
Project:	NVDA Brownfields Advisory Committee - EPA Brownfield Assessment Coalition, RLF & Multipurpose Grants	
Date/Time:	February 11, 2025, 12:30pm-1:30pm	
Location:	Zoom	
Facilitator:	David Snedeker, Executive Director, NVDA Kyle Dwyer, Regional Planner, NVDA	
Attendees:	Christine Beling, EPA Kimberly Caldwell, DEC Kristie Farnham, ACCD Patrick Shattuck, RuralEdge Becky Masure, RuralEdge Evan Oleson, Northern Forest Center Shawn Tester, NVRH Joe Kasprzak, Town of St. Johnsbury	Karen Geraghty, Newport City Justin Smith, Town of Lyndon Noah Bond, Town of Brighton Roena Whitehill, Passumpsic Bank David Laforce, Build by Newport Elisabeth Nance, ACCD Rick Ufford-Chase, Newport Downtown Dev. Andrea Pedersen, Montrose

DISCUSSION TOPICS:

EPA Brownfield Assessment Coalition Grant (NVDA)

- All Assessment Grant funds have been expended. Formal grant closeout will occur in Spring 2025.
- NVDA has applied for additional EPA funding. Award announcements are expected in May 2025.

Approved Sites:

- **Site #1 – Catamount Arts Theater (115 Eastern Ave, St. Johnsbury)**
 - Scope: BRELLA Enrollment
 - Property Owner: Catamount Arts
 - DEC PM: Kim Caldwell
 - BRELLA Status: Enrolled (2023)
 - Eligibility Approved: 07/31/23
 - Reuse Plan: Continue operations as community performing arts center/theater.
 - Deliverables Complete: BRELLA Application.
 - Status: **Work under NVDA's Grant is complete.** ACCD awarded a \$568,368.50 BRF Grant for CAP implementation at this property and 105-107 Eastern Ave. Town awarded \$200K of ARPA funds to Catamount Arts for acquisition of the Octagon Complex.
- **Site #2 – Former Walgreens (502 Railroad St, St. Johnsbury)**
 - Scope: Phase I ESA, Phase II ESA, RBM Survey, Cleanup Planning & BRELLA Enrollment
 - Property Owner: Caledonia Food Co-op
 - DEC PM: Caitlyn Bain
 - BRELLA Status: Enrolled (05/15/24)
 - Eligibility Approved: 08/30/2023
 - Reuse Plan: Community health food store.
 - Deliverables Completed: Phase I ESA (09/21/23); Phase II ESA & RBM Survey (02/05/24); BRELLA application (approved 05/15/24); Boundary Survey (05/07/24); CAP (revised draft submitted 11/26/24; additional revisions in progress); Abatement Plan
 - Status: CAP, Soil Management Plan (SMP) and Abatement Plan in progress.
- **Site #3 – Barton Village Building (493 Main St., Barton, VT 05822)**
 - Scope: Phase I ESA, Phase II ESA, RBM Survey, Cleanup Planning & BRELLA Enrollment

Arts Complex

Downtown Food Co-op

- Property Owner: Regal Property Group, LLC
- DEC PM: Kristi Herzer
- BRELLA Status: Enrollment in progress (application submitted 06/24/24).
- Eligibility Approved: 08/28/23
- Reuse Plan: Multi-tenant commercial building (plan is to renovate and potentially expand existing structure).
- Deliverables Completed: Phase I ESA (10/19/23; 07/12/24); BRELLA application (02/10/24; 08/17/24); Phase II ESA & RBM Survey Reports (in progress)
- Status: Phase II ESA and RBM Survey fieldwork completed. NVDA is funding structural assessment through Small Business Loan. Clay Point prepared cost estimate for asbestos abatement (~\$24K).

- **Site #4 – True Temper (575 Concord Ave, St. Johnsbury)**

Priority Housing Project

- Scope: Phase I ESA, Phase II ESA, RBM Survey, Cleanup Planning & Reuse Planning
- Property Owner: Angela Rossi
- Prospective Purchaser: TBD
- DEC PM: Kassandra Kimmey
- BRELLA Status: Not enrolled.
- Eligibility Approved: 08/28/24
- Reuse Plan: Housing development.
- Deliverables Completed: Wetland Assessment (11/20/23); Boundary & Topography Survey (02/13/24); Geophysical Survey (03/08/24); Phase II ESA (10/02/24); Bid Specifications (02/07/25)
- Status: **Work under NVDA's Grant is complete. Supplemental work is being funded under the Town's EPA Brownfield Multipurpose Grant.**

- **Site #5 – Maple Center Motel (151 Hastings Hill, St. Johnsbury) (motel parcel only)**

- Scope: TBD
- Property Owner: St. Johnsbury Development Fund
- Reuse Plan: Housing development.
- Status: Potential for 30- to 90-unit phased housing project. Feasibility Study complete and project costs were very high. Potential to do value engineering.

