



Northwest  
Regional Planning  
Commission

## EXECUTIVE COMMITTEE MEETING

Tuesday August 19, 2025

**5:30 p.m. Virtual Meeting**

### Agenda

1. Adjustments to the Agenda and Public Comment
2. Executive Director Updates
3. Brownfields Revolving Loan Fund Approval  
RLF Committee recommendation enclosed  
\$35,000 grant and \$35,000 loan to Edgar May
4. Member and staff announcements

Join Zoom Meeting

<https://us02web.zoom.us/j/88249775695>

Via phone:

1 (646) 558-8656

Meeting ID: 882 4977 5695

Please call 802-310-6797 if you have challenges joining the meeting.

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To: NRPC Executive Committee  
Cc: Catherine Dimitruk, Executive Director  
From: Greta Brunswick, Senior Planner  
Date: August 15, 2025  
Subject: Edgar May Health and Recreation Center Loan and Subgrant Review

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The Town of St. Johnsbury's armory redevelopment project has experienced significant delays, which caused them to request reimbursement for less than was obligated to them by our program. NRPC staff reached out to partners across the state to see if any ongoing cleanup projects could use additional funds. In response, NRPC has received a request for a \$35,000 loan and \$35,000 subgrant for cleanup at the Edgar May Health and Recreation Center located at 140 Clinton Street in Springfield, Vermont. The subgrant applicant is Springfield Medical Care Systems (SMCS), owner of the property, and the loan applicant is Southern Vermont Health and Recreation Center Foundation, INC, DBA Edgar May Health and Recreation Center (EMHRC), lessee of the property. This will use up the balance of the 2010 Brownfields Cleanup Revolving Loan Fund, which is required to be closed out as of September 30, 2025.

The Site is comprised of a 1.6-acre triangular parcel located at 140 Clinton Street in Springfield, Vermont. Two structures currently stand on the property: the Edgar May Health and Recreation Center (EMHRC) building constructed in 2005 – 2006 and the former Plant #4 building constructed sometime between 1910 and 1921. The EMHRC building houses recreation facilities. The former Plant #4 building is comprised of a large, free-span interior space with a smaller addition on the west side of building known as the annex. Access to the building is currently restricted. An industrial gantry crane is positioned within the main portion of the former Plant #4 building.

Past land use at the Site includes over 50 years of use for various components of foundering by multiple companies. Operations within the former Plant #4 building ceased in 1966, after which the building sat largely unused until it was donated to the Southern Vermont Health and Recreation Center Foundation (SVHRCF) in 1985 by Stanley Patch, the Site owner at that time. The Site was purchased by SMCS in October 2012 but leases operations of the EMHRC to SVHRCF.

EMHRC has a three-phase redevelopment plan for the Site. Phase I included the construction of the EMHRC building in 2006, as described above. Phase II is the next planned phase of Site redevelopment and includes demolition of the annex and construction of a new building to span between the EMHRC and Plant #4 buildings. Phase III includes renovation of the Plant #4 building as an indoor recreation space.

The site has an approved Corrective Action Plan to address the following actions:

- Removal of paint from the interior of the former Plant #4 building (walls and ceiling) as a PCB bulk product waste.
- Demolition of the portion of the former Plant #4 building known as the annex and management of demolition debris.
- Decontamination of the gantry crane structure, crane rails, and metal sliding door in accordance with 40 CFR §761 Subpart S and subsequent cleanup verification sampling in accordance with 40 CFR §761 Subpart P.
- Removal of the former Plant #4 building concrete slab and disposal as PCB remediation waste and subsequent cleanup verification sampling.
- Management of PAH and PCB contaminated exterior soil via on-Site encapsulation below an engineered barrier.
- Long-term groundwater monitoring for PAHs and closure of most Site monitoring wells in accordance with the Vermont Water Supply Rule.
- Vapor barrier installation to mitigate the risk of benzene vapor intrusion.

The total estimated cost to implement the CAP is \$2,898,101.

SMCS has an EPA Cleanup Grant of 1,890,000 and EMHRC has a State BRF Grant \$943,544 towards the cost of cleanup.

