



# Brownfields in Vermont

April 2018

*“The term ‘brownfield site’ means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” (from the federal Brownfields Act of 2002)*

## **SUMMARY OF BROWNFIELDS PROGRAM**

Originally begun as an EPA initiative in January 1995, the US EPA National Brownfields Program has since evolved into a collaborative effort involving many federal, state and local partners. In January 2002, the Small Business Liability Relief and Brownfields Revitalization Act (“the Brownfields law”) was signed. This law expanded potential federal assistance for Brownfields revitalization, including grants for assessment, cleanup, and job training. The law also includes provisions to establish and enhance state and tribal response programs, which will continue to play a critical role in the successful cleanup and revitalization of brownfields. Below is a summary of the US EPA Region1 funding for each of the key Brownfields initiatives.

EPA Brownfields Funding in New England: Program Distribution by State (1994 - 2018)*							
Program	CT	ME	MA	NH	RI	VT	Total
Assessment Grants	\$18,082,630	\$22,709,017	\$38,265,131	\$11,364,000	\$5,803,000	\$17,716,000	<b>\$113,939,778</b>
Revolving Loan Fund (RLF) Grants	\$22,361,645	\$23,929,983	\$27,085,000	\$11,776,790	\$7,510,000	\$10,702,000	<b>\$103,365,418</b>
Cleanup Grants	\$15,370,533	\$13,050,744	\$27,688,283	\$4,000,000	\$10,811,685	\$3,675,500	<b>\$74,596,745</b>
Job Training Grants	\$3,940,264	\$200,000	\$3,630,799	\$0	\$942,300	\$0	<b>\$8,713,363</b>
Area-Wide Planning Grants	\$0	\$575,000	\$925,000	\$0	\$200,000	\$200,000	<b>\$1,900,000</b>
EPA Targeted Assessments (TBA)	\$3,770,734	\$1,143,843	\$7,287,320	\$973,083	\$781,415	\$868,472	<b>\$14,824,867</b>
State & Tribal Funding	\$15,680,929	\$19,206,825	\$21,961,170	\$18,464,775	\$16,551,789	\$10,265,826	<b>\$102,131,314</b>
Showcase Communities	\$300,000	\$0	\$800,000	\$0	\$300,000	\$0	<b>\$1,400,000</b>
<b>Total</b>	<b>\$79,506,735</b>	<b>\$80,815,412</b>	<b>\$127,642,703</b>	<b>\$46,578,648</b>	<b>\$42,900,189</b>	<b>\$43,427,798</b>	<b>\$420,871,485</b>

Funding totals current as of April 2018

### **ASSESSMENT GRANT PROGRAM**

State, tribal, and local governments are eligible to apply for funding to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. Applicants may apply for up to \$300,000 comprised of a maximum of \$200,000 to address sites contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and a maximum of \$200,000 to address sites contaminated by petroleum. Coalitions of three or more eligible entities may apply for up to \$600,000 and must assess a minimum of five sites. A community-wide proposal is one in which sites are not specifically identified. The performance period of these grants is three years and recipients are selected through an annual national competition. The figures in the table that follows are cumulative totals for all Assessment Grants awarded in Vermont since 1994.

<b>Assessment Grant Program</b>	
<b>Recipient</b>	<b>Funding</b>
Addison County Regional Planning Commission	\$400,000
Bennington County Regional Commission	\$1,056,000
Brattleboro	\$400,000
Burlington	\$900,000
Central Vermont Regional Planning Commission	\$1,000,000
Chittenden County Regional Planning Commission	\$1,500,000
Lamoille County Planning Commission	\$1,000,000
Northeastern Vermont Development Association	\$1,000,000
Northwest Regional Planning Commission	\$1,800,000
Rutland	\$200,000
Rutland Regional Planning Commission	\$1,800,000
St. Johnsbury	\$200,000
Southern Windsor County Regional Planning Commission	\$1,660,000
Springfield	\$250,000
Two Rivers Ottauquechee Regional Commission	\$1,600,000
Vermont Department of Environmental Conservation	\$400,000
Windham Regional Commission	\$2,550,000
<b>Assessment Grant Program Total:</b>	<b>\$17,716,000</b>
Funding totals current as of April 2018.	

