



December 17, 2015

Frank Gardner
EPA New England - Region 1
5 Post Office Square, Suite 100
Mail Code - OSRR07-3
Boston, MA 02109-3912

Dear Mr. Gardner:

The Windham Regional Commission is very pleased to submit this application for \$400,000 in EPA Brownfields funds to continue our community-wide hazardous substance assessment program and petroleum assessment program.

Since 2000 the Windham Region Brownfields Reuse Initiative (WRBRI), a program of the Windham Regional Commission, has been instrumental in the redevelopment of properties that have been abandoned or underused due to real or perceived contamination. Due to the continued demand to redevelop brownfield sites in the region, we are applying for \$200,000 in hazardous substance assessment funds and \$200,000 in petroleum assessment funds to be used community-wide. Funds will be used primarily for site assessments and cleanup planning; however, public education and outreach, and the ongoing development and implementation of a strategy for redevelopment of brownfield properties will also be a significant part of the project.

- a. **Applicant Identification:** Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301
- b. **DUNS:** 014928931
- c. **Funding Requested:**
 - i) **Grant Type:** Assessment
 - ii) **Federal Funds Requested:** \$400,000
 - iii) **Contamination:** Both (Hazardous Substances - \$200,000 and Petroleum - \$200,000)
 - iv) **Community-wide**
- d. **Location:** The assessment grants will continue to target the 27 southeastern Vermont towns comprising the Windham Regional Commission (WRC). The WRC serves

the 23 towns in Windham County; the neighboring towns of Readsboro, Searsburg, and Winhall in Bennington County; and Weston in Windsor County.

- e. This proposal is for community-wide assessments. Property name and address does not apply.
- f. **Contacts:**

<u>Project Director</u> Susan McMahon, Associate Director Windham Regional Commission 139 Main Street, Suite 505 Brattleboro, VT 05301 Phone: 802-257-4547 Fax: 802-254-6383 Email: susan@windhamregional.org	<u>Chief Executive</u> Christopher Campany, Executive Director Windham Regional Commission 139 Main Street, Suite 505 Brattleboro, VT 05301 Phone: 802-257-4547 Fax: 802-254-6383 Email: ccampany@windhamregional.org
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- g. **Date Submitted:** December 17, 2015 www.grants.gov.
- h. **Project Period:** October 1, 2016– September 30, 2019
- i. **Population:** 46,720 according to the 2010 U.S. Census for the Windham Regional Commission service area (see d.)

If you have any questions about the proposal or the WRBRI program please contact Susan McMahon, WRBRI Program Manager (802-257-4547 x114). We hope for and look forward to an opportunity to continue this important work.

Sincerely,



L. Christopher Campany
Executive Director

Enclosure (Regional Priorities Form/Other Factors Checklist)

cc: Joe Ferrari, U.S. Environmental Protection Agency, Region 1

Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Windham Regional Commission

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): 4 and 5

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	X 2 & 4
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X 9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X 1 & 4

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description

Southeastern Vermont is recognized as a bucolic vacation destination. However, the region's rural economic stagnation, abandoned or underutilized former industrial sites, and ongoing recovery from devastating flooding by Tropical Storm Irene results in limited opportunities for the people that live here. Complicating matters, in 2014 the Vermont Yankee Nuclear Power Station (VY), which accounted for approximately 1 percent of employment but 5 percent of income for the Windham Region, permanently ceased operations.

Windham Regional Commission's (WRC) area is comprised of 27 towns in a 920 sq. mile area in Windham, Bennington and Windsor Counties. Brownfields are found in or near historical compact settlements, downtowns and village centers, which have served as the region's social, economic and cultural centers since the early 1800's. These blighted sites curtail redevelopment in areas designated by state, regional and local policy for growth to reduce sprawl, promote walking, biking, and use of transit, and reduce emissions related to transportation.

The villages and downtowns in our region grew around industry that used water power, leaving us with **contaminated industrial sites along rivers and streams in the hearts of villages and downtowns**. Furthermore, legacy "mom and pop" stores with filling stations are now vacant petroleum sites. This can preclude redevelopment where it is otherwise well-suited, depriving communities of jobs, services, revenue, and, in many cases, anchor social and commercial institutions. The challenge is further exacerbated by the proximity of many of these properties to rivers and streams and related catastrophic bank erosion. Brownfields can complicate flood hazard mitigation actions.

Brattleboro and Bellows Falls are the commercial/industrial centers in the region that developed around water power. Brattleboro had a range of manufacturing industries including printing presses, organ production, and textiles. Bellows Falls, well known for having been a leading paper manufacturing center at the turn of the 20th century, also had machine shops and rail yards. **It is within these communities that we will target most of our assessment work.**

ii. Demographic Information

Demographic trends indicate the region is becoming less vital. Population in the Windham Region was relatively stagnant between 2000 and 2010, with an increase of only 0.6%. The population of Brattleboro¹ and Bellows Falls² declined at rates of 10.56% and 0.54% respectively. Between 2004 and 2014 annual average employment in the Brattleboro Labor Market Area decreased by 4.0% and manufacturing industries have experienced a 14% decline³. The recent closure of VY is projected to result in a net loss of 1,162 jobs and a reduction in economic output from \$493 million to \$10 million by 2021.⁴ A Vermont family of four would have to earn, on average, over \$10,000 more than the same size family elsewhere in the U.S. to have equal purchasing power. The disconnect between program aid thresholds and actual cost of living results in unmet needs in Vermont.⁵

¹ Brattleboro Census Designated Place (CDP) is a densely developed section where most of the manufacturing occurred.

² Bellows Falls is an incorporated Village and the largest population center in the Town of Rockingham.

³ Vermont Department of Labor, "U.I. Covered Employment and Wages (QCEW) – Annual Averages." (accessed 11/12/15) <http://www.vtlmi.info/indnaics.htm> Brattleboro Labor Market Area covers Brattleboro, Bellows Falls, and most of the Region

⁴ Economic Impacts of Vermont Yankee Closure, UMass Donahue Institute Economic & Public Policy Research, 12/14

⁵ 2010 Health Disparities of Vermonters Report, VT Dept of Health

	Brattleboro CDP	Bellows Falls	Windham County	Vermont	United States
Population:	7,142 ¹	2,818 ¹	44,216 ¹	625,904 ¹	311,536,594 ¹
Unemployment:	4.6% ^{1,3}	9.7% ^{1,3}	3.8% ²	3.6% ²	5.3% ²
Poverty Rate:	18.2% ¹	19.7% ¹	12.4% ¹	11.8% ¹	11.3 % ¹
Percent Minority:	5.4% ¹	7.8% ¹	6.0% ¹	5.9% ¹	36.7% ¹
Median Household Income:	\$48,538 ¹	\$29,650 ¹	\$50,234 ¹	\$54,267 ¹	\$53,046 ¹

¹Data are from the 2009 – 2013 American Community Survey and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt and http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP05&prodType=table

²Data are from the Bureau of Labor Statistics and are available at www.bls.gov

³ Unemployment data gathered from American Community Survey for Brattleboro and Bellows Falls because National & State Bureau of Labor Statistics did not have data available at the CDP/village level.

iii. Brownfields

Brownfield sites are health concerns. The most prevalent contaminants found in our Region⁶ include solvents, petroleum products, PAHs, PCBs, arsenic, lead, metals, VOCs, and asbestos, all of which are potential threats to public health. We estimated that 96 hazardous and 41 petroleum brownfields are found in our target communities. These brownfield sites are located directly within or adjacent to densely developed low to moderate income areas that support a range of commercial, industrial, cultural and residential uses. An example is the 30 acre “Island” mill area in downtown Bellows Falls. A Phase II ESA for an Island site reported lead, arsenic, PAHS, petroleum, and VOCs⁷, and we expect these and other contaminants will be found nearby.

Brownfield sites impact our environment. Contamination of groundwater, surface water, drinking water, soil and air quality are principal concerns. Leaking underground storage tanks threaten ground and surface waters, including our drinking water. Most of our villages do not have central water systems and drinking water contamination is a risk. Deteriorated or improperly removed leaded paint contaminates air and soil. Contamination from fuel combustion and improper disposal at former industrial mill sites need to be addressed in our downtown and village centers. Industry in our region was reliant upon water power and many brownfield sites are located adjacent to waterways, creating the threat of pollutants discharging into surface waters, complicating waterfront redevelopment and flood recovery. In Brattleboro, byproducts of coal gasification are still found in the Connecticut River.

Type of site ⁸	Brattleboro		Bellows Falls		Rest of Region	
	Number	Acreage	Number	Acreage	Number	Acreage
Hazardous Substance	68	135	28	41	40	80
Petroleum	20	10	21	11	67	30

iv. Cumulative Environmental Issues

A number of waterbodies in our Region are listed as impaired, including the Connecticut River and several of its tributaries. The downtown areas of Brattleboro and Bellows Falls are adjacent to the Connecticut River and contribute directly to water quality issues in the river. Our towns have antiquated stormwater infrastructure. Bringing them into compliance will be costly and a regulatory challenge. The targeted communities, with their shrinking population, have

⁶ Based on previous Phase II work throughout the Region

⁷ Robertson Paper Mill

⁸ Sites were estimated based on known vacant or underutilized industrial areas, transportation maps, Sanborn Fire Insurance Maps, and historical telephone directories were used to identify properties.

difficulty paying for and maintaining their public wastewater treatment systems.

Of particular concern is the **health of the water supply throughout the region**. 78% of the region’s 23 villages lack municipal water systems and 61% of these villages lack municipal wastewater systems. Private wells are not regularly monitored and the majority of parcels are too small for adequate isolation distances for both septic systems and wells.

