



75 Fairfield Street • St. Albans, VT 05478-1850 • (802) 524-5958 • (800) 564-5958 • Fax (802) 527-2948

## **Special Brownfields Steering Committee Meeting**

### **Monday November 13, 2023 at 1:00PM**

Remote meeting via Zoom

#### **Meeting Minutes**

**Attendance:** J. Leddy, C. Sawyer, M. Sherlund, T. Smith, B. Monaghan

**Staff:** Greta Brunswick, Maddie Yadow

**Other:** Chris Beling

C. Sawyer opened the meeting at 1:10

#### **1) Welcome and Introductions**

#### **2) Adjustments to the Agenda**

No adjustments were necessary

#### **3) Finance Reports on All Grants**

As noted in the agenda, new financials will not be ready until the end of the month. G. Brunswick gave an overview of the financial reports for all grants:

- No changes to 2010 or 2023 RLF
- Will be developing grant agreement for St. Johnsbury armory agreement
- Major project on horizon to spend cleanup funding on 24 Maple, which is still in limbo. GB has sent email to owner
- ACCD funds: closed out FY22 funds. The FY23 has the 50k allotment and close to spending this down, if funding approved today for 124 first street. Received approval for second allotment of 50k.
- EPA: one consideration today for funding \$18,350 for the Maquam Abenaki for EPA 23 funds. She noted October 1 was start of three-year performance period. Goes until September 30, 2026. G. Brunswick noted there is 240k left of the original \$350,000 award amount.
- G. Brunswick will send reports for the next meeting.
- No questions were posed.

#### **4) Update on Existing Assessment Projects**

G. Brunswick reviewed a list of existing assessment projects.

- 6 South River site: C. Sawyer asked how long workplan has been on Kristi's desk. G. Brunswick noted it has been at least 30 days and will follow up.
- 24 Maple: G. Brunswick will reach out to owner's attorney for a follow up on proposed

next steps and will reach out to Sarah Bartlett since Kim Caldwell is on leave at the state to give a status update.

- Young landfill: G. Brunswick will coordinate with property owners, state, and Stone Environmental to review ECAA, assuming it is submitted this week, for a meeting the week of November 29<sup>th</sup>. Chris Beling was invited to meeting.
- 74 lower Welden: G. Brunswick noted she did send email to Miles for update and has not heard back yet.
- 200 Bridge: G. Brunswick noted that the next step is to connect with Town to coordinate for next steps and property transfer for Historical Society.
- 113 Main Street: G. Brunswick noted the ECAA is complete but not approved, under review and will send to Chris Beling. G. Brunswick explained the proposed solution includes fencing and signage along rail trail. The portion where the trail traverses the contaminated area will be capped. G. Brunswick noted Caitlyn Bane (DEC) was consulted to check that this should be acceptable solution. G. Brunswick anticipates request for clean-up funds for this.
- No questions posed.

#### 5) Upcoming Assessment Needs

G. Brunswick tabled this discussion for another day when there is new information. C. Sawyer asked if there are any new brownfield projects that should be on G. Brunswick's radar and noted that these can also be sent later on.

#### 6) Assessment Requests/Site Nominations

- Supplemental Assessment at Missisquoi Abenaki Headquarters. \$9,850.
  - G. Brunswick explained there was a contingency amount included in original proposal. The contingency will need to be used. And \$9,850 is being requested for additional petroleum impacts and soil gas assessment.
  - G. Brunswick will share the assessment requests with the committee.
  - C. Sawyer asked whether additional funds are requested because DEC wants additional data and G. Brunswick confirmed and noted recommendation came from consultant as well to address data gaps.
  - C. Sawyer asked if there were questions/comments/motion.
  - G. Brunswick noted the proposed motion should be to amend the current task order by \$9,850 to account for the supplemental work.

*Brian Monaghan motioned to approve \$9,850 to fund the supplemental assessment for the Maquam Bay of Missisquoi site. John Leddy seconded. All in favor. Motion passed.*

- Phase II Assessment at 124 First St/Former Batch Plant. \$29,660. Proposal enclosed. Action needed, conditional to receipt of second increment of ACCD assessment funds.
  - Implementing conditions of gap analysis. Complex has been purchased by the Village for the purpose of developing a public safety facility.
  - G. Brunswick explained the proposal for phase 2 assessment for \$29,660. She noted that part of assessment may be covered by Petroleum Cleanup Fund so ask

from our program may only be \$13,286.22 with potential to go up to \$29,660.

- C. Sawyer asked if this covers deductible. G. Brunswick confirmed.
- G. Brunswick noted the motion would be to approve the phase 2 assessment for \$13,287 with potential to increase up to \$29,660 depending on how much is approved for coverage in petroleum clean-up fund.

*John Leddy motioned to approve \$13,287 in assessment funds for 124 First Street with potential to increase up to 29660 depending on PCF funding. Second from Tim Smith. All in favor. Motion passes.*

#### **7) Meeting Summary from April and September 2023**

It was determined that the meeting minutes from previous meetings will not be voted on for approval at this meeting as there was not enough voting members for quorum who attended the previous meetings. C. Sawyer noted if someone happens to find error in these minutes, please let G. Brunswick know. Otherwise, he noted that they will be left as is.

#### **8) Other business**

- G. Brunswick noted if members are interested in having other outside guests or other topics, not just financial reports and not operational business, to let her know and she can set something up for an upcoming meeting.
- T. Smith noted would like updates on next steps, especially Rivière hotel.

Meeting adjourned at 1:46.