Bethany Remmers completed a financial analysis for the prospective borrower EMHRC as part of our underwriting of the loan. The conclusion is that while EMHRC appears to have relatively low amounts of liquid cash on hand, they also do not have significant liabilities, including no debt as of Sept 30, 2024. Additionally, it appears that they have access to 2 reserve accounts and an endowment to draw up as needed. They have also demonstrated the ability to fundraise effectively when needed. Given the size of the loan and nature of this program, the loan appears to be relatively low risk.

The RLF Subcommittee consisting of Chip Sawyer and Brian Savage met on August 13<sup>th</sup> to review the loan application and materials. The Subcommittee recommends that the Executive Committee approve the \$35,000 loan to EMRHC and \$35,000 grant to SMCS and the following terms for the loan to EMHRC:

- 1) Term: 10 Years
- 2) Interest Rate: 0%
- 3) Collateral/Security: EMHRC signs a guarantee agreement for the value of the loan.

The RLF Subcommittee conditions these terms on the extenuating circumstance of NRPC needing to disburse the balance of the 2010 RLF or else de-obligate funds and return them to EPA. As a result of these circumstances, the Subcommittee supports terms that are more flexible than would normally be approved under the interest rate policy. These terms would not be recommended without these extenuating circumstances.

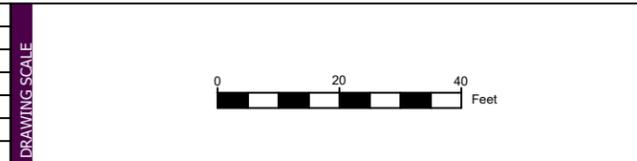


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Source: Site Plan, Edgar May Health and Recreation Center, Breadloaf, 03/12/18.

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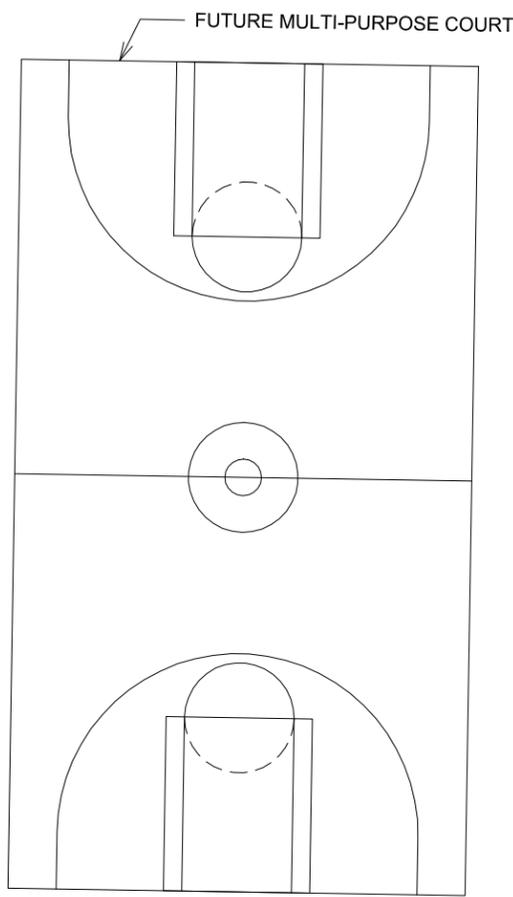


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REDEVELOPMENT SITE PLAN  
 EDGAR MAY HEALTH AND RECREATION CENTER  
 140 CLINTON STREET  
 SPRINGFIELD VERMONT



New Space: 4,890 sq. ft.  
 Renovated Space: 1,510 sq. ft.  
 Total: 6,400 sq. ft.



- LEGEND**
- Circulation
  - Program Space
  - Administrative
  - Site Boundary
  - Parcel Boundary
  - Annex

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131 CLINTON STREET

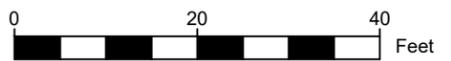
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BRIDGE ST

Source: Site Plan, Edgar May Health and Recreation Center, Breadloaf, 03/12/18.

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CONCEPTUAL FLOOR PLAN  
 EDGAR MAY HEALTH AND RECREATION CENTER  
 140 CLINTON STREET  
 SPRINGFIELD VERMONT