The region’s air quality is influenced more by the combustion of fuels for transportation and residential heating than by other sources. The rural nature of the region means that Windham County residents rely heavily on vehicles for access to jobs, goods, and services. The Windham Region relies on fuel oil, kerosene, coal, and wood for 78% of its residential heating needs⁹. These fuels produce greater levels of pollutants when burned relative to natural gas and **release greenhouse gas emissions into the air contributing to the alteration of the climate.**

Flooding occurs regularly in the Region, and is **expected to increase in frequency and severity as a result of climate change**. In addition to inundation flooding, we experience catastrophic fluvial erosion. Four years after Tropical Storm Irene we continue to recover from the devastating flooding. The presence of brownfields makes resilience planning more challenging.

b. Impacts on Targeted Community

Lead levels in perimeter soils at pre-1950 Vermont homes commonly tested at two to nearly four times EPA cleanup levels for play areas.¹⁰ Approximately 70% of Brattleboro’s and 81% of Bellows Falls’s housing units were built before 1950.¹¹ The VT Department of Health indicates that Bellows Falls had the highest percentage of elevated blood levels for lead of all children tested in Vermont between 1997 and 2005 (15%)¹², and a 2008 report indicates that Windham County has worse than statewide levels of elevated juvenile lead blood concentrations and lower than average levels of first trimester pregnancy prenatal care.¹³

The prevalence of **asthma** in Vermont has historically been among the highest in the nation. In 2012 the prevalence of current asthma in VT adults was 11% and greater than the U.S. asthma prevalence (9%). Vermonters 35-44 years old, those with a high school education or less, those earning \$15,000-\$24,999 per year, and women had increased prevalences of asthma compared to U.S. averages for these groups.¹⁴ The chart shows the asthma indicators found in the target area.

Data¹⁵	Brattleboro CDP	Bellows Falls	Windham County	VT	U.S.
Households Earning \$15,000-24,999	10.9%	24.8%	11.4%	10.5%	10.8%
High School education or less poverty rate (>24 years old)	53.3%	60.7%	37.6%	34.7%	40.8%

Vandalism, drugs, and assaults have all been documented in the targeted areas. Brattleboro Police over five years have responded to 585 incidents in the three block brownfields area of Elm Street.¹⁶ The Chemco site in Bellows Falls is difficult to secure resulting in safety concerns and

⁹ 2009-2013 American Community Survey 5 year estimates
¹⁰ Vermont Office of the Attorney General and Department of Health. “Get the Lead out of Vermont.” 2007.
¹¹ 2009-2013 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics
¹² VT Department of Health “Landlord Compliance Focus of Lead Poisoning Prevention Week.” 2006. (latest data)
¹³ VT Department of Health “Health Status Report 2008.” 2008. Vermont Department of Health. (latest report)
¹⁴ Vermont Department of Health, “Data Brief -Asthma in Vermont and United States Reducing the Burden of Asthma” 2015.
¹⁵ Data are from the 2009 – 2013 American Community Survey and are available on American FactFinder
¹⁶ Brattleboro Police Department. Incidents reported 2010-2014.

increased **trespassing** and **homelessness** at the site.¹⁷

In Brattleboro and Bellows Falls, the location of residences, childcare centers, nursing homes, schools, hospital/health centers, homeless shelters, and affordable housing developments has been examined by WRC in relation to existing and completed brownfield sites. Each of these **sensitive populations** can be found within a quarter mile of brownfields. For example, prior to entering our program, part of a former manufacturing site was developed as an Early Head Start program. Testing revealed high levels of arsenic in the playground soils before cleanup.

Our targeted areas have high poverty, low median incomes, crime, and health issues (lead and asthma). Due to their industrial history (1.a.i) they have been **disproportionately** impacted by having large numbers of brownfields sites in historically densely developed areas that are increasingly at risk for flooding (1.a.iv). Brownfields make it difficult to redevelop.

c. Financial Need

i. Economic Conditions

The Windham Region is rural. The largest towns, Brattleboro and Rockingham, have populations of 12,046 and 5,282 respectively. Over half of our towns have fewer than 1,000 residents and lack the fiscal capacity to fund assessment activities. The cost per person of delivering basic infrastructure and services, such as roads, education, and electricity, is high. In the absence of county government there is no countywide tax base from which resources may be drawn. Windham Regional Commission (WRC) receives most of its funding through grants and a performance-based contract with the state. The WRC has limited control over how it uses the majority of its funding and does not have funding to pay for brownfield assessments. Income data indicates that significant percentages of our targeted communities' residents fall below county, state, and national median income levels. Decline of industry has changed the character and economies of these historic employment centers. The expansion of census tracts eligible for participation in the federal New Market Tax Credit¹⁸ (NMTC) program and the increase of Community Development Block Grant (CDBG) Low Moderate Income (LMI) area wide benefit communities is another indicator of economic deterioration in the region. The number of NMTC eligible census tracts grew from 1 in 2000 to 5 at present. The number of CDBG LMI areas grew from 2 specific census areas before 2014 to the current 13 areas, including our two target communities. Job creation in the region has been stagnant since the early 1990s¹⁹. The closure of Vermont Yankee will exacerbate conditions of economic stagnation.

ii. Economic Effects of Brownfields

Brownfields sites in our communities are blights that compromise quality of life, redevelopment costs, and property values. Nationally, there is a strong correlation between environmental contamination and the close proximity of low and moderate income populations to that contamination. All brownfield sites in Brattleboro and Bellows Falls are located in areas where between 37% and 61% of households respectively made less than \$35,000²⁰ in an area where the low income threshold for 1 or more persons was greater than \$36,700²¹. There are few businesses, and brownfields occupy prime commercial sites, shifting the tax burden

¹⁷ According to the Rockingham Municipal Manager 12/15.

¹⁸ Tracts qualify for the program if: (1) the poverty rate for such tract is at least 20%, or (2) in tracts not located within a Metropolitan Area, the median family income does not exceed 80% of statewide median family income.

¹⁹ Southeastern Vermont Comprehensive Economic Development Strategy (CEDS), 2013

²⁰ 2009-2013 American Community Survey 5-Year Estimates, According to the U.S. Census 2010 the average household size in Brattleboro was 2.02 and the average household size in Bellows Falls was 2.30

²¹ Defined by HUD as those below 80% median income - FY 2015 Income Limits Documentation System.

disproportionately on homeowners. Tax rates in the Region, especially in our target communities, are some of the highest in Vermont.²² Blighted sites contribute to crime (section 1.a iv) making these **communities less desirable for redevelopment**. The private real estate investment environment in southern Vermont is challenging and risky.²³ Developers are wary of brownfields because of contamination concerns, depriving communities of jobs and revenue.

Bellows Falls has struggled to get interest in the Island, adjacent to their commercial core, while empty mill buildings sit ripe for redevelopment. Due to this, Vermont's Brownfields Economic Revitalization Alliance (BERA) program is focusing on the Island. Each agency provides their expertise and EPA is providing a TBA to complete the Roberston Paper Mill site. The BERA team is looking towards WRC's Brownfields program to fund ESAs and cleanup planning for the remaining Island sites. Other team members are focusing on redevelopment funding and development opportunities. The BERA team is looking for a success that will provide a mix of commercial redevelopment and catalyze the economic rebirth of the Bellows Falls area.

2. Project Description and Feasibility of Success

a. Project Description

i. Project Description

The Windham Regional Commission (WRC), a Vermont Regional Planning Commission, is applying for funds to continue the successful Windham Region Brownfields Reuse Initiative (WRBRI). *The overall goal of the WRBRI is to return sites with real or perceived contamination to the market or to reuse for the public good.* The number and impact of brownfields from the region's industrial legacy is significant, hampering reuse and resulting in greenfield development. We anticipate we will complete 7-8 hazardous and petroleum sites. Identified below are sites that have the greatest need and are ready for redevelopment and **eligibility will be determined if awarded.** Other possible sites are in the queue. **Brattleboro and Bellows Falls** have long been commercial and industrial centers in the region and it is **within these communities that we will target most** of our assessment work. Sites nominated to the WRBRI program will go through the existing site selection process (see 2.a.iii). Priority is given to sites in low to moderate income downtown/village areas. These areas generally contain public and private investment in infrastructure and have public transit service that connects the town to a large portion of the region. By targeting projects that can take advantage of existing infrastructure we reduce development pressures on raw land outside the village and downtowns. The local commitment to encourage the use of existing infrastructure is well documented in the Windham Regional Plan (November 2014). Brattleboro and Bellows Falls have recently finished plans for their communities. Assessment assistance is needed for plan realization.

Bellows Falls's *Island Plan*²⁴ integrates the industrial area into the commercial core through redevelopment. Three of the following sites (2 on the Island and 1 adjacent) have been identified:

- Vermont Farm Machinery Complex (two sites): across from Robertson Paper Mill and where we expect some of the same contaminants of concern (lead, arsenic, PAHs, petro. & VOCs)
- Chemco: Initial testing found arsenic, lead, PAHs, petro. and VOCs, but further work is needed

Brattleboro recently completed a three year community planning process to update the Town Plan.²⁵ The public, interested individuals, and community groups and organizations participated

²² VT Department of Taxes - FY 15 Vermont Tax Rates by Town (tax.vermont.gov/content/tax-rates-county-2015)

²³ Southeastern Vermont Comprehensive Economic Development Strategy (CEDS), 2013

²⁴ *Island Growth and Rehabilitation Plan*, John Mullin and Associates, April 2013

²⁵ Brattleboro Town Plan, February 2013, Amended June 2015

and provided feedback for the Plan. The Plan directs redevelopment opportunities to areas where growth will minimize infrastructure expansion, revitalize the area, and help manage the cost of services to residents. In 2015 Brattleboro was awarded an EPA Brownfield Assessment Grant and selected by EPA as part of their “*Making a Visible Difference in Communities*” program. The town is focusing their work in the Whetstone Brook area that was devastated by Tropical Storm Irene. It is anticipated that the magnitude of sites needing assistance will use all of their brownfields funds. Brattleboro is looking to WRC’s program to provide assistance outside of the Whetstone Brook area and provide additional resources, if needed, in their focus area.

