

Brownfields Steering Committee Meeting Monday February 10, 2025 1:00 PM

Meeting Minutes

Attendance: C. Sawyer, B. Savage, M. Sherlund, R. Stebbins, C. Beling, T. Smith, L. Scangas, C. Noyes, G. Brunswick, N. Brown, D. Turin

C. Sawyer opened the meeting at 1:02pm.

1) Welcome and Introductions: Those in attendance introduced themselves to the group.

2) Adjustments to the Agenda. None

3) Finance Reports on All Grants. G. Brunswick provided updates: there is \$40,000 unallocated for ACCD assessment; cleanup is ongoing for two open grant assessments for Champlain Transmission. C. Beling suggested completing drawdowns on a more consistent basis. R. Stebbins noted an update should be made to reflect roughly \$36,000 in the disbursement column for Champlain Transmission.

4) Project Updates from Staff:

Ongoing Assessments: G. Brunswick provided updates on projects:

- 6 South River St: Determined not to be archeologically sensitive; sufficient to satisfy project.
- 200 Bridge St: work was completed in October; awaiting report and ECAA
- Highgate Village Core: work underway; engagement with developer in progress.
- 124 First St: supplemental assessment and ECAA work underway.
- South Hero Meeting House: supplemental assessment funding approved; no BRELLA due to town's responsibility for contamination.

5) Assessment Requests/Site Nominations

- LaPointe Auto: prospective buyer in coordination on scope of cleanup required; meeting to be scheduled with buyer and state. Buyer's plan is similar type of business. Need three cost proposals and approval of general cost estimate in \$25,000 range. *M. Sherlund motion to accept site and fund in amount of \$25,000; B. Savage second. Motion carried.* G. Brunswick explained process and timelines for cost proposals; C. Sawyer comments committee may want to consider cost prior to

approval. *L. Scangas motion to hire consultant at \$25,000 plus 10%; if proposal is higher, will be brought back to board; B. Savage second. Motion carried.*

- 296 Main St.: nomination for Phase 1 Assessment to convert residence to women's center. Tier 1 vapor survey required. Considered "Brownfields" project due to being a city residence being converted to a use helpful to the community. May possibly require three cost proposals. *T. Smith abstain; M. Sherlund motion to approve up to \$5,000; L. Scangas second. Motion carried.*
- 22 Stebbins St.: Proposed catering business; ready for soil management plan. Needs procurement in \$12,000 range. *T. Smith motion to approve \$12,000 plus 10%; B. Stebbins second. Motion carried.*
- 113 Main St.: in coordination with applicant for cleanup; \$5,000 estimated for ARA and subsequent effort. *L. Scangas motion to approve \$5,000 plus 10%; T. Smith second. Motion carried.*

6) Meeting Summary from November 2024: *T. Smith abstain; M. Sherlund motion to approve; B. Stebbins second. Motion carried.*

7) Other Business: G. Brunswick shared that every RLF grant request will be in the form of a loan of 50% in addition to subgrants, which could be waived. Will be an agenda item at next meeting, open to discussion. T. Smith asked about Cheese Plant lagoon contents; input from C. Noyes. L. Scangas asked about South Hero Meeting House; G. Brunswick explains KAS was hired, QAPP is finished and is working on scheduling. Committee did not fund Phase 1.

Adjourned 2:05PM.