### **REVOLVING LOAN FUND GRANT PROGRAM**

State, tribal, and local governments are eligible to apply for funding to capitalize a revolving loan fund (RLF) and to provide subgrants to carry out cleanup activities at brownfields sites. Applicants may apply for \$1,000,000 to address sites contaminated by petroleum and hazardous substances. Two or more eligible entities may team together to form a coalition to pool their revolving loan funds. Revolving loan funds generally are used to provide no-interest or low-interest loans for brownfields cleanups. An RLF grant recipient may also use up to 50% of the funds to provide subgrants to other eligible entities, including nonprofit organizations, for brownfields cleanups on sites owned by the subgrantee. A grant recipient cannot subgrant to itself. An RLF grant requires a 20%

cost share. The performance period of these grants is five years and recipients are selected through an annual national competition. The figures in the table that follows are cumulative totals for all Revolving Loan Fund Grants awarded in Vermont since 1994.

Revolving Loan Fund Program	
Recipient	Funding
Northwest Regional Planning Commission	\$1,200,000
Southern Windsor County Regional Planning Commission	\$2,890,000
Vermont Agency of Commerce & Community Development	\$4,762,000
Windham Regional Commission	\$1,850,000
<b>Revolving Loan Fund Program Totals:</b>	<b>\$10,702,000</b>
Funding totals current as of April 2018.	

### **CLEANUP GRANT PROGRAM**

State, tribal, local governments and nonprofits are eligible to apply for funding to carry out cleanup activities at Brownfields sites that they own. Applicants may apply for \$200,000 per site to address sites contaminated by petroleum and/or hazardous substances. Cleanup grants require a 20% cost share. Eligible applicants must own the site for which it is requesting funding in order to qualify. The performance period of these grants is three years and recipients are selected through an annual national competition. The figures in the table that follows are cumulative totals for all Cleanup Grants awarded in Vermont since 2003.

Cleanup Grant Program		
Recipient	Site	Funding
<b>Municipalities</b>		
Barre	Howe Cleaners Site, 9 Depot Square	\$200,000
	Enterprise Alley	\$200,000
	Granite Museum Property, Off Depot Square	\$200,000
Saxtons River	Sandri Property Park, 40 Main Street	\$75,500
	River Mill Park Property, River Street	\$200,000
St. Albans	Former Fonda Container Company, 15 Lower Newton Street	\$200,000
	Former Fonda Container Company, 21 Lower Newton Street	\$200,000
<b>Non-Profit Organizations</b>		
Bradford - Green Mountain Economic Development Corporation	Twin State Fertilizer Plant, 224 Waits River Road	\$200,000
Brattleboro – Brattleboro Museum & Art Center, Inc.	11 Arch Street	\$200,000
Brattleboro – New England Youth Theatre	Former Tri State Automotive, 64 Elm Street	\$200,000
	56 Elm Street	\$200,000
	100 Flat Street	\$200,000

Recipient	Site	Funding
<b>Non-Profit Organizations</b>		
Brattleboro – Vermont River Conservancy	250 Birge Street	\$200,000
Rockingham - Bellows Falls Historical Society	Historic Riverfront Park & Trail System, East of Mill Street	\$200,000
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Springfield - Springfield Regional Development Corporation	Jones & Lamson Plant #1, 160 Clinton Street	\$200,000
	Bryant Grinder, 257 Clinton Street	\$200,000
<b>Cleanup Grant Program Total:</b>		<b>\$3,675,500</b>
Funding totals current as of April 2018.		

### **JOB TRAINING GRANT PROGRAM**

State, tribal, local governments and non-profits are eligible to apply for funding to assist residents of communities impacted by Brownfields take advantage of jobs created by the assessment and cleanup of brownfields. Applicants may apply for \$200,000 and must be located within or near a Brownfields Assessment Grant community. The Job Training Grant Program’s goals are to prepare trainees for future employment in the environmental field and to facilitate cleanup of brownfields sites contaminated with hazardous substances. The performance period of these grants is two years and recipients are selected through an annual national competition.

### **AREA-WIDE PLANNING GRANTS**

State, tribal, local governments and nonprofits are eligible to apply for funding to develop Brownfields Area-Wide Plans and specific implementation strategies for integrating the cleanup and reuse of brownfield sites into neighborhood revitalization efforts. Applicants may apply for up to \$200,000 to conduct research, technical assistance and training that will result in an area-wide plan and implementation strategy for key brownfield sites, which will help inform the assessment, cleanup and reuse of these properties and promote area-wide revitalization. Funding is directed to specific areas, such as a neighborhood, downtown district, local commercial corridor, or city block, affected by a single large or multiple brownfield sites. The performance period of these grants is two years and recipients were selected through a national competition in 2010 & 2013. The figures in the table that follows are cumulative totals for all Brownfields Area-Wide Planning Grants awarded in Vermont in 2010, 2013, 2015 & 2017.

<b>Area-Wide Planning Grant Program</b>	
Recipient	Funding
Burlington	\$200,000
<b>Area-Wide Planning Grant Program Total:</b>	<b>\$200,000</b>
Funding totals current as of April 2018.	

### **TARGETED BROWNFIELDS ASSESSMENTS (TBA)**

One of EPA's non-grant programs is the Targeted Brownfields Assessment (TBA) Program. TBAs are conducted by an EPA contractor on behalf of municipalities or non-profits. This is a "grant of services" where an EPA contractor performs the site assessment. The purpose of a TBA is to minimize the uncertainties associated with actual or perceived contamination that complicates the redevelopment of vacant or underutilized properties. The average value of these assessments is \$100,000. There is usually one round of selections per year and applications are accepted at any time. The Brownfields Law expanded the TBA program's eligible sites to also include those contaminated solely by petroleum products. Call Alan Peterson at (617) 918-1022 for more information. Below is a summary of the sites and amount of TBA funding received in Vermont since 1997.

<b>EPA Targeted Brownfield Assessments</b>		
<b>Recipient</b>	<b>Site</b>	<b>Funding</b>
Barre	Merchants Row, 9 Depot Square	\$256,851
Burlington	Street Department Site	\$115,000
Montpelier	Carr Lot, 1 Taylor Street	\$110,317
Rockingham	Bellows Falls Historical Society Property, 20-79 Mill Street	\$100,000
	TLR Complex, Mill Street	\$56,304
Rockingham - Bellows Falls Area Development Corporation	Robertson Paper Mill, 21 Island Street	\$130,000
Windsor	Goodyear Industrial Campus, 28 River Street	\$100,000
<b>EPA Targeted Brownfields Assessments Total:</b>		<b>\$868,472</b>
Funding totals current as of April 2018.		

### **STATE & TRIBAL BROWNFIELDS FUNDING**

States and tribes play a significant role in identifying, cleaning up and redeveloping brownfield properties. EPA provides up to \$50 million annually in grants to states and tribes to establish or enhance their response programs that address the assessment, cleanup, and redevelopment of brownfields. States and tribes can use this funding to establish or expand voluntary cleanup programs, perform environmental assessments and cleanups, capitalize a cleanup revolving loan fund, purchase environmental insurance, establish or maintain a public record of sites, oversee cleanups, and to conduct site specific activities. Below is a summary of the amount of funding received in Vermont since 1994.

State & Tribal Brownfields Funding		
State Funding		
Recipient	Year	Funding
Vermont Department of Environmental Conservation	Pre-Law	\$326,600
	2003	\$397,030
	2004	\$434,975
	2005	\$345,794
	2006	\$732,144
	2007	\$739,565
	2008	\$742,144
	2009	\$807,500
	2010	\$783,275
	2011	\$590,000
	2012	\$561,656
	2013	\$526,381
	2014	\$615,487
	2015	\$605,487
	2016	\$694,062
	2017	\$681,863
2018	\$681,863	
<b>State Program Total:</b>		<b>\$10,265,826</b>
Funding total current as of April 2018.		
State Assessments		
Recipient	Site	
Barre	10,15,19 & 22 Gable Place	
	Twin Cities Sandblasting, 32 Granite Street	
	Former Crusher Plant, 225 Websterville Road	
Bellows Falls	Robertson Paper Mill, 21 Island Street	
Bennington	Jard Chemical Company, Bowen Road	
Brattleboro	19 Bennett Drive/Country News	
	Delta Campus, Dylan Road	
	Tri State Auto, 64 Elm Street	
Burlington	151 South Champlain Street	
	34 – 50 Lakeside Avenue	
	City Center Mall, 49 Church Street	
	453 Pine Street	
	247 Pearl Street	
	Gateway Block, Main Street	
East Montpelier	Washington Electric, 110 Route 14	
Enosburg	Diesel #1 Building, 18 Duffy Hill Road	
Hartford	34 Prospect Street	
	Parkway Cleaners, 305 Maple Street	
Jeffersonville	Jolley Associates, 276 Main Street	
Johnson	Vermont Electric Coop, 182 School Street	
Ludlow	Jewell Brook Property	
Lyndonville	Charles Street	
	Northeast Tool, 3 Commercial Lane	
Montpelier	Grossman's Property, 260 River Street	

<b>State Assessments</b>	
<b>Recipient</b>	<b>Recipient</b>
Morrisville	Oxbow Park
	Authur's Department Store, 63 Lower Main Street
Newbury	Adams Paper Mill, 15 Mill Street Route 302
North Bennington	BCIC Building Complex, Bowen Road
	Vermont Tissue, 1514 North Bennington Road
Pownal	Barlow Gravel Pit, 536 Dean Road
Richford	Sweat Comings
Richmond	Richmond Creamery, 125 Bridge Street & 74 Jolina Court
Rockingham	TLR Complex
	West of Mill Street, 20-79 Mill Street
Rutland	Rutland County Parent Child Center, 16 Chaplin Avenue
St Johnsbury	St Johnsbury Armory (Recreation Department), 1249 Main Street
Saxtons River	Sandri Property, 40 Main Street
Shaftsbury	Stanley Tools Site, Eagle Street
Springfield	Jones & Lamson Plant #1, 160 Clinton Street
	PVDC Property, 100 River Street
	Edgar May Health & Recreation Center 140 Clinton Street
Thetford	Malmquist Mills, Route 113 & Barker Road
Topsham	Topsham Plating, 26 Powder Spring Road
Vergennes	Haviland Shade Roller Mill & Annex, 1-2 Canal Street
Windsor	Downtown Windsor Stacey Property, Depot Street
	Downtown Windsor, Depot Avenue
	Downtown Windsor, WAG Center
	Mount Ascutney Ski Area, Route 44
Windsor	Downtown Windsor, Levesque Plumbing and Heating
	Downtown Windsor, National Street
	Downtown Windsor, Jarvis Street
	Downtown Windsor, River Street
	Downtown Windsor, Town Garage
	Downtown Windsor, Railroad Property
	Windsor Gas Light Company, River Street
<b>State Cleanups</b>	
<b>Recipient</b>	<b>Site</b>
Barre	Merchants Row – Howe Cleaners, 9 Depot Square
Brattleboro	Estey Organ Playground, 108-130 Birge Street
	Brattleboro Waterfront Gas Works, 26 Depot Street
	Brattleboro Waterfront Scale House, 26 Depot Street
	Brattleboro Waterfront Archery Building, 26 Depot Street
	Brattleboro Waterfront Bob's Auto, 26 Depot Street
Burlington	Moran Plant, 475 Lake Street
Enosburg	Diesel #1 Building, 18 Duffy Hill Road
Hartford	Tip Top Tire, 1965 Hartford Avenue
Montpelier	Caledonia Spirits, Barre Street
Newbury	Adams Paper Mill, 15 Mill Street Route 302
Richford	111-113 Main Street
Richmond	Richmond Creamery, 125 Bridge Street & 74 Jolina Court



State Cleanups	
Recipient	Site
Springfield	Jones & Lamson Plant #1, 160 Clinton Street
	PVDC Property, 100 River Street
Waltham	Gevry Mobile Home Park, Gevry Park

### **SHOWCASE COMMUNITIES**

Showcase Communities were selected as national models demonstrating the benefits of collaborative activity on brownfields. These communities are distributed across the country and vary by size, resources, and community type. A wide range of support from federal agencies including tax incentives were leveraged, depending on the needs of each Showcase Community. An important goal of this program was to develop national models that demonstrate the positive results of public and private collaboration to address brownfields challenges. Showcase Communities were selected through a national competition in 1998 & 2000.

### **EPA NEW ENGLAND BROWNFIELDS PROGRAM CONTACTS**

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