In Brattleboro we have identified the Brattleboro Housing Partnership site for assistance. Outside of the target communities the Briggs Automotive site in Jacksonville Village has been identified. Funding for the WRBRI will be used **primarily for environmental site assessment, reuse and clean up planning for hazardous and petroleum sites**. The WRBRI has been designed to use community engagement, planning, and professional environmental engineering services to achieve the goal of returning brownfield properties to active reuse. Our 15 years of experience and existing brownfields queue means we can support revitalization very quickly and efficiently.

ii. Project Timing

WRC will begin work on this grant as soon as the Cooperative Agreement is signed. The Steering Committee is in place and has approved all of our forms (site nomination, site selection criteria, and access and owner participation agreements). Consultants have been selected and are under contract until 2017 under the current grant with approval from EPA Region 1 (an RFP will go out in 2017 for the remainder of grant period). Sites are in the queue waiting to submit their nomination forms. Work can begin immediately, and because sites have redevelopment plans in place, we will see benefits soon after the assessment/cleanup planning phase is complete.

iii. Site Selection

The WRBRI program will continue to be successfully marketed in the Region as a source of assistance in development of brownfields sites. Participation is strictly voluntary. Once a property owner or prospective purchaser decides to utilize the WRC program, a completed Site Nomination form must be submitted for review by the WRBRI Steering Committee. To be considered by the Committee a prospective purchaser must receive permission from the current owner in order to participate in the program. Committee meetings are open to the public.

Sites nominated to the WRBRI program will continue to go through the existing site selection process. Sites are evaluated by the Steering Committee based on location, ownership, marketability, local importance, reuse plan and potential for open space, affordable housing or job creation, and sustainable reuse. Sites with a reuse plan and funding for redevelopment are given priority by the Committee. The evaluation criteria will continue to be regularly reviewed by the Committee to assure that the goals of the program align with community needs. If accepted into the program, participating property owners are required to sign participation and site access agreements. The consultant assigned to the site must also sign the access agreement.

b. Task Description and Budget Table

i. Task Description

The following task descriptions apply to both hazardous and petroleum assessment programs. The charts indicate the assessment program in which the output will be completed.

Task 1 - Cooperative Agreement Oversight: The WRBRI will continue to be a program of the WRC. WRC will manage all financial, reporting, and auditing tasks. These include management

of the cooperative agreement, monitoring and amending (if needed) the EPA/WRC cooperative agreement, overall project coordination, reporting, and managing any related sub-consultant agreements. WRC will work with the WRBRI Committee to develop requests for proposals, advertise, evaluate, rank, and hire qualified environmental professionals as grant subconsultants. As part of the overall project coordination, WRBRI staff will attend EPA sponsored trainings. Staff personnel/fringe costs are estimated at \$4,250/\$1,020 for hazardous and \$2750/\$660 for petro. The travel cost is estimated to include travel for one person to two national conferences at \$1000 per trip. If only one grant is received WRC will cover the remaining costs over \$1000.

Task 1 - Output	Haz.	Petro.
Hire qualified environmental professionals for sites (per grant)	✓	✓
Submit information to EPA Region 1 for a determination of site eligibility	✓	
Submit paperwork to Vermont Department of Environmental Conservation for a determination of site eligibility and send determination to EPA Region 1		✓
Attend two national brownfields conferences and other EPA brownfields trainings	✓	✓
Update EPA Acres database	✓	✓
Submit (12) quarterly reports, MBE/WBE reports, a final report, and other required reports to the EPA	✓	✓

Task 2 – Citizen Engagement: The program will continue extensive education and outreach. We will attend meetings of municipalities and community-based organizations to present information on the ongoing project progress and collect citizen feedback. WRC staff will disseminate the brochure (revised under FY 2011 EPA grant) and other user-friendly financial, technical and educational materials that outline brownfield redevelopment issues. We make effective use of our website and social media (Facebook). This task also includes the continuation of the WRBRI Steering Committee, work with prospective purchasers/developers of brownfield sites, and outreach and coordination with site neighbors. All WRC meetings are open to the public. Staff personnel/fringe costs are estimated at \$6,032/\$1448 for hazardous and \$3,903/\$937 for petro.

Task 2 - Output	Haz.	Petro.
Hold bimonthly (18) Steering Committee meetings	✓	✓
Disseminate brownfields brochure and links to website	✓	✓
Hold one Brownfield Transaction Workshop	✓	✓
Publish nine WRC newsletter articles on brownfields	✓	✓
Present the WRBRI program to nine organizations in the region	✓	✓
Hold 2 meetings with each partner community based organizations	✓	✓
Hold meetings to present assessment findings and address public concerns	✓	✓
Hold 4 meetings (per grant) to discuss site remediation, timeline, and site reuse	✓	✓

Task 3 – Site Assessments Activities: The environmental consultants will conduct Phase I and II site assessments. Contractual costs are based on; 4 Phase I hazardous assessments at \$3,500 each²⁶ for a total of \$14,000; 3 Phase I petroleum assessments at \$3,500 each for a total of \$10,500; 4 Phase II hazardous assessments at \$33,500 each²⁷ for a total of \$134,000; and 4 Phase II petroleum assessments at 38,000 each²⁸ for a total of \$152,000. The number of sites carried

²⁶ Cost is based on average costs of Phase I assessment in FY15. Cost may be less or more depending on size of site.

²⁷ It has been our experience that the cost of the Phase II assessment depends on size and former use and has varied during FY15 from \$28,500 to \$ 38,500 for an initial Phase II investigation.

²⁸ It has been our experience that the cost of the Phase II assessment depends on size and former use and has varied during FY15 from \$28,000 to \$48,000 for an initial Phase II investigation.

out may change depending on site characteristics and cost. The Phase II estimates include the preparation of a Quality Assurance Project Plan (QAPP) that will be approved by EPA.

Personnel and fringe costs (estimated at \$2,468/\$592 for hazardous and \$1,774/\$426 for petroleum) associated with this task are for WRC staff to work with both owners and prospective purchasers to coordinate site access and to communicate results of site assessment. Costs also cover staff review of all sub-consultant work, coordination of EPA and VT Department of Environmental Conservation review of reports and work plans, and communicating with property owners and prospective purchasers. Output tasks are as follows:

Task 3 - Output	Haz.	Petro.
Conduct four Phase I assessments	✓	✓
Conduct three Phase I assessments		✓
Conduct four Phase II assessments (per grant)	✓	✓
Hold up to four coordination meetings (per grant)	✓	✓

Task 4 – Site Reuse and Cleanup Planning: The WRBRI environmental consultants will carry out remediation planning on up to 4 hazardous sites and 3 petroleum sites, depending on site characteristics, at a cost averaging \$8,500 per site²⁹ for a total of \$34,000 (haz.) and \$25,500 (petro). WRBRI staff will be responsible for reviewing remediation plans, coordinating reviews of the reports with EPA and VTDEC, and communicating with property owners and prospective purchasers. Personnel/fringe costs are estimated at \$960/\$230 for haz. and \$444/\$106 for petro.

Task 4 - Output	Haz.	Petro.
Develop remediation plans for up to four sites	✓	
Develop remediation plans for up to three sites		✓
Hold up to four coordination meetings (per grant)	✓	✓

ii. Budget Table

Personnel/fringe costs for Tasks 1 and 2 will be reduced if both programs are funded and savings will go towards consultant services in Tasks 3 and 4. Staffing was calculated at \$40 per hour.

Hazardous Substance Budget

	Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Site Assessments Activities	Task 4 Site Reuse and Clean Up Planning	TOTAL
Personnel	\$4,250	\$6,032	\$2,468	\$960	\$13,710
Fringe Benefits	\$1,020	\$1,448	\$592	\$230	\$3,290
Travel	\$1,000	\$0	\$0	\$0	\$1,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$0	\$148,000	\$34,000	182,000
Other	\$0	\$0	\$0	\$0	\$0
Total	\$6,270	\$7,480	\$151,060	\$35,190	\$200,000

²⁹ FY2015 average Corrective Action Plan costs. It has been our experience that Petroleum and Hazardous sites average to be the same cost.

Petroleum Budget

	Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Site Assessments Activities	Task 4 Site Reuse and Clean Up Planning	TOTAL
Personnel	\$2,750	\$3,903	\$1,774	\$444	\$8,871
Fringe Benefits	\$660	\$937	\$426	\$106	\$2,129
Travel	\$1,000	\$0	\$0	\$0	\$1,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$0	\$162,500	\$25,500	\$188,000
Other	\$0	\$0	\$0	\$0	\$0
Total	\$4,410	\$4,840	\$164,700	\$26,050	\$200,000

c. Ability to Leverage

WRBRI will continue to contribute in-kind staff time, overhead, and supplies necessary to complete administrative activities and indirect costs not covered under the brownfields grants³⁰. WRC received an FY 2011 EPA Brownfields Clean-up Revolving Loan Fund (RLF) grant and projects that have been assessed with WRBRI Assessment grant funds are given priority for cleanup loans and/or grants (**\$603,165 distributed**). The Program Manager also oversees WRC’s Community Development Program, which is funded by additional state and local funds³¹ and approximately **\$5,000 a year** goes to the integration of the WRBRI with other WRC programs.