- **Site #6 – Former St. Johnsbury Armory Building (1249 Main St, St. Johnsbury)**

Regional Dispatch Center

- Scope: Supplemental RBM Survey; CAP Addendum
- Property Owner: Town of St. Johnsbury
- DEC PM: Kassandra Kimmey
- BRELLA Status: Approved (Town completed enrollment in 2021.)
- Eligibility Approved: 09/20/23 (RBM Survey)
- Reuse Plan: Police Station & Dispatch Center
- Deliverables Completed: Supplemental Characterization Work Plan (implementation was completed via EPA's TBA Program); CAP Addendum (02/02/24); Supplemental TCLP Sampling (02/16/24)
- Status: **Work under NVDA's grant is complete.** Town funded cleanup activities under their EPA Brownfield Cleanup Grant. Cleanup activities began 09/03/24 and were substantially completed in December 2024. Remaining activities will be completed in Spring 2025.

- **Site #7 – Packard Court/Main St Fire Site (4 parcels: 1244/1252/1262 Main St & 30 Prospect St, St. Johnsbury)**

Priority Housing Project

- Scope: Updated Phase I ESA (to meet environmental review requirements); EA Checklist; Supplemental Site Investigation & Cleanup Planning
- Property Owner: RuralEdge

- DEC PM: Caitlyn Bain
- BRELLA Status: Enrollment complete.
- Eligibility Approved: 09/26/23
- Reuse Plan: Housing (affordable apartments for seniors).
- Deliverables Completed: Phase I ESA (3/08/24; Update In Progress); EA Checklist (3/12/24); Supplemental Phase II ESA (Fieldwork Complete & Results to be provided in Revised CAP); Revised CAP (In Progress)
- Status: RuralEdge has until March 2025 to use ACCD BRF Grant (extension is being requested). Town of St. Johnsbury awarded \$50,000 of ARPA funds for cleanup. Revised CAP is underway and will include results of recent Phase II ESA. Phase I ESA and EA Checklist will also need to be completed after revised CAP is complete. CM team issued revised site design and cut and fill info.

- **Site #8 – Four Founders Circle / Former Sacred Heart School & Convent (119 Clermont Terrace, Newport)**

- Scope: Updated Phase I ESA (to meet environmental review requirements)
- Property Owner: RuralEdge
- Prospective Purchaser: None
- DEC PM: Kim Caldwell
- BRELLA Status: Enrollment complete
- Eligibility Approved: 09/26/23
- Reuse Plan: Affordable multi-family housing development (mix of reuse of existing buildings for apartments and condos and development of new housing).
- Deliverables Completed: Phase I ESA (01/03/24); Updated Phase I ESA (09/13/24)
- Status: **Work under NVDA's grant is complete.** ACCD awarded \$32,562 BRF Grant. The cleanup funding delta is \$18,618 but RuralEdge may have the funds to cover. Environmental review is complete and CAP is approved. Value engineering is in process right now due to very high bids.

Priority
Housing
Project

- **Site #9-10 – Greensboro Town Hall & Grange Hall (2 Parcels: 71 Laundon Ave & 82 Craftsbury Rd, Greensboro)**

- Scope: Phase I ESA, RBM Survey, Phase II ESA, Cleanup Planning & BRELLA Enrollment
- Property Owner: Town of Greensboro
- Prospective Purchaser: Greensboro Housing Limited Partnership (RuralEdge)
- DEC PM: TBD
- BRELLA Status: Enrollment in progress.
- Eligibility Approved: In progress (submitted 10/05/23)
- Reuse Plan: Affordable multi-family housing (renovate existing structure).
- Deliverables Completed: Phase I ESA (01/03/24); RBM Survey (01/26/24); BRELLA Enrollment (approved 05/09/24); Phase II ESA (07/23/24); EA Checklist (In Progress)
- Status: UST Removal will be needed at this site in 2025 (Stone is prepare rough cost estimate for RuralEdge's reference). EA Checklist is in progress. Updated Phase I ESA will be needed to support property transfer. Public vote on property sale is still pending (likely to be March 2025).

