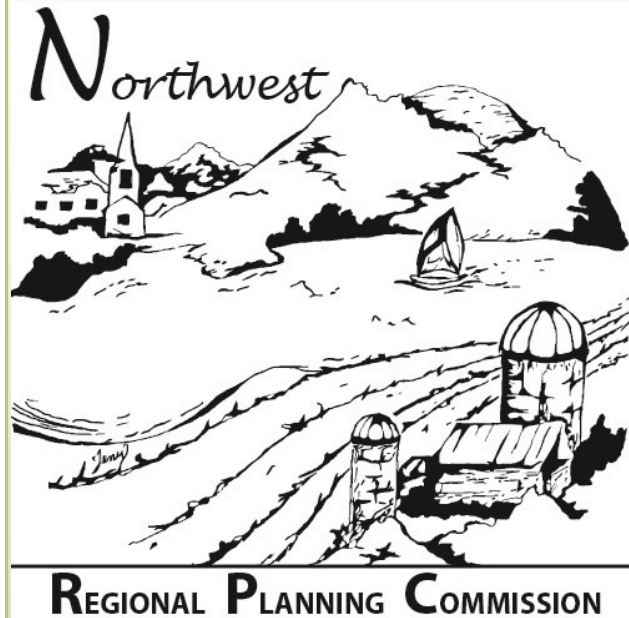




## Northwest Region Brownfield Program



*Helping property owners and  
prospective developers address  
development challenges associated  
with environmental contamination.*

For more information

If you have questions about a  
the program or a specific  
property, please contact:

Greta Brunswick, Senior Planner  
75 Fairfield Street  
St. Albans, Vermont  
Phone: (802) 524-5958  
Email: [gbrunswick@nrpcvt.com](mailto:gbrunswick@nrpcvt.com)  
[www.nrpcvt.com](http://www.nrpcvt.com)

## Northwest Region Brownfield Program

One of the legacies of the Northwest Region's rich economic past is an inventory of commercial and industrial properties whose redevelopment is challenged by real or perceived environmental contamination. Developers find it easier to build on undeveloped land rather than facing the unknown costs and liability issues of redeveloping a brownfield. The Northwest Region Brownfield Program (NRBP) is aimed at leveling the playing field for these properties by helping owners and prospective developers accomplish successful redevelopment projects.



***The former Leader Evaporator factory was converted into affordable housing.***

NRPC invested nearly \$83,722 of its grant funds to investigate the site and develop a plan for addressing soils contaminated by lead-based paint and soil and groundwater contamination from a former fuel oil dealer. Willard Mill Apartments opened to new residents in 2007 and was fully leased prior to opening. This highly visible downtown project created jobs and incorporated energy efficient and smart growth features.

# Helping property owners and prospective developers address development challenges associated with environmental contamination.

## NRBP Services

### Environmental Assessment and Cleanup Planning

- Conducting research and site interviews to flag areas of a property that would benefit from further investigation (**Phase 1 environmental site assessment**);
- Conducting soil, water, and/or air tests to confirm whether contamination exists, and if so, to what extent (**Phase 2 environmental assessment**);
- Developing **corrective action plans** (including an investigation of alternative solutions and their costs) to protect construction workers, to develop clean up plans, and/or to help the site clear any regulatory hurdles. Redevelopment planning is part of this service; and
- Providing **technical assistance** to address site specific issues, such as understanding liability laws and insurance and creating strategies for funding cleanup and redevelopment.

### Cleanup Revolving Loan Fund

- Making below market rate **loans and sub-grants** to fund environmental remediation at brownfields properties.

## How Do I Apply to the Assessment Program?

**Is your site a Brownfield?** Interested applicants need first to confirm their property meets the qualifications of a brownfield – a brownfield is:

**Real property for which redevelopment or reuse may be complicated by the presence, or potential presence, of contamination.**

**Nomination Form.** Interested applicants fill out a site nomination form describing what is known about the site's history and use, and describing any redevelopment plans. NRPC also confirms eligibility with our funder, the Environmental Protection Agency.

**Steering Committee Review.** The Brownfield Steering Committee reviews all nominations and decides which sites are assessed based on our adopted site selection criteria. Of particular importance is having a willing developer and/or viable redevelopment plan and addressing local or regional needs, such as employment opportunities, affordable housing, or public greenspace.

**Once Accepted, Then What?** If a site is accepted into the program, NRPC hires a consultant to complete the environmental assessment. The Commission provides copies of both draft and final documents to owners and prospective developers. Owners can then decide whether to proceed with further assessment or corrective action planning.



Testing is designed so as not to interrupt normal business operations.

## How Do I Obtain Cleanup Funding?

**NRPC's RLF.** The NRBP RLF provides below market rate loans and sub-grants to fund the cleanup of hazardous materials, including lead and asbestos, at Brownfield properties.

**Location.** Brownfields located throughout the State of Vermont are eligible for the RLF with priority given to sites in the Northwest Region Counties of Franklin and Grand Isle.

**Loan vs. Grant.** Non-profits and municipalities are eligible for loans or sub-grants, all other applicants are only eligible for loans.

**Funding Limit.** Grants are limited to \$200,000 per site. There is no funding limit for loans.

**20% Cost Share.** Evidence of a cost share of at least 20% of the loan or grant amount will be required of all borrowers and sub-grantees. Cost share may be in the form of a contribution of money, labor, materials, or services from a non-federal source.

**Application Process.** Applicants apply for a loan, grant, or a combination to the NRBP Steering Committee. There is a 2 part application process. Part A determines applicant and site eligibility. Part B determines project viability and conformance with the program's goals and objectives. Part B includes review of cleanup, redevelopment and business plans, and for loan applications, credit analysis.



Cleanup design and implementation is integrated with redevelopment.

## NRBP Benefits

- **Assessment services are provided free of charge.** We can pay for the entire cost of assessment and corrective action planning up to \$200,000 per site as long as funding is available.
- **Site conditions are better understood.** Assessments provide a better understanding of site conditions, helping to dispel the perception of contamination or verifying its extent, how it can be addressed, and cost impacts.
- **Information is provided about liability and clean up.** Concerns about liability may discourage those who see redevelopment potential in a property. Our services include technical assistance about liability issues, cleanup options, and financing available for cleanup.
- **Experts work with you.** We provide advice and technical assistance to help guide owners and developers through the assessment and redevelopment process, directing you to funding or working through hurdles.
- **One stop shop for brownfield services.** From environmental assessments, to cleanup and redevelopment planning, to cleanup funding, the NRBP provides a full spectrum of brownfield services to prospective and current property owners.