If WRBRI cannot carry out all assessment required to characterize the site or provide funding for cleanup, we work to obtain assistance through state and federal programs such as *VT Brownfields Technical Assistance, VT Brownfields Revolving Loan Fund, VT Petroleum Cleanup Fund, VT Community Development Block (CDBG), EPA Target Assessment, EPA Cleanup grants, and USDA Rural Development*. We will continue to assist the redevelopment of sites with obtaining funding and/or technical assistance through *Vermont and Federal Tax credits (New Market, Historic, Affordable Housing, etc), CDBG, Windham County Economic Development Fund, VT Economic Development Authority, USDA Rural Development, National Park Service Rivers & Trails Program, VT Community Loan Fund, and VT Community Foundation*.

Bellows Falls Area Development Corporation received **\$300,000** from the Windham County Economic Development Fund for clean up and planning for the Island. Brattleboro Housing Partnership will raise over **\$6 million** for their affordable housing project (attachment D).

3. Community Engagement and Partnerships

a. Involving Targeted Community & Other Stakeholders; and Communicating Progress

i. Community Involvement Plan

The purpose of our community involvement is to engage a broad constituent and stakeholder base, provide updated project information to facilitate public dialogue, and provide opportunities for public participation of residents, businesses, municipal officials and local organizations in decision-making processes regarding site selection for assessments, cleanup, and reuse.

³⁰ Under our FY13 grants, **WRC contributed \$15,000 in administrative overhead costs** not covered by the current grant, and we anticipate contributing that amount or higher for this grant.

³¹ This funding comes to the WRC through Vermont Property Transfer Tax and municipal per capita assessments.

Steering Committee: The WRBRI Steering Committee oversees the program and meets bi-monthly. Its diverse membership includes staff of the regional development corporation, a realtor, an engineer, a planner, town officials from the targeted communities, affordable housing advocates, and other interested citizens. The Committee is responsible for evaluating sites for acceptance into our program and for overseeing assessment and cleanup planning activities.

Neighborhood Outreach & Public Meetings: We meet with the immediate neighbors to a site and any interested neighborhood organizations. Outreach meetings are held in the site neighborhood at times most convenient for the public. Meetings are publicized by direct mail to the owners of record for each property in the vicinity of the brownfield site and by posting at public locations near the site. We hold public meetings to present assessment findings, address community concerns, and/or solicit feedback on site reuse. Meetings are publicized through a variety of methods including press releases in newspapers and local newsletters, social media, notices displayed in stores, libraries, community bulletin boards, local television programs, phone calls, and direct mailings to community groups. Cleanup plans are presented at public meetings in the host community of the site. Four weeks are allotted for public comment.

Speakers Bureau: Staff is available to visit municipalities, non-profit and civic organizations to give an overview of the program. Face to face meetings in our communities is invaluable.

Informational Resources: Public ability to contact program staff directly is WRBRI's most important informational resource. The WRBRI program brochure is distributed to stakeholders via public outlets, and the WRBRI page on the WRC website is and is regularly updated. We tell the story of our brownfields program in the WRC newsletter.

Transactional Workshops: WRBRI conducts a workshop for professionals who are or may be involved in brownfields transactions such as attorneys, developers, bankers, realtors, and engineers. They are targeted through direct mailings, ads, and articles. Our "Bagels and Brownfields" workshop discussed legal, regulatory, technical, and financial assistance matters.

Record Documentation & Repositories: WRC is subject to Vermont's Open Meeting Law. All Steering Committee minutes are public record and available within 5 days of the meeting. All community participation activities are documented, including public input, suggestions, and public contact. Timely response is provided. Informational documents related to project activities are accessible to the public during WRC business hours. We require all reports be submitted in both digital and hard copy, enabling us to respond to citizen requests via both email and USPS.

Interpretive Services: Per the 2010 Census, English is the predominant language spoken in the Region. 4.9% of people reported that they did not speak English in the home with only 1% indicating that they spoke English less than 'very well.' There is a significant hearing impaired population in Brattleboro where the Austine School for the Deaf was located until closing in 2014. Translation services are obtained to facilitate participation when we are aware of a need.

Community Organizations: In section c. i. we list the community organizations that will assist us with outreach and implementing the program.

ii. Communicating Progress

WRC communicates through our diverse stakeholder base, described above, and through our own newsletter, website, and social media (Facebook). We make a point of going into the community to meet face to face with the public to explain the project and answer questions. We also communicate with the public through local media (print, radio and community access TV). While there are few media outlets in our rural community, they are widely consumed. The Red

Clover Project, an affordable housing project for elderly and disabled in Brattleboro, provides a recent example of selecting the appropriate communication tool for the stakeholders. We provided updates to the community throughout the assessment and clean up. However, when a newspaper article about an enforcement action for a previous commercial business at the site scared the residents, we immediately sent a memo to explain the issue. A meeting was then held mid-day in their community room and we discussed the Phase I, II and cleanup. Residents asked questions and were reassured that the potential contaminants were appropriately evaluated.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

WRBRI will continue to work closely with the VT Department of Environmental Conservation (DEC), the environmental agency tasked with providing support to brownfield projects (attach. B). DEC is our key partner. WRBRI staff works directly with a DEC sites manager and the manager reviews, provides comments, and approves all assessment and clean up plans and reports, and has final approval on controls used to address contamination. In EPA Region 1, the state has been delegated authority to determine whether petroleum assessment funds can be used on a site. For petroleum sites, we work with our DEC sites manager to determine site eligibility. During assessment activities, the WRBRI coordinates at least one meeting for each site with the property owner/potential purchaser, environmental consultant, and DEC. The purpose of this meeting will be to provide updates, coordinate assessment assumptions and analyses, and discuss redevelopment plans in order to keep the project moving forward in a timely manner.

For sites requiring cleanup work, we work closely with the DEC’s Brownfields Project Manager who facilitates site redevelopment. DEC’s Project Manager is the lead for Vermont’s voluntary cleanup program, Brownfields Reuse and Environmental Limitation Liability Act (BRELLA). The VT Department of Health is the lead agency for public health policy and advocacy. We rely on their assistance to review risk assumptions, assessments, and communicate health risks.

ii. Other Relevant Governmental Partnerships

We will continue to partner with other state and federal agencies including EPA and HUD. We will work with EPA on brownfields assessment, cleanup and cumulative environmental issues. Through the VT Agency of Commerce and Community Development, we access HUD’s Community Development Block Grants for redevelopment. Since assessment work is carried out with federal funds, we comply with Section 106 of the National Historic Preservation Act of 1966 by working with the VT Division of Historic Preservation to determine if a historic resource might be impacted and any potential adverse effects to that resource. We work with the National Park Service on technical assistance for trails and greenways and funds have been received from the U.S. Economic Development Administration for economic revitalization. The VT Department of Health (VTDOH) regional office in Brattleboro addresses community health and assists the local volunteer health officers. We recently partnered with this office on healthy communities initiatives. The local VTDOH director serves on the WRC as a Commissioner.

c. Partnerships with Community Organizations

i. Community Organization Description and Role

Organization	Description	Role/Commitment
Brattleboro Area Chamber of Commerce	Provides resources and support for the interests of its membership to sustain a vibrant community.	Outreach <ul style="list-style-type: none"> • distribute brochures • link to WRBRI website
Brattleboro	Provides services to support existing	Advisor, Outreach and Dvlpr.

Organization	Description	Role/Commitment
Development Credit Corporation	and/or incoming businesses in Southeastern Vermont.	<ul style="list-style-type: none"> Steering Committee identify potential sites finance and legal advice
Connecticut River Watershed Council	Works to protect the watershed from source to sea.	Advisor and Outreach <ul style="list-style-type: none"> natural resource issues
Preservation Trust of Vermont	Initiates and assists local and statewide efforts to preserve historic, architectural, cultural, and community resources.	Advisor <ul style="list-style-type: none"> historic preservation and reuse technical assistance
Rockingham Arts and Museum Project	Works to develop awareness of the arts, and the impact of art on the local economy and community vitality.	Advisor and Outreach <ul style="list-style-type: none"> identify potential sites offer technical assistance
Southeastern Vermont Community Action	Supports community development projects that provide opportunity to low income families.	Advisor and Outreach <ul style="list-style-type: none"> identify potential sites assist with redevelopment
Vermont Land Trust	Works with individuals and groups to conserve family land, working farms and forests, and important to communities.	Advisor and Outreach <ul style="list-style-type: none"> identify potential sites offer technical assistance
Windham & Windsor Housing Trust	Creates and manages affordable housing for low-moderate income residents of Southeastern Vermont.	Affordable Housing Dvlpr. <ul style="list-style-type: none"> identify potential sites Steering Committee

ii. Letters of Commitment

Letters documenting their commitment are found in attachment E.

4. Project Benefits

This summarizes the most pressing community problems and the outcomes to be achieved.