Housing
Project

- **Site #11-12 – Newport Crossing (2 Parcels: 4116 & 4127 VT Route 105, Newport) - **Withdrawn****

- Scope: Updated Phase I ESA (to meet environmental review requirements)
- Property Owner: RuralEdge
- Prospective Purchaser: None
- DEC PM: Lynda Provencher
- BRELLA Status: Enrollment complete
- Eligibility Approved: 10/09/23 (DEC) & 10/18/23 (EPA)

- Reuse Plan: Affordable multi-family housing (renovate existing structures).
- Deliverables Completed: Phase I ESAs (Apartment Building 4116 - 12/27/23 & 08/07/24; Corner Store 4127 – 01/02/24 & 08/07/24)
- Status: **Work under NVDA's Grant is complete.** ACCD awarded \$278,006 BRF Grant. CAP is approved. This project was combined with Site #13 and ER release letters were provided for all three properties. New recognized environmental condition identified for the Apartment Building due to a recent release that occurred beneath the fill pipe for the aboveground heating oil tanks. Spill investigation will be funded by RuralEdge so work can be expedited. This site is part of the Four Founders Circle project and closing is planned for early October. 40 housing units in Phase I between this project and Four Founders. (VHFA increased construction loan. VHCBA awarded gap funding.)

- **Site #13 – Newport Center Apartments (329 Main Street, Newport)**

- Scope: Updated Phase I ESA (to meet environmental review requirements)
- Property Owner: Spates Family, LLC
- Prospective Purchaser: RuralEdge
- DEC PM: Caitlyn Bain
- BRELLA Status: Enrollment complete
- Eligibility Approved: In progress
- Reuse Plan: Affordable multi-family housing (renovate existing structure).
- Deliverables Completed: Phase I ESA (11/16/2023 & 08/07/24)
- Status: **Work under NVDA's Grant is complete.** Project didn't get funded so RuralEdge will not acquire this property.

- **Site #14 – Silver Mountain Graphics (89 Maple Street, St. Johnsbury) - **Withdrawn****

- Scope: Phase I ESA, Phase II ESA, RBM Survey & Cleanup Planning
- Property Owner: Judith & Meaghan Bourque
- Prospective Purchaser: None at this time.
- DEC PM: Caitlyn Bain
- BRELLA Status: not enrolled
- Eligibility Approved: 11/08/23
- Reuse Plan: TBD
- Deliverables Completed: Phase I ESA (12/08/23); Phase II ESA & RBM Survey (on hold)
- Status: **Work under NVDA's Grant is complete.** Phase II ESA & RBM Survey Work Plan on hold unless a new buyer comes along. (Reminder: Work Plan was prepared and revised per DEC and EPA comments. The revised version was not submitted since work is on hold.)

- **Site #15 – Bernie's Market (167 Main St, Concord)**

- Scope: Phase I ESA & BRELLA Enrollment
- Property Owner: H&S Properties LLC (former owner is Alliance Energy, LLC)
- DEC PM: Kassandra Kimmey
- BRELLA Status: Enrolled (application submitted 2/09/24 and approved 2/28/24).
- Eligibility Approved: 11/08/23
- Reuse Plan: Reopen community store and gas station.
- Deliverables Completed: Phase I ESA (1/09/2024); BRELLA Enrollment (2/28/24); Revised BRELLA Application (in progress)
- Status: **Work under NVDA's Grant is complete.** DEC is funding Phase II ESA activities (currently underway) but NVDA is funding revised BRELLA application. NVDA is helping owner with Village Center Tax Credits for some of the improvements made.

Village
Store

- **Site #16 – McDonald's Property (275 Railroad Street, St. Johnsbury) – **Withdrawn, no access****

- Scope: Phase I ESA, Phase II ESA & Cleanup Planning

- Property Owner: 275 Railroad St, LLC
- Prospective Purchaser: None at this time.
- DEC PM: TBD
- BRELLA Status: not enrolled
- Eligibility Request Approved: 01/30/2024
- Reuse Plan: TBD
- Deliverables Completed: none
- Status: **Assessment activities were canceled.** Owner did not want to sign access agreement and developer moved on to another location.

