09/30/2030, respectively.

## Program updates

*Ongoing EPA Coalition Assessment Grant Work:*

- Sites recommended for assessment being monitored
  - 203 Country Club Road, Montpelier – During the 12/18/25 Brownfields Advisory Committee the committee made the recommendation to the CVRPC Board of Commissioners’ Executive Committee to fund a Phase II Supplemental ESA. Property Access Agreement has been completed, and Supplemental Phase II is being reviewed by the EPA for site eligibility. Site Eligibility Checklist was resent as it was originally sent as co-mingled which is not eligible. The new Site Eligibility Checklist was approved in April, 2026 and the recommendation to the CVRPC Executive Committee to fund the estimated amount for a Supplemental Site Investigation (plus a 20% contingency) is a requested for the June 5, 2026 BAC meeting. Stone Environmental and Onterris will be the environmental consultants doing the assessment.
  - 707 Stonecutters Way, Montpelier – BAC made the recommendation to fund during the 1/15/26 meeting. The site eligibility checklist has been approved as of April, 2026. Property Access Agreement has been completed. The recommendation to the CVRPC Executive Committee to fund the estimated

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amount for a Supplemental Site Investigation (plus a 20% contingency) is on the agenda for the June 5, 2026 BAC meeting. Stone Environmental and Onterris will be the environmental consultants doing the assessment.

- 150 Ayers Street, Barre City – BAC made the recommendation to fund to the CVRPC Board of Commissioners’ Executive Committee a Phase I during their 2/19/26 meeting. Site eligibility checklist has been approved by the EPA as of April, 2026. Property access agreement is being prepared. The recommendation to the CVRPC Executive Committee to fund the Phase I is on the agenda for the June 5, 2026 BAC meeting. Onterris will be the environmental consultant doing the assessment.
- 143 Main Street, Barre City – BAC recommended to send application for site eligibility to the EPA during their 3/19/26 BAC meeting. Site eligibility checklist has been approved as of April, 2026. The recommendation to the CVRPC Executive Committee to fund the Phase II SSI is on the agenda for the June 5, 2026 BAC meeting. Onterris will be the environmental consultant doing the work plan development.
- Outreach for potential site nominations

The owner of Slopestyle reached out about the potential purchase of the House of Tang Building at 114 River Street in Montpelier. I shared information about the Brownfields program and the process.

### *Ongoing Revolving Loan Fund Work:*

- Request for Proposals for Financial Services to help manage the CVRPC Brownfields Revolving Loan Fund has been posted and are due May 15, 2026
- Request for Proposals for Legal Services to help manage the CVRPC Brownfields Revolving Loan Fund has been posted and are due May 15, 2026
- Draft of Revolving Loan Fund Program Manual has been presented to BAC (3/19/26 meeting), terms, process and decision trees as well as recommended changes to RLF Program Manual Draft will be on the agenda for June’s BAC meeting.
- The goal is to have the Revolving Loan Fund active by July/August, 2026

<b>Brownfield Assessment Activities</b>		
Acronym	Assessment Activity	Description
Phase I ESA*	Phase I Environmental Site Assessment	-Background information gathering and historical records review -Visual site inspections -Other requirements according to ASTM standards
Phase II ESA	Phase II Environmental Site Assessment	-Subsurface Soil Sampling -Groundwater Sampling

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		-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	- 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	- 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	- 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><b>Notes:</b> *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>		