Community problems	Outcomes from Brownfield Redevelopment
Population stagnation	Job and housing creation and enhanced quality of life
Brownfields sites are in low income communities disproportionately	Protect public health, provide jobs, create affordable housing and enhance quality of life for these residents
Impact to groundwater	Groundwater protected and cleaned up
Elevated levels for lead in children	Decrease lead levels in children
Asthma in low income adults	Better paying jobs and affordable housing
Income levels and economic health	Better paying jobs and affordable housing

a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits

Brownfield site assessment will continue to bring about identification of contamination and public health threats that may go undetected without access to EPA assessment funds. Reuse of these sites through cleanup and redevelopment allows for a reduction of exposure for all including the most sensitive of our population – children, pregnant women and elderly. Use of institutional and engineering controls will prevent exposure to hazardous substances, eliminate physical hazards, and improve overall quality of life. Lead is a serious health issue in our communities. Remediation will contribute to reduction of lead exposure with an overall goal of lowering blood lead levels. The quality of the region’s drinking water supply is of particular concern. Groundwater remediation is difficult yet essential. The WRBRI priority to reuse

brownfield sites in villages and downtowns has and will continue to **provide public health benefits**. Bellows Falls Area Development Corporation (BFADC) will redevelop the former Vermont Farm Machinery site into a commercial property. This grant will allow the BFADC to assure that the site is free of lead, soils are uncontaminated, and the groundwater is safe. This is especially important in a town which reported the highest lead levels for children in the State. WRBRI will continue to safeguard the community, and will notify municipal staff and sensitive populations in the vicinity when assessment work is about to begin. WRBRI staff will answer questions and require environmental professionals to take appropriate controls to protect the public during all phases of assessment.

ii. Environmental Benefits

Environmental Challenges	Outcomes from Brownfield Redevelopment
Impaired Waterbodies	Riparian sites remediated; storm water quality improved
Air Quality from combustion of fuels	Energy efficient and compact redevelopment
Health of Groundwater	Groundwater protected and cleaned up
Flooding/Climate Change	Flood resilience measures incorporated into projects

Brownfield assessments reveal important information about the nature and magnitude of contamination that is present in the environment. With many former industrial sites located adjacent to waterways, cleanup activities in this region directly improve water quality by preventing the discharge of contaminants into surface waters, thereby improving the health of aquatic ecosystems and the natural communities that rely on them. For example, the Windham County Sheriff’s Department is planning to locate its dispatch and youth program to a former industrial site (Chemco) located in Bellows Falls on the Connecticut River where contaminants may be discharging into the river. Redevelopment of this site offers opportunities to clean up hazardous materials on site while mitigating stormwater runoff and flooding. Brownfields cleanup also ensures safer groundwater by preventing the leaching of toxins. Local air quality is improved as sites such as this are redeveloped in downtown and village centers because people are able to live, work, and buy goods and services without relying on their vehicles.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, and Other Tools

WRBRI considers the economic, community, and environmental benefits of brownfields cleanup when selecting program sites. Priority is given to downtown/village sites which have significant investment in infrastructure and public transit services. The commitment to encourage the **use of existing infrastructure** is well documented in the Windham Regional Plan (11/2014). Projects having definitive plans for **sustainable reuse** are ranked higher during site selection

We promote **building reuse and enhancing community value**. Brownfields sites are often located in the historic cores of their communities and provide opportunities for the reuse and rehabilitation of historic structures while enhancing neighborhood character and sense of place. The historic Briggs Automotive will be reused in Jacksonville Village. Ensuring **greener cleanup** is important to our work and we work with environmental consultants to find “green” demolition and cleanup solutions. For example, the Red Clover project used grading schemes that reused contaminated soils. During the **redevelopment process** we work with owners to refine site reuse plans while encouraging developers to utilize LEED principles; building techniques that incorporate resource-efficient construction, operation, maintenance, and demolition; and on-site low-impact development, flood resilience measures, and green storm water infrastructure. The “Island” redevelopment will incorporate these techniques.

ii. Integrating Equitable Development or Livability Principles

WRBRI site selection criteria location (village/downtown), potential for open space (greenspace/recreation), affordable housing or job creation, and sustainable reuse ensures both equitable development and livability principles. As one example, Brattleboro Housing Partnership's (BHP) Melrose Terrace property suffered widespread damage as a result of flooding during Tropical Storm Irene (2011). The rural site of 80 affordable housing units for seniors and disabled individuals received substantial damage. BHP cannot rebuild on this site. The new location selected to rebuild 55 of the lost 80 units, a brownfield site, is a former auto dealership/repair shop. WRBRI completed assessment and clean up planning for this site. The project, known as Red Clover Commons, began construction Spring 2015 and has leveraged 12 million dollars in development and cleanup funds, **but there is still more work to do**. In 2016 BHP will begin working on the site for the remaining 25 units of affordable housing.

Their site selection process will include a widespread effort to include housing advocates, residents, and the public at large. BHP will choose a location like Red Clover for the 25 unit site. The Melrose site was isolated and was automobile-dependent. The Red Clover project is in a well-established neighborhood of mixed use development, with sidewalks, a park, bus line, grocery store, pharmacies, medical doctors and close to the Brattleboro Hospital. Red Clover will knit this former blighted area into the existing low to moderate income neighborhood. This is a prime example WRBRI integration of **equitable development** and brownfield redevelopment.

c. Economic and Community Benefits (long-term benefits)

i. Economic Benefits

This grant will provide economic benefits for our communities, including raising neighboring property values, increasing tax revenues, and creating new jobs and housing. We will continue to use potential economic benefit as part of the site selection criteria.

We anticipate at a minimum **110 new jobs** will be created through this grant and does not take into account construction jobs related to the redevelopment of these sites. The Island sites are being developed for a new 60,000 +/- s.f. facility for Chroma. Chroma will expand its current workforce by **50 new hires**. Chroma, with salaries well above the area median wage, manufactures interference filters for the ultra-violet, visible and near-infrared portions of the spectrum. These are the type of well-paying jobs that the Region needs. Redevelopment of this industrial area will also benefit the downtown shops and restaurants, all of which are within walking distance. Chemco site reuse will result in a dilapidated and graffiti covered building being redeveloped, bringing increased property value and **60 new jobs**.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

Currently, no environmental job training program exists in our target area. We have met with the local Workforce Investment Board, Southeastern VT Community Action and the Windham Regional Career Center to encourage these organizations to develop a program and apply for the EPA funds. The large number of brownfield sites in the region and surrounding regions warrants such a program. We will encourage our consultants and the development community to notify the local offices of VT Department of Labor of employment opportunities and to recruit locally.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

Susan McMahon, WRC Associate Director, will serve as the Brownfields Program Manager and is a planner with over 25 years experience. Ms. McMahon will manage WRC staff and the work

of environmental consultants. She will have oversight of the assessment funds and programmatic requirements and will serve as liaison between communities and State officials and the EPA. The WRC has been in continuous operation for 50 years. The majority of our 10 staff persons have long tenure at the Commission. In the event employee turnover should occur, one of our three senior planning staff, including the Executive Director, would assume the leadership position.

WRBRI will continue to procure environmental consultants to assist with site assessment and cleanup planning tasks. WRC has self-certified its procurement procedures for personnel services and equipment in compliance with applicable federal regulation (pursuant to 49 CFR 18.36(g)3). Procurement procedures and policies have been developed in accordance with state and federal statutes and regulations. The WRC will continue to use this competitive solicitation process.

b. Audit Findings

WRC has an excellent history of managing federal funds. Audits comply with generally accepted auditing standards issued by the Comptroller General of the US and the provisions of OMB Circular A-133, No audits have resulted in adverse findings. The WRC has never been required to comply with special “high risk” terms and conditions implementing OMB Circular A-102.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with grant requirements

WRC is experienced in managing EPA Brownfield Assessment funds. The following grants for petroleum and hazardous substance brownfields assessments have been successfully closed out with no funds remaining at the time of closure:

- Cooperative agreement 2B-96109501- \$200,000 (ARRA funds – hazardous)
- Cooperative agreement 2B-96109601- \$200,000 (ARRA funds – petroleum)
- Cooperative agreement BF-96151401- \$400,000 (petroleum and hazardous)

WRC is managing an EPA Brownfields RLF (BF 96151501) and an FY 13 EPA assessment grant for hazardous and petroleum substances (BF-96179001-0). At the time of this application, approximately \$11,751 hazardous substances funds remain with \$10,481 obligated, resulting in just \$1,270 available. Approximately \$37,303 of petroleum funds remain with \$16,429 obligated, resulting in just \$20,874 available. The remaining funds will be expended before June 2016.

WRC is in compliance with all quarterly reports, MBE/WBE reporting and financial status reports. Property profiles are up-to-date in the ACRES database. Satisfactory progress has been made in achieving results detailed in the work plan and no modifications have been required. For the current grant, the WRBRI has procured environmental consultants, continued community outreach, updated its website, assisted with reuse planning and spoken with numerous prospective purchasers. Grant information is reported quarterly and entered into the ACRES database. All final ESAs, QAPPs and CAPs are sent to the Project Officer at EPA Region 1.

2. Accomplishments

Since its inception in 2000, the WRBRI has assisted with 47 sites, 91% of which have been redeveloped or are in the planning or implementation phase of redevelopment. Recent highlights of our program include assessment through remediation for **55 units of affordable housing**, a **new bus facility**, and **parking for a local farmer’s market**. The following site outcomes have been met with our current grant (BF-96179001) and documented in ACRES:

- *Hazardous:* 5 Phase I, 5 Phase II assessments, and 3 remediation plans
- *Petroleum:* 2 Phase I, 4 Phase II assessments, and 2 remediation plans

Attachment A: Threshold Criteria

THRESHOLD CRITERIA

- 1. APPLICANT ELIGIBILITY.** Windham Regional Commission (WRC) is a Vermont Regional Planning Commission and is eligible to apply as a regional council or group of general purpose units of local government.
- 2. LETTER FROM STATE OR TRIBAL ENVIRONMENTAL AUTHORITY.** Attached are letters for hazardous and petroleum substances from Patricia Coppolino, Brownfields Response Program, Department of Environmental Conservation, Vermont Agency of Natural Resources (Attachment).
- 3. COMMUNITY INVOLVEMENT.** The purpose of our community involvement plan is to engage a broad constituent and stakeholder base provide updated project information to facilitate public dialogue, and provide opportunities for public participation. Community outreach efforts detailed in the application show how the Windham Region Brownfields Reuse Initiative (WRBRI) will continue to involve affected residents, businesses, municipal officials and local organizations in decision-making process regarding site selection for assessments, cleanup, and reuse. Community involvement will include, but not limited to WRBRI Steering Committee, neighborhood outreach, community meetings, speakers bureau, informational resources (website, newsletter, brochure, etc.), transactional workshops, record documentation and repositories, interpretive services and working with community partners.
- 4. SITE ELIGIBILITY AND PROPERTY OWNERSHIP ELIGIBILITY.** Does not apply. This application is for a community-wide assessment grant.

Attachment B: Letters from the State



AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@state.vt.us

December 7, 2015

Windham Regional Commission
Attn: Ms. Susan McMahan
139 Main Street, Suite 505
Brattleboro, VT 05301

Dear Ms. McMahan,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Windham Regional Commission intends to apply for a hazardous materials EPA Brownfield Assessment Grant and to use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of non-petroleum related brownfield properties community wide in the Windham Regional Commission (WRC) region of Vermont.

The State of Vermont is very appreciative of your intent to apply for grant funding, as WRC's involvement in the Brownfield Program will assist us in the assessment of brownfield properties in Vermont. The objectives of the assessments are appropriate and consistent and continue to progress the objectives of the Vermont Brownfields Program.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with the WRC and to assist potential developers enter into the Vermont Brownfield Environmental Liability Limitation Program, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager
Brownfields Response Program
Waste Management and Prevention Division





AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@state.vt.us

December 7, 2015

Windham Regional Commission
Attn: Ms. Susan McMahan
139 Main Street, Suite 505
Brattleboro, VT 05301

Dear Ms. McMahan,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Windham Regional Commission intends to apply for a petroleum EPA Brownfield Assessment Grant and to use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of petroleum related brownfield properties within the Windham Regional Commission (WRC) region of Vermont.

The State of Vermont is very appreciative of your programmatic successes and of your intent to apply for additional grant funding, as WRC's local involvement in the Brownfield Program continues to assist us in the inventory and assessment of properties in Vermont. The objectives of the assessments are appropriate and consistent and continue to progress the objectives of the Vermont Brownfields Program and we will assist in the petroleum determinations for identified properties.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with the WRC and to assist potential developers enter into the Vermont Brownfield Environmental Liability Limitation Program and Petroleum Cleanup Fund, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Program Manager
Brownfields Response Program
Waste Management and Prevention Division



Attachment C: Applicant Eligibility

The Vermont Statutes Online

Title 24 : Municipal And County Government

Chapter 117 : Municipal And Regional Planning And Development

Subchapter 003 : Regional Planning Commissions

§ 4341. Creation of regional planning commissions

(a) A regional planning commission may be created at any time by the act of the voters or the legislative body of each of a number of contiguous municipalities, upon the written approval of the Agency of Commerce and Community Development. Approval of a designated region shall be based on whether the municipalities involved constitute a logical geographic and a coherent socioeconomic planning area. All municipalities within a designated region shall be considered members of the regional planning commission. For the purpose of a regional planning commission's carrying out its duties and functions under State law, such a designated region shall be considered a political subdivision of the State.

(b) Two or more existing regional planning commissions may be merged to form a single commission by act of the legislative bodies in a majority of the municipalities in each of the merging regions.

(c) A municipality may move from one regional planning commission to another regional planning commission on terms and conditions approved by the Secretary of Commerce and Community Development. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 1, eff. April 11, 1972; 1981, No. 132 (Adj. Sess.), § 4; 1987, No. 200 (Adj. Sess.), § 19, eff. July 1, 1989; 1995, No. 190 (Adj. Sess.), § 1(a); 2009, No. 146 (Adj. Sess.), § G5, eff. June 1, 2010; 2009, No. 156 (Adj. Sess.), § F.11, eff. June 3, 2010; 2013, No. 36, § 3.)

Attachment D: Leveraged Resources



BELLOWS FALLS AREA DEVELOPMENT CORPORATION

DEVELOPING THE FUTURE SINCE 1965

December 15, 2015

Susan McMahon
Associate Director
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301

RE: Brownfields Assessment Grant

Dear Susan,

The Bellows Falls Area Development Corporation is in the middle of an elaborate project that will ultimately result in the cleanup of multiple properties located in an area known as the "Island" in Bellows Falls, Vermont. Once completed, these "Island Properties" will become an integral part of the Central Business District of the Village of Bellows Falls.

In working with the Windham Regional Commission's Brownfields Assessment Program, we were able to complete Phase I and Phase II assessments on the first and largest building and parcel. The assessment is the first step in redeveloping a blighted, underutilized, and contaminated site. We plan on further assessment as part of the redevelopment of this area and look forward to working with your program as we move onto the next phase of our master plan for the "Island Properties".

This clean-up and redevelopment of this area has been supported by the Town of Rockingham in the form of a \$90,000 long term zero interest loan to purchase the first property. The BFADC contributed \$60,000 toward this purchase.

Other funding secured toward the goal of clean-up has included a \$150,000 grant together with a \$150,000 loan from the Windham County Economic Development Program. In addition, once this work started, the project was accepted into the State Brownfield Economic Revitalization Alliance (BERA). The BERA approach has been indispensable in facilitating and streamlining what otherwise can be an extremely intimidating and lengthy process in the revitalization of contaminated sites. This designation has allowed us to be awarded an EPA Technical Assistance Grant in the amount of \$130,000.

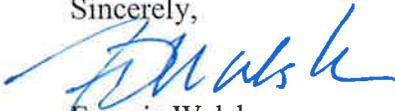
We look forward to continued work with the WRC Brownfields Program and your office. Without this assistance and funding, we would not be able to move this project forward to provide a clean and useable 5 acre site in the middle of the downtown of Bellows Falls.

We support your application for additional brownfields grant dollars and will use our resources to ensure successful revitalization of the brownfields sites in Bellows Falls.

I have enclosed the following documents substantiating the support received to date:

- Resolution from Town of Rockingham - \$90,000
- BERA acceptance
- EPA award

Sincerely,



Francis Walsh
Executive Director

[Home](#)

Vermont Announces State BERA Program Winners

Submitted by VT Journal on Thu, 08/20/2015 - 12:26pm

Brownfield funding benefits communities by helping cleanups & assessment of sites

BATTLEBORO, VT – EPA is awarding a total of \$2 million in Brownfield Assessment and Cleanup Grant dollars to municipalities and organizations across the state of Vermont. Additionally, three communities have been selected by the State of Vermont for inclusion in the Brownfield Economic Revitalization Alliance (BERA) program.

The EPA Brownfields grants, funded by EPA's Brownfields Assessment, and Cleanup grant program, provide communities with funding necessary to assess, clean up and ultimately redevelop contaminated properties, boost local economies and leverage jobs while protecting public health and the environment.

"EPA is proud to further assist Vermont and its citizens with this Brownfield funding. Cleaning and revitalizing contaminated sites helps create jobs, and can be the catalyst to create new businesses or village centers, all while making our environment cleaner and the community healthier," said Curt Spalding, regional administrator of EPA New England's office. "This is just one way EPA works to make a difference in communities all across New England."

Vermont's BERA initiative is a collaboration of the Agency of Commerce and Community Development, Agency of Natural Resources, and Agency of Transportation to get brownfield redevelopment projects completed faster, cheaper and easier and to enable communities that host these properties to take full advantage of the benefits of a revitalized downtown center. This is achieved by facilitating better communication between federal, state, regional and local officials, providing priority funding from state programs, and access to coordinated and timely permitting.

"I congratulate the communities of Bellows Falls, Springfield and Richmond for submitting successful applications to participate in the Brownfield Economic Revitalization Alliance program," noted Governor Peter Shumlin. "Given Vermont's deep and commonly held understanding of the close relationship between our economic vitality and our environmental health, the BERA program is a model of the collaboration necessary to tackle the complex work of redeveloping contaminated sites. Each of these projects represent an exciting opportunity to improve the lives of Vermont residents and the resilience and livability of our communities."

EPA Brownfields Grants

Town of Brattleboro: \$400,000 Brownfields Assessment Grant
 Lamoille County Planning Commission: \$400,000 Brownfields Assessment Grant
 Central Vermont Regional Planning Commission: \$400,000 Brownfields Assessment Grant
 Northwest Regional Planning Commission: \$200,000 Brownfields Assessment Grant
 Springfield Regional Development Corporation: \$200,000 Brownfields Cleanup Grant
 Two-Rivers Ottauquechee Regional Commission: \$400,000 Brownfields Assessment Grant

In New England, since the beginning of the Brownfields program, EPA has awarded 334 assessment grants totaling \$97 million, 68 revolving loan fund grants and supplemental funding totaling \$85.2 million and 241 cleanup grants totaling \$64.5 million. These grant funds have paved the way for more than \$2.5 billion in public and private cleanup and redevelopment investment and for nearly 14,458 jobs in assessment, cleanup, construction and redevelopment. These investments and jobs target local, under-served and economically disadvantaged neighborhoods – places where environmental cleanups and new jobs are most needed.

State of Vermont BERA

Robertson Paper Mill:

A former Paper Mill, located in Bellows Falls, that was constructed at the turn of the century and has been underutilized for many years will be redeveloped for new industrial space. Rockingham Area Development Corporation is the developer of this property that has environmental contamination from past industrial use. This is a great project to kick-start the Bellows Falls "Island" redevelopment.

