

Northern Vermont Roundtable Event

Hosted by:

UConn TAB, Lamoille County Regional Planning Commission, Addison County Regional Planning Commission, Central Vermont Regional Planning Commission, Northwest Regional Planning Commission, Chittenden County Regional Planning Commission, Northeastern Vermont Development Association

Sponsored by:

Stone Environmental



September 11th

Thank you to our Sponsor!

Stone Environmental



Welcome & Opening Remarks

Dan Voisin



Northern Vermont Brownfield Roundtable

738 VT 15, Hyde Park

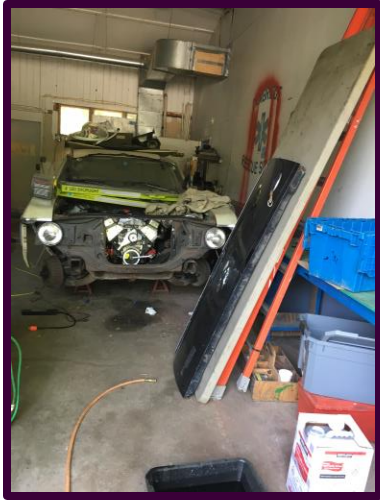
Daniel Voisin, Stone Environmental

September 11, 2025

Jeffersonville Granary



Jeffersonville Granary – RECs



Hobby Automotive Repair



Agricultural Refrigeration Service, with potential PCB fluids.



Abandoned UST

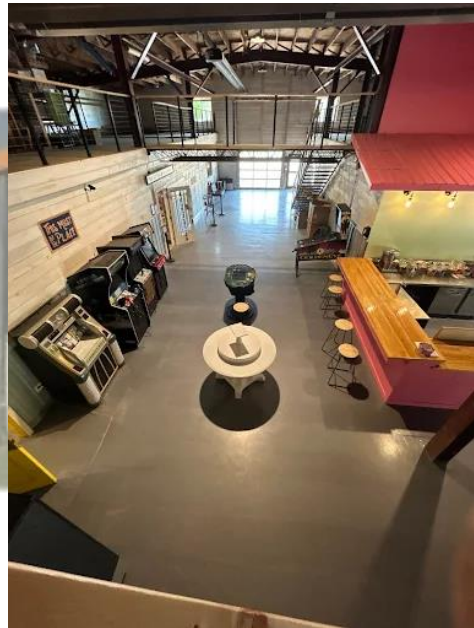


Railroad Conveyance

Jeffersonville Granary – Remedial Implementation



Jeffersonville Granary - Now



FOOD • DRINK, FOOD • DRINK NEWS

Fruit Grower Opens Old Tower Ice Cream in Jeffersonville

The owners of Waterman Orchards in Johnson now run a scoop shop in a renovated granary. Their fresh-churned ice cream stars local milk and their own berries.

by Melissa Pasanen August 7, 2025



Claire Waterman with a blueberry ice cream cone COURTESY



popular

Popular School Chef Is Fired by National Food Service Company

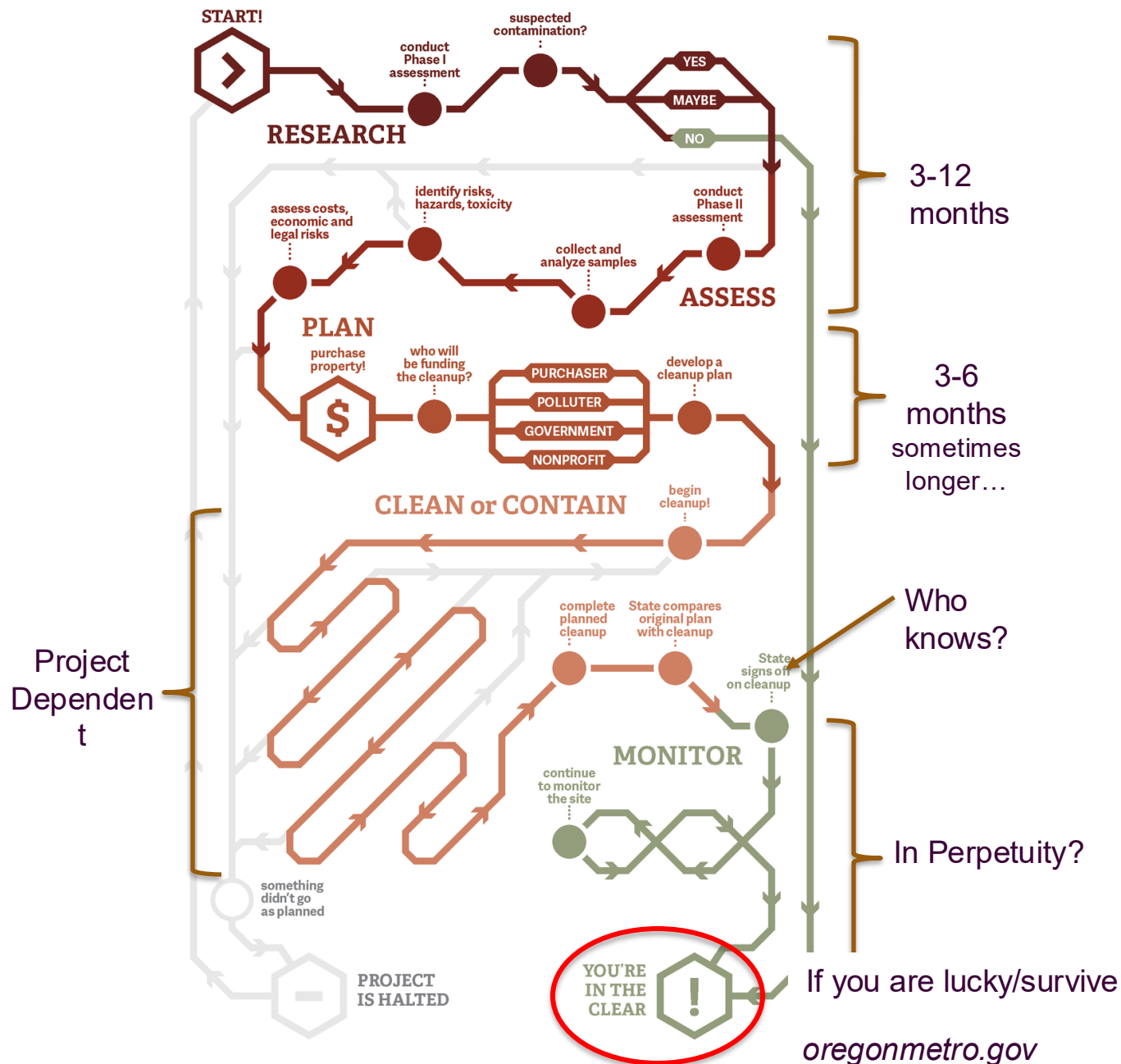
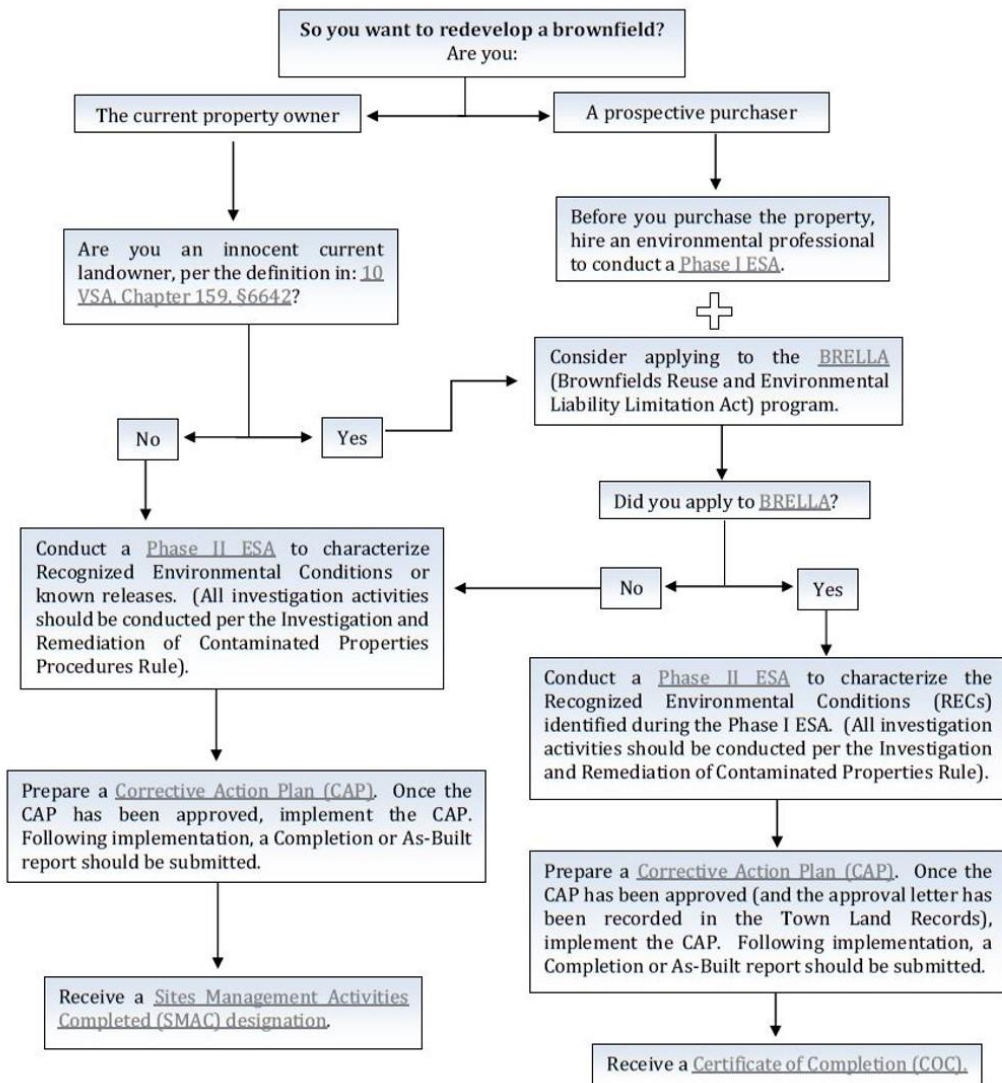
September 3, 2025

Drug Debt Prompted Fatal Burlington Beating, Police Say

September 2, 2025

State Regulators Urged to Cut UVM Medical Center's Budget





Complexities of Redevelopment

Structural & Physical Challenges

- Damage from disinvestment: roof issues, vandalism, etc.
- Energy efficiency upgrades: heating, weatherization
- Historic preservation requirements

Financial & Business Viability

- Unrealistic business plans
- Low lease rates (less than \$10/sq ft)
- Uncertain occupancy estimates, market studies, and revenue projections
- Projects must become self-sustaining quickly

Environmental & Soil Management

- High cost of managing development soil
- Need for affordable management near donor sites (e.g., CDFs, IMWEA)

Social & Regional Factors

- NIMBYism and stigma around redevelopment
- High costs in Vermont: labor, taxes, materials
- Limited availability of trained contractors

Strategies to Combat Challenges:

Early Communication with Design Team

- Support informed design decisions.
- Integrate design implications early for issues like flood mitigation and historic preservation.

Proactive Community Engagement

- Engage the community early to shape the vision and understand needs.
- Celebrate small wins to build momentum.
- Provide consistent project updates.

Building Realistic Timelines and Budget

- Account for all phases: pre-construction, remediation, construction, operations, and maintenance.
- Revisit and adjust timelines and budgets regularly.
- Factor in funding requirements early (e.g., NEPA, BABA).

Coalition Building

- Involve a diverse group of stakeholders: regulators, local/regional governments, and community-based organizations.

Storytelling & Alignment with Other Efforts

- Emphasize how the project aligns with existing plans.
- Highlight co-benefits such as sustainability, energy efficiency, historic preservation, economic development, and public/environmental health.



STONE ENVIRONMENTAL

1 0 0 % E M P L O Y E E - O W N E D

Thank you.

Contact:

Daniel Voisin, Director of Environmental Assessment and Remediation Services

(802) 279-8174

dvoisin@stone-env.com

Agenda

9:10 AM – 9:40 AM | Brownfields 101, UConn TAB Services, & New England Rural Health Association

- UConn TAB – Wayne Bugden and Nylab Noori
- UConn TAB Partner NERHA – Nylab Noori

9:40 AM – 10:10 AM | Introduce the RPOs

- Lamoille County Regional Planning Commission (LCRPC) - Victoria Hellwig
- Addison County Regional Planning Commission (ACRPC) - Andrew L’Roe (Nylab to present)
- Central Vermont Regional Planning Commission (CVRPC) - Eli Toohey
- Northwest Regional Planning Commission (NRPCVT) - Greta Brunswick
- Chittenden County Regional Planning Commission (CCRPC) - Darren Schibler
- Northeastern Vermont Development Association (NVDA) - Kyle Dwyer

10:10 AM – 10:40 AM | Brownfields Developer Presentation

- M&S Development LLC - Skye H. Morse (Virtually)

10:40 AM – 11:00 AM Break

11:00 AM – 11:30 AM | Speaker Presentations

- Agency of Commerce and Community Development (ACCD) - Nylab
- EPA Funding Opportunities and Programs – Wayne
- RLF TAB Grow America - Erin Howard (virtually)
- ADAAPTA – Krisandra Provencher

11:30 AM – 11:40 AM | Q&A & Open Discussion

11:40 AM – 12:00 PM | Networking & Closing Remarks



Brownfields 101 & TAB Services

UConn TAB

Wayne Bugden & Nylab Noori



WHAT IS A BROWNFIELD?

EPA Definition:

A 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.

In plain language...A site that is completely or partially abandoned AND Is likely polluted from past human activities

How to Identify a Brownfield:

An area with blight, or deterioration such as: Abandoned buildings, eyesores, active but underutilized facilities

Before



After



The **Sanford Mill** was formerly used for the manufacture of fabrics, light bulbs, and plastic products which resulted in a range of environmental contaminants including semi-volatile organic compounds (SVOCs) and PCBs along with the building containing lead-based paint and asbestos

Redeveloped into a mix-use housing and commercial building

UConn
REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS





SO, WHAT'S NOT A BROWNFIELD?



Active facilities of any kind,
even if contamination is
suspected



Residential buildings
without Hazardous Building
Materials



Superfund (NPL) sites

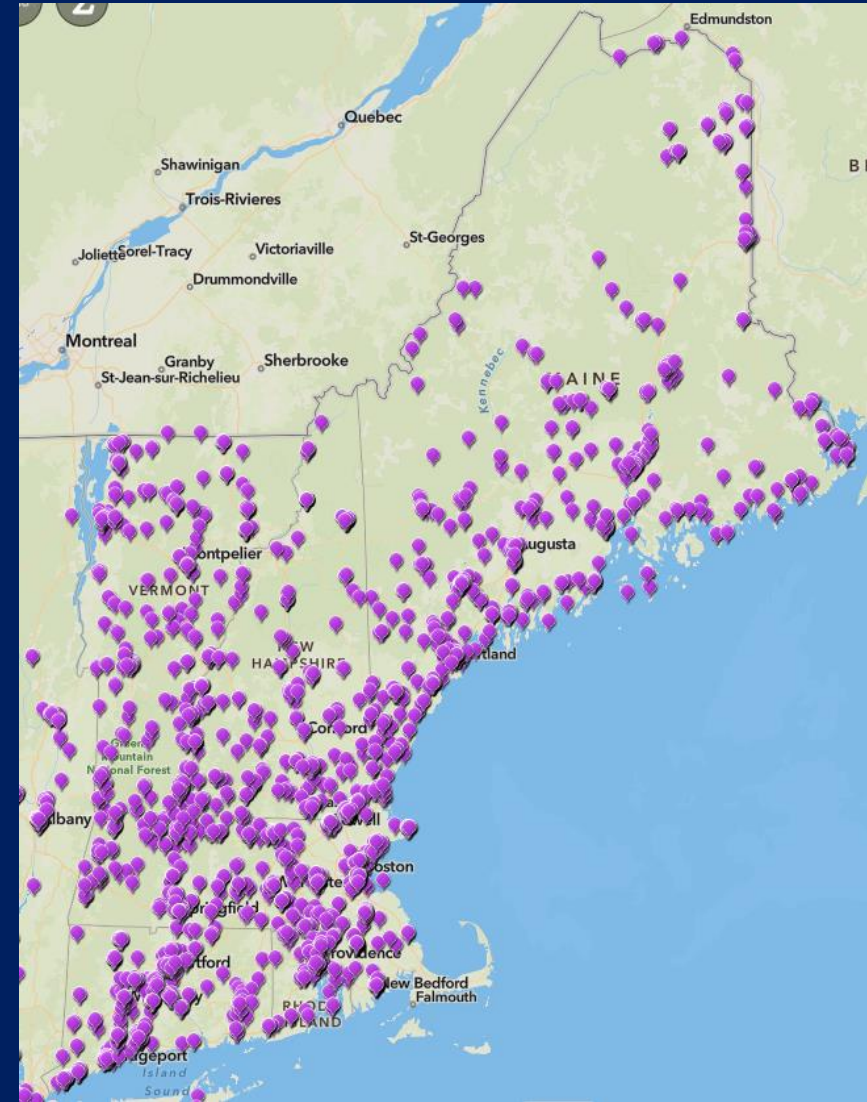


Sites under federal
jurisdiction (DoD, DoE etc.)



There are over 3000 brownfields that have been formally identified in New England but many remain unlisted

At least 145 identified in Vermont alone with many still unidentified (as of 2022 ANR GIS)



Source: EnviroAtlas