- **Site #17-18 – Octagon Complex & Carriage House (105 & 107 Eastern Ave, St. Johnsbury)**

- Scope: Phase I ESA
- Property Owner: Catamount Arts
- DEC PM: Kim Caldwell
- BRELLA Status: Enrolled
- Eligibility Approved: 01/30/2024
- Reuse Plan: Catamount Arts business campus.
- Deliverables Completed: Phase I ESA (04/12/24)
- Status: **Work under NVDA's Assessment Grant is complete.** Town awarded \$200K of ARPA funds to Catamount Arts for acquisition of the Octagon Complex (some of this funding may be used to pay for cleanup funding gap for Theater property). Cleanup cost estimate is \$434,183.75 (see notes under Site #1 regarding funding source).

*Regional
Arts
Facility*

- **Site #19 – Warming Shelter (72 Moose River Dr, St. Johnsbury)**

- Scope: Phase I ESA, RBM Survey & Radon Survey
- Property Owner: RuralEdge
- DEC PM: TBD
- BRELLA Status: Not enrolled.
- Eligibility Approved: 01/25/2024
- Reuse Plan: Plans to expand existing building for homeless shelter.
- Deliverables Completed: Phase I ESA (06/11/24); RBM & Radon Survey (11/21/24)
- Status: **Work under NVDA's Assessment Grant is complete.** Project is receiving special funding from VHCB for shelters so typical ER process may not be required.

*Homeless
Shelter*

- **Site #20 – NEKCA Newport Education Center (76 Lakemont Road, Newport)**

- Scope: Phase I ESA, Phase II ESA, RBM Survey, BRELLA Enrollment, Cleanup Planning
- Property Owner: James & Mary Ann Mulkin
- Prospective Purchaser: Northeast Kingdom Community Action (NEKCA)
- DEC PM: TBD
- BRELLA Status: Not enrolled.
- Eligibility Approved: 05/07/2024
- Reuse Plan: Continue operations as community education center.
- Deliverables Completed: Phase I ESA (06/14/24); Phase II ESA (11/12/24); Phase I ESA Update (01/28/25)
- Status: **Work under NVDA's Assessment Grant is complete. No further assessment is recommended.**

*Child care
facility*

- **Site #21 – NEKCA St. Johnsbury Office (1197 Main Street, St. Johnsbury)**

- Scope: Phase I ESA, Phase II ESA, RBM Survey, BRELLA Enrollment, Cleanup Planning
- Property Owner: Fairbanks Building LLC
- Prospective Purchaser: Northeast Kingdom Community Action (NEKCA)
- DEC PM: TBD

- BRELLA Status: In Progress
- Eligibility Approved: 05/07/2024
- Reuse Plan: Continue operations as NEKCA's community resource center.
- Deliverables Completed: Phase I ESA (06/19/24); BRELLA Enrollment (08/28/24); RBM Survey (in progress); Phase I ESA Update (01/30/25)
- Status: **Work under NVDA's Assessment Grant is complete.** DEC funded Phase II ESA and RBM Survey. Report is in progress.

- **Site #22 – NEKCA Canaan Office (253 Gale Street, Canaan)**

- Scope: Phase I ESA, Phase II ESA, RBM Survey, BRELLA Enrollment, Cleanup Planning
- Property Owner: Northeast Kingdom Community Action (NEKCA)
- DEC PM: TBD
- BRELLA Status: Not enrolled.
- Eligibility Approved: 05/07/2024
- Reuse Plan: Continue operations as NEKCA's community resource center.
- Deliverables Completed: Phase I ESA (06/19/24); Boundary Survey (08/2024); Phase II ESA & RBM Survey (12/06/24)
- Status: **Work under NVDA's Assessment Grant is complete.**

Childcare facility

- **Site #23 – Barton Motors (2 parcels: 467 Main St, 46 Porter Lane & 19 Harrison Avenue, Barton):**

- Scope: Phase II ESA & Cleanup Planning
- Property Owner: AJM Development
- DEC PM: Kassandra Kimmey
- BRELLA Status: Enrollment completed in 2021.
- Eligibility Approved: 07/11/24 (DEC) & 07/16/24 (EPA)
- Reuse Plan: Likely mixed residential (multi-family housing) and commercial uses.
- Deliverables: Phase II ESA (in progress)
- Status: Phase II ESA and RBM Survey complete. Reports are in progress.

Mixed Use Village Project

- **Site #24 – Lapierre/Desmarais Equipment (303 Willoughby Avenue, Orleans):**

- Scope: Phase I ESA, Phase II ESA, RBM Survey, BRELLA Enrollment, Cleanup Planning
- Property Owner: Rene Desmarais & Family
- Prospective Purchaser: TBD
- DEC PM: Max Saylor
- BRELLA Status: Not enrolled.
- Eligibility Approved: 08/05/24 (DEC) & 08/07/24 (EPA)
- Reuse Plan: Potential antique and classic car repair and restoration business.
- Deliverables: Phase II ESA (12/20/2024); Phase I ESA (in progress); BRELLA Enrollment (in progress)
- Status: There is a prospective purchaser that would like to move forward with Phase I ESA and BRELLA enrollment. Using MARC funds for Phase I ESA and BRELLA Enrollment.

- **Site #25 – Bayview Motel (501 Pleasant Street, Newport):**

- Scope: Phase I/II ESA, RBM Survey, Cleanup Planning & BRELLA Enrollment
- Property Owner: Ragamuffin Builders, LLC (acquired Oct. 2024)
- Prospective Purchaser: N/A
- DEC PM: TBD
- BRELLA Status: Enrollment in progress.
- Eligibility Approved: 09/10/24
- Reuse Plan: 14-16 low- to moderate-income apartments
- Deliverables: Phase I ESA (10/09/2024); Phase II ESA & RBM Survey (in progress); BRELLA Enrollment (in progress)

Housing Project

- Status: Phase II ESA and RBM Survey Work Plan in progress. BRELLA enrollment in progress. Using MARC funds for RBM Survey.

- **Site #26 – East Hardwick Fire Station (117 Main Street, East Hardwick):**

- Scope: Phase II ESA, RBM & Mold Survey, Cleanup Planning & Reuse Planning
- Property Owner: East Hardwick Fire District No. 1
- Prospective Purchaser: TBD
- DEC PM: TBD
- BRELLA Status: Not enrolled.
- Eligibility Approved: 09/10/24
- Reuse Plan: Community park/greenspace.
- Deliverables: Phase I ESA (in progress)
- Status: Structural engineer wrote letter of condemnation. Phase I ESA is in progress.

- **Sites #27-31 – Caledonia Renaissance/Housing Partnership (5 properties: 77 Barker Ave, 139 Pearl St, 380 Portland St, 279 Spring St, 211 Winter St):**

- Scope: Phase I/II ESA, RBM Survey, Cleanup Planning & BRELLA Enrollment
- Property Owner: East RuralEdge
- Prospective Purchaser: N/A
- DEC PM: TBD
- BRELLA Status: Not enrolled.
- Eligibility Approved: 09/10/24
- Reuse Plan: 18 units of affordable multi-family housing.
- Deliverables: Phase I ESAs (on hold)
- Status: VT Housing Board is providing funding. Applying for VHFA tax credits in December 2024. Do not anticipate needing Phase I ESAs until Spring 2025.

*Scattered
site
Housing*

- **Site #32 – Lyndon Town Garage (433 E Burke Road, Lyndon):**

- Scope: Phase II ESA, Cleanup Planning & Reuse Planning
- Property Owner: Town of Lyndon
- Prospective Purchaser: N/A
- DEC PM: Lynda Provencher
- BRELLA Status: Not enrolled.
- Eligibility Approved: 09/10/24
- Reuse Plan: Community park/recreational amenity. Potential to consider nature-based restoration solutions in support of floodplain management.
- Deliverables: None.
- Status: All buildings have been demolished. Supplemental Phase II ESA may be needed. Potential need to revise CAP in accordance with updated IRule. Town is looking at FEMA funding. Town received FEMA Planning Grant and is looking at flood remediation solutions. Floodplain restoration is recommended to move forward. Waiting for FEMA review and approval (timing is unclear). Waiting until FEMA determination is made before moving forward with reuse planning activities. (FEMA application has been submitted and pending review.)

*Floodplain
restoration*

- **Site #33 – Wheelock Village Store (1311 VT-122, Wheelock):**

- Scope: Phase I ESA & BRELLA Enrollment
- Property Owner: Judy & John Powell
- Prospective Purchaser: Hannah Morris
- DEC PM: TBD
- BRELLA Status: Enrolled 12/04/24
- Eligibility Approved: 09/10/24

*Village
store*

- Reuse Plan: Continue operations as a community store and gas station.
- Deliverables: Phase I ESA (11/01/24); BRELLA Enrollment (12/04/24)
- Status: **Work under NVDA's Assessment Grant is complete.** Requesting DEC funding for Phase II ESA. First phase is to put units back into rental and then work on the store.
- **Site #34 – East Haven Radar Base (5 Parcels: East Mountain & Radar Road, East Haven):**
 - Scope: Phase I/II ESA, RBM Survey, Cleanup Planning, Reuse Planning & BRELLA Enrollment
 - Property Owner: Northeast Kingdom Wind Power, LLC
 - Prospective Purchaser: Radar Mountain, Inc.
 - DEC PM: Zachary Neudeck
 - BRELLA Status: Enrollment in progress.
 - Eligibility Approved: 11/01/24 (DEC) & 11/08/24 (EPA)
 - Reuse Plan: Extend the Kingdom Trail Network (hiking and mountain biking destination).
 - Deliverables: Phase I ESA (in progress); BRELLA Enrollment (in progress)
 - Status: NVDA is storing the background files. Phase I ESA expected to be completed next week.
- **Site #35 – Gilman Middle School (2720 River Road, Gilman/Lunenburg)**
 - Scope: Phase I/II ESA, RBM Survey, Cleanup Planning, BRELLA Enrollment; Section 106 Consultation; Wetland Delineation; NEPA ER
 - Property Owner: Kingdom East School District
 - Prospective Purchaser: Community Trust is being formed to acquire property.
 - DEC PM: TBD
 - BRELLA Status: Pending enrollment.
 - Eligibility Approved: 12/11/24
 - Reuse Plan: Community Center (meeting/event space; community kitchen; community education facility; childcare facility)
 - Deliverables: Phase I ESA (on hold)
 - Status: DEC is funding the Phase II ESA. Will need funding for Phase I ESA in Spring/Summer 2025 when environmental review is initiated.
- **Site #36 – Lyndon Town Corner Store (12 Broad St, Lyndonville)**
 - Scope: Phase I ESA & BRELLA Enrollment
 - Property Owner:
 - Prospective Purchaser: Private Business Owner
 - DEC PM: TBD
 - BRELLA Status: Not enrolled.
 - Eligibility Approved: Pending Submittal
 - Reuse Plan: Continue town store and gas station operations.
 - Deliverables: Phase I ESA (in progress); BRELLA Enrollment (in progress)
 - Status: Using MARC funds for Phase I ESA and BRELLA Enrollment.

Community center + childcare

village store

Potential Site Nominations (Assessment Grant):

- **St. Johnsbury Sites:**
 - **rk Miles Properties (4 parcels: 249 Bay Street, St. Johnsbury):** Phase I/II ESA will be needed.
 - **Waste Mgmt Properties (2 parcels: 1 Bay St, St. Johnsbury):** Phase I/II ESAs will be needed.
 - **CN Brown Parcel:** Phase I/II ESAs may be needed. Supplemental Phase II ESA Work Plan has been approved and is pending implementation.
 - **492 Bay Street (former Northern Petroleum Bulk Plan next to rk Miles) –** Property next to rk Miles is for sale and may be acquired by current tenant.

Housing

- **Bay Street Property – Potential New Sports Complex:** Rescue Ice Hockey in the Northeast Kingdom (RINK Inc. - a Vermont non-profit corporation providing hockey opportunities in northeastern VT). Buyer is conducting \$100K feasibility study funded by Town's ARPA Grant. Site appraisal and survey work is complete.
- **Former Town Fire Station (across from True Temper site):** Rossi family is the owner. Property is for sale.
- **NVRH Parcel (Breezy Hill Road, St. Johnsbury):** NVRH is working with a housing developer on a potential housing project on this property. The Town awarded \$100K to NVRH from the Town's Revitalization Fund to pay for feasibility work. Leveraged \$400K from USFS for feasibility work for two sites (St. Johnsbury, VT and Bethel, ME). Feasibility work will be ongoing through 2025.
- **New Fire Station Location:** Town is looking at a site for a new fire station. If project moves forward, grant funds will be requested for Phase I/II ESA. Town completed study to identify potential locations (potentially McDonald's site or old Yankee Motel site). This project will come after the Armory project.
- **Former Stratham Tire (192 Railroad Street):** Joe Kasprzak shared Site Nomination Form with a group who is considering purchasing the property for commercial redevelopment (downtown arts and outdoor recreation hospitality businesses).
- **Corner of Main St & Eastern Ave:** Multitenant building that used to be a bank. NVDA shared Site Nomination Form with potential buyer.
- **Former Palmer Brothers Dry Cleaner:** Dave met with DEC (Kim Caldwell & Trish Coppolino) and property owner in October. Non-profit is using the site and is considering purchase.
- **Family Dollar Store:** Business is closing.
- **Newport Sites:**
 - **Vacant Lot on Main Street:** White+Burke was hired by the City to prepare redevelopment plan. City engaged with VHB for developing a TIF District.
 - **Newberry Building:** Old Department Store on Main Street in Downtown Newport.
 - **New State Court House Location:** Phase I ESA funding may be requested. City is finishing updates to the Strategic Master Plan.
 - **Coventry Street –** May need AWP to support renovation/rehab. Newport has reinvigorated economic development committee.
- **Other Sites:**
 - **Evansville Trading Post (645 Evansville Rd, Brownington, VT 05860):** General store/gas station. Community group trying to organize and take over the property. Business is closed.
 - **Kennametal Manufacturing (378 Main St, Lyndon):** Site may benefit from reuse planning activities in spring 2025. Bosch is currently performing thermal remediation activities.

EPA Brownfield Revolving Loan Fund (RLF) Grant (NVDA)

Potential Site Nominations (RLF Grant):

- **Former St. Johnsbury Armory Building (1249 Main St, St. Johnsbury)**
 - Property Owner: Town of St. Johnsbury
 - DEC PM: Kassandra Kimmey
 - BRELLA Status: Approved (Town completed enrollment in 2021.)
 - Eligibility Approved: TBD
 - Reuse Plan: Police Station & Dispatch Center
 - Status: Town and NVDA are discussing potential need for RLF. Town needs \$1M and is hoping to stack RLF and other funds to meet the funding gap.

- **East Hardwick Fire Station (117 Main Street, East Hardwick):**
 - Property Owner: East Hardwick Fire District No. 1
 - DEC PM: TBD
 - BRELLA Status: Not enrolled.
 - Eligibility Approved: TBD
 - Reuse Plan: Community park/greenspace.
 - Status: Need to complete assessment and cleanup planning work under NVDA's Assessment Grant to prepare site for cleanup activities.
- **Former Walgreens (502 Railroad St, St. Johnsbury)**
 - Property Owner: Caledonia Food Co-op
 - DEC PM: Caitlyn Bain
 - BRELLA Status: Enrolled (05/15/24)
 - Eligibility Approved: TBD
 - Reuse Plan: Community health food store.
 - Status: Cleanup planning is in progress. May need loan for CAP implementation and abatement planning.

EPA Brownfield Multipurpose Grant (Town of St. Johnsbury):

Priority Sites:

- **Site #1 – True Temper (575 Concord Ave, St. Johnsbury)**
 - Scope: Phase I ESA, Supplemental Phase II ESA, Supplemental RBM Survey, Cleanup Planning & Reuse Planning
 - Property Owner: Angela Rossi
 - Prospective Purchaser: Town of St. Johnsbury
 - DEC PM: Kassandra Kimmey
 - BRELLA Status: Not enrolled.
 - Eligibility Approved: 01/13/2025
 - Reuse Plan: Housing development.
 - Deliverables Completed: Bid Specifications for Limited Demolition (in progress); Supplemental Phase II ESA (in progress); Archaeological Resource Assessment (in progress);
 - Status: Bid Specifications for limited demolition of building are complete and will go out to bid this month. Section 106 consult completed and pending EPA's review. SHPO has requested Archaeological Resource Assessment.

Other Topics:

- NVDA's Assessment Grant funds are nearly depleted. NVDA applied for \$1.2M FY25 EPA Brownfield Assessment Coalition Grant (award announcements are anticipated for May 2025).
- NVDA, RuralEdge & the Town of St. Johnsbury applied for a \$20M EPA Environmental and Climate Justice Community Grant (unclear when award announcement will be made).