Jones and Lamson:

This former tooling facility was one of many that helped create the Pioneer Valley. The Jones and Lamson building has been vacant for over 30 years and has fallen into disrepair. On top of the structural building issues the past uses of this property have left behind a mix of environmental contamination that needs to be remediated. Springfield Regional Development Corporation is the developer of this project and has a planned use for new industrial/commercial space. This project is part of the northern gateway in Springfield and a key piece of Springfield history.

More Information:

EPA Brownfields program in New England: <http://epa.gov/region1/brownfields/index.html>
 State of Vermont BERA program: <http://www.anr.state.vt.us/dec/wastediv/SMS/RCP/BERA.htm>

The Vermont Journal News

Ludlow, Vermont



- ☁ Overcast
- ☌ Temperature: 37.4 °F
- ☌ Wind: NW, 9.2 mph
- ☌ Rel. Humidity: 81 %

Reported on:

Wed, 12/16/2015 - 12:55am

Search this site:

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Comments

Today's:

- Fall Mountain Food Shelf Provides Thanksgiving Boxes for Those in Need
- The Shopper May 9, 2012
- Article, Ad & Editorial Submission Information & Guidelines
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- Church Services

Last viewed:

- Shopper A -- 10/23/13
- 1st annual Heath Gordon Scholarship Fundraiser/Band Jam
- Ludlow American Legion Installs Elevator
- Iran Agreement Jeopardizes Security
- Dear Editor,



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912

Francis Walsh
Executive Director
Bellows Falls Area Development Corporation
PO Box 370, 7 Square
Bellows Falls VT 05101

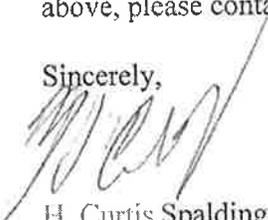
Selection of Site for Targeted Brownfields Assessment
Palmer Point

Dear Mr. Walsh:

It is my pleasure to inform you that the former Roberson Paper Mill site at 21 Island Street in the Village of Bellows Falls has been selected by EPA New England for the Targeted Brownfields Assessment Program. Site assessment activities are anticipated to begin in the coming months. An EPA contractor will perform this work, which we have estimated will cost up to \$130,000 depending on the size and scope of the project. Alan Peterson of the Region's Brownfields Team will oversee the assessment work and will be the EPA point of contact for the project.

We look forward to working with you in completing the Targeted Brownfields Assessment at this site. Your cooperation in assisting us in the completion of these activities is appreciated. If you have any questions or require further clarification of the above, please contact Alan at (617) 918-1022.

Sincerely,



H. Curtis Spalding
Regional Administrator

cc: Patricia Coppolino, VTDEC

RESOLUTION

WHEREAS the Town of Rockingham has worked very closely and has committed substantial resources to the Bellows Falls Area Development Corporation over the years on various development projects in the Town, and

WHEREAS, the Town of Rockingham desires to attract and expand businesses into all parts of the Town, and to this end the Town desires to see long-standing brownfields sites properly addressed and turned into useful properties.

WHEREAS, the Bellows Falls Area Development Corporation has an option to purchase the former Robertson Paper Mill located at 21 Island Street, and

WHEREAS, by endorsing the clean-up and development and marketing of this property by the Bellows Falls Area Development Corporation, the Town has determined that the development of this property is in the best interest of the Town.

NOW THEREFORE BE IT RESOLVED that the Town of Rockingham endorses the environmental work undertaken by the Bellows Falls Area Development Corporation, and the planning and marketing for the use of the property by the Bellows Falls Area Development Corporation.

BE IT RESOLVED that the Town of Rockingham loan the sum of \$90,000 (Ninety Thousand Dollars) to the Bellows Falls Area Development Corporation to assist the Corporation in the purchase and development of the former Robertson Paper Mill. The loan will be for a 5 year period at a zero interest rate. Due and payable on or before June 30, 2019.

BE IT ALSO RESOLVED that the Town make this loan to the Bellows Falls Area Development Corporation on or before June 20, 2014.



Willis D. Stearns II
Municipal Manager
Town of Rockingham



Christopher J. Hackett, Treasurer
Bellows Falls Area Development Corporation

6-3-14

Date

6-3-14

Date



Brattleboro Housing
PARTNERSHIPS

December 16, 2015

Susan McMahon
Associate Director
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301

RE: Future development on Brownfields

Dear Susan:

I am writing to confirm the intention of Brattleboro Housing Partnerships in partnership with Housing Vermont to undertake Phase II of the Melrose relocation project. You have accurately described the reasons and plan for the project. As we found with Phase I, we undoubtedly will be using an urban site for Phase II. It mostly likely will need brownfields funding.

In Phase I we have used a wide variety of funding sources and anticipate using these again for Phase II. These sources include: Low Income Housing Tax Credits, Home Funds, Vermont Housing and Conservation Board funding, the Federal Home Loan Bank of Boston Affordable Housing Program grant program and convention debt.

While Phase II will be smaller, given that all sources of funding for projects in Vermont are constrained, we know we will need some from many in order to bring together the whole. The estimated cost of the entire work on Phase II is currently at 6 million dollars.

We look forward to working with you and WRC on Phase II of this essential project.

Very truly yours,


Christine H. Hart
Executive Director

:

PO Box 2275, Brattleboro, Vermont 05303

p: 802-254-6071 ■ f: 802-254-5590 ■ brattleborohousing.org



Equal Housing Opportunity A reasonable accommodation procedure is available for people with disabilities who wish to request modification in our programs, policies or procedures. ■ Vermont Relay Service 800-253-0191



Attachment E: Letters of Commitment



BRATTLEBORO AREA CHAMBER OF COMMERCE
Promoting a Vibrant and Diverse Business Community

December 11, 2015

Mr. L. Christopher Company
Executive Director
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301

Dear Chris:

The Brattleboro Area Chamber of Commerce continues to strongly support the Windham Region Brownfields Reuse Initiative (WRBRI) and its much-deserved need for funding.

The Chamber has witnessed the excellent work done by your organization on several sites in Brattleboro and in surrounding communities, and we are happy to stand behind the WRBRI's application to the Environmental Protection Agency's Brownfields Assessment Grants Program.

As the best expression of this support the Chamber intends to continue to work with WRBRI to distribute informational brochures about the WRBRI program and to encourage brownfield reuse in the Brattleboro Area. We will help as we can – through our ability to communicate to a large segment of the business and non-profit communities – to reach our Chamber members with your message and will provide a link to the WRBRI website on our own website.

Again, we value the work you are doing, fully support it as critical to the economic development of our communities and support your effort to obtain funding through the EPA's Brownfields Assessment Grant.

The Brattleboro Area Chamber of Commerce is a private, non-profit member services organization of some 500 regional businesses and non-profit organizations that strives to promote and enhance a thriving business community. The Chamber is a proactive, independent leader and advocate for the business interests of its diverse membership, providing resources, support and advocacy to create and sustain a vibrant regional community.

Sincerely,

A handwritten signature in black ink that reads "Kate O'Connor".

Kate O'Connor
Executive Director



Developing the Economic Landscape

December 10, 2015

L. Christopher Company
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301

Re: Windham Regional Commission's Brownfields Assessment Program

Dear Chris:

As the Regional Development Corporation for Windham County, we are highly interested in the continuing success of the Windham Regional Commission Brownfields Assessment program. Bringing back into production compromised buildings and sites is crucial in an area like ours that is constrained for properly zoned and resourced building locations.

To that end, we are happy to continue to identify and refer sites that may be eligible for Brownfields consideration. In that pursuit we will continue to make interested parties aware of the Brownfields program. We do this through direct discussion and referral, through our website and through our newsletter.

Brattleboro Development Credit Corporation will continue to serve on the Brownfields Advisory Committee that directs and advises the Windham Regional Commission program. Finally, our resources such as legal advisors, business counseling, and financial advice is available to companies that choose to reuse a brownfield site. We want to help them be successful and at the same time to re-develop properties in our region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Grinold", is written over a horizontal line.

Adam Grinold
Executive Director



CONNECTICUT RIVER WATERSHED COUNCIL

The River Connects Us

Upper Valley: P.O. Box 206, Saxtons River, VT 05154

802-869-2792 - ddeen@ctriver.org - www.ctriver.org

November 6, 2015

Christopher Company
Executive Director
Windham Regional
Commission 139 Main Street,
Suite 505
Brattleboro, VT 05301

Dear Chris:

The Connecticut River Watershed Council (CRWC) supports the Windham Regional Commission (WRC) work to redevelop brownfield sites. The WRC program has helped facilitate the redevelopment of properties abandoned or underused due to real or perceived contamination.

CRWC supports this effort because of the far-reaching community education and individual outreach efforts associated with the program. Properties are identified that could be reused if the work were done to clean up the contamination. Due to the outreach efforts, there is continued demand to clean up brownfield sites in the Windham County region.

CRWC is a membership nonprofit organization founded in 1952. We have four on the ground river stewards throughout the watershed. In the past the CRWC has provided advice and outreach about the WRC brownfields program in Windham County. If WRC is successful in their application, we will continue our role into the next grant.

CRWC feels that there is a need for additional funds that can bring more potential brownfield sites in our region either to the point of determining that the site is clean or to the level of site investigation required to define the extent of contamination. This work fits nicely with the WRC revolving loan program by recruiting possible sites for cleanup.

CRWC hopes you are successful in pursuing these funds. We will continue our role on the Steering Committee as an advisor on natural resource issues that affect the Connecticut River.

Sincerely

David L. Deen River Steward

HEADQUARTERS: 15 BANK ROW, GREENFIELD, MA 01301 WWW.CTRIVER.ORG

MASSACHUSETTS
413-772-2020

LOWER VALLEY
860-704-0057

UPPER VALLEY
802-869-2792

NORTH COUNTRY
802-457-6114

THE
PRESERVATION
TRUST OF
VERMONT

104 Church Street, Suite 21
Burlington, Vermont 05401-4449
Telephone 802-658-6647
Fax 802-658-0576
www.ptvermont.org



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Ina Smith, Poultney
David Taplin, South Strafford
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Georgianna Brush
Margaret Garland (deceased)
George Heller (deceased)
Henry Jordan (deceased)
Gerrit Kouwenhoven (deceased)
Robert Sincerbeaux (deceased)

Paul Bruhn

Executive Director
paul@ptvermont.org

Margaret B. Campbell
Stewardship, Newsletter
Bennington County Field Services
meg@ptvermont.org

Eric Gilbertson
Special Projects
eric@ptvermont.org

Scott Newman
Field Services Representative
scott@ptvermont.org

Lisa Ryan
Field Services Representative
lisa@ptvermont.org

Elise Seraus
Executive Assistant
elise@ptvermont.org

1980
35 YEARS OF SUPPORT FOR
VERMONT COMMUNITIES
2015

November 17, 2015

L. Christopher Company
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301

Dear Mr. Company:

The Preservation Trust of Vermont (PTV) strives to preserve and reuse historic architectural, culture and community resources. The work of the Windham Region Brownfields Reuse Initiative (WRBRI) exemplifies this goal. PTV supports your application to EPA's Brownfields Assessment Grant Program and commits to continue to assist with historic preservation and redevelopment technical assistance on brownfield sites in your Region.

PTV wishes to continue with the strong working relationship that has been established between us and the Windham Regional Commission (WRC). One excellent example of our partnership is the Main Street Arts (MSA) project in Saxtons River. MSA, a non-profit community arts center, worked with PTV to provide handicapped accessibility for their historic building. The project built an addition on the adjoining, previously developed lot (33 Main Street), and now houses accessibility features such as an elevator, a handicap accessible bathroom, and an exterior ramp. WRC assisted MSA with the assessment and provided a cleanup grant. The project is now complete and Main Street Arts can be an accessible community gathering place and provide arts for all in their community.

We here at The Preservation Trust of Vermont wish you the best of luck in your grant endeavors and look forward to working with the Windham Regional Commission in the future.

Best of luck,

Paul Bruhn,
Executive Director



ROCKINGHAM ARTS AND MUSEUM PROJECT
"Art Makes A Difference"

7 Canal Street, Suite 115
Bellows Falls, Vermont 05101
Tel/Fax: (802) 463-3252 ▶ ramp@sover.net

www.ramp-vt.org

November 23,, 2015

L. Christopher Company
Executive Director
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301

Dear Mr. Company:

The Rockingham Arts and Museum Project (RAMP) continues to enthusiastically support Windham Regional Commission's (WRC) application to the Environmental Protection Agency's Brownfields Revolving Loan Fund Grant to further fund the Windham Region Brownfields Reuse Initiative (WRBRI).

For twenty years, RAMP has been dedicated to the redevelopment and revitalization of downtown Bellows Falls, VT with a specific focus of creating vitality with local art. Through the partnership of RAMP and WRBRI, we have been able to assist with the redevelopment of several brownfields sites in Bellows Falls that have become thriving parts of the Bellows Falls downtown. RAMP has depended on WRBRI in the past and we are committed to bringing more projects to your redevelopment program and assisting in other brownfield projects in the region. The continuation of WRBRI funding is crucial to our continued efforts to revitalize Bellows Falls.

Best of luck with your Brownfields Revolving Loan Fund Grant application, and we look forward to our future partnership.

Sincerely,

Robert McBride
Director



Our mission is to enable people to cope with, and reduce the hardships of poverty, create sustainable self-sufficiency, and reduce the causes and move toward the elimination of poverty.

December 10, 2015

L. Christopher Campany
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301

Dear Mr. Campany,

As the Community Action Agency for the Windham Region, SEVCA supports and where applicable, participates in community development projects and other initiatives that improve the quality of life for, and provide opportunity to low-income residents of this area. Examples of our own projects designed to achieve those goals include our Micro Business Development and "Ready for Work" Job Readiness Programs.

Since its inception in 2000, the Windham Regional Brownfields Reuse Initiative (WRBRI) operated by the Windham Regional Commission has initiated many such opportunity-providing and life-improving projects – it has worked on 47 sites, over 90% of which have been redeveloped or are in the planning or implementation phase of redevelopment.

Given the fact that many of the households that SEVCA serves often live near land that has been adversely impacted by industry, we view the work of the WRBRI as an enormous benefit to our constituents; consequently, we welcome the opportunity to once again support and provide assistance to this initiative so that it can continue its work assessing and helping with the redevelopment of those sites.

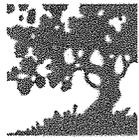
If additional funding is provided, SEVCA's role in the WRBRI will continue to be to advise on and support Brownfields projects in order to expand such opportunities. To do this, we will help identify potential sites for assessment and remediation, and advocate for redevelopment strategies that will benefit low-income families and individuals in the affected communities.

Sincerely,

Stephen Geller
Executive Director

- Serving Windham & Windsor Counties
- COMMUNITY HOUSING GRANT
- CRISIS INTERVENTION
- EMERGENCY HOME REPAIR
- FUEL ASSISTANCE
- FOOD STAMP OUTREACH
- HEAD START
- HOMELESSNESS PREVENTION
- HOUSING STABILIZATION
- INDIV. DEVELOPMENT ACCOUNTS
- MICRO BUSINESS DEVELOPMENT
- TAX PREPARATION ASSISTANCE
- THRIFT STORES
- WEATHERIZATION
- WORKFORCE DEVELOPMENT

91 Buck Drive
Westminster
Vermont 05158
802.722.4575
800.464.9951
fax 802.722.4509
sevca@sevca.org
www.sevca.org



Vermont Land Trust

CONSERVING LAND FOR THE FUTURE OF VERMONT

Memo

To: L. Christopher Company, WRC Executive Director
From: Joan Weir, SE Regional Director 
Date: December 8, 2015
Re: EPA grant proposal for brownfields assessments in the Windham Region

I write in support of the Windham Regional Commission's ongoing and successful Brownfields Program funded by the EPA. In the past, the Vermont Land Trust (VLT) has assisted you by providing suggestions and advice on potential properties that could take advantage of the program.

In addition to our conservation work of permanently protecting farm, forest and recreational lands, the Vermont Land Trust is responsive to community initiatives such as the EPA Brownfields Program. With your good track record, we commit to continue our involvement over the next assessment grant period. This will consist of helping to identify potential sites and providing technical assistance on land protection techniques, if appropriate, for brownfield sites.

This past year, we finalized work together assisting the Brattleboro Area Farmers' Market. The Market, a small business incubator, had worked for several years to secure a permanent site for its weekly market. When it acquired the gas station parcel, the WRC Brownfields Program assisted in the assessment and clean up of the site allowing for future redevelopment for use as a parking and pedestrian area for the Market.

I look forward to new opportunities in our region that will offer us a chance to partner again. Keep up the good work!



November 24, 2015

L. Christopher Company
Windham Regional Commission
139 Main Street Suite 505
Brattleboro, VT 05301

Dear Mr. Company,

The Windham & Windsor Housing Trust (WWHT) has a history of a successful partnership with the Windham Region Brownfields Reuse Initiative (WRBRI), having worked together on five sites. WWHT supports the Windham Regional Commission's application to the EPA's Brownfield Assessment Grant Program, in hopes of continuing our work on future brownfield projects.

As an affordable housing nonprofit corporation, WWHT both constructs and redevelops properties to be used as housing for low and moderate income residents of Windham and Windsor counties, Vermont. The Algiers Village Apartments is an excellent example of a partnership between our two organizations to reuse brownfield sites and to create affordable housing. WWHT, Housing Vermont, and Windham Regional Commission partnered to redevelop an abandoned warehouse parcel—a brownfield site—in the middle of Algiers, a village of Guilford Vermont. Following a master planning process, a vision for the village center was created, one which involved the creation of affordable housing, the extension of the municipal water system, green space and pedestrian improvements. Following the site clean-up, WWHT constructed 17 new, energy efficient, affordable apartments on the site. This very successful project was selected for the 2015 Phoenix Award for Excellence in Brownfield Redevelopment.

WWHT, as an advocate for affordable housing in the southeastern corner of Vermont, commits to serving on the WRBRI Steering Committee as an active member, helping to promote successful brownfield redevelopment sites and also to identify new potential brownfield sites.

Windham & Windsor Housing Trust looks forward to continuing to partner with Windham Regional Commission going forward. We understand that funding for brownfield redevelopment is critical both to the ability to reuse these important sites, and to our ability to create affordable housing. We hope your application will be given utmost consideration.

Best Regards,

Connie Snow
Executive Director

The areas affected include Windham County and the towns of Readsboro, Winhall, Searsburg and Weston in Vermont.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Windham Regional Commission

* b. Employer/Taxpayer Identification Number (EIN/TIN):

03-0220628

* c. Organizational DUNS:

0149289310000

d. Address:

* Street1:

139 Main Street, Suite 505

Street2:

* City:

Brattleboro

County/Parish:

* State:

VT: Vermont

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

05301-2800

e. Organizational Unit:

Department Name:

Windham Regional Commission

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Susan

Middle Name:

L.

* Last Name:

McMahon

Suffix:

Title:

Associate Director

Organizational Affiliation:

* Telephone Number:

(802) 257-4547 x 114

Fax Number:

(802) 254-6383

* Email:

susan@windhamregional.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Windham Region VT.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Windham Regional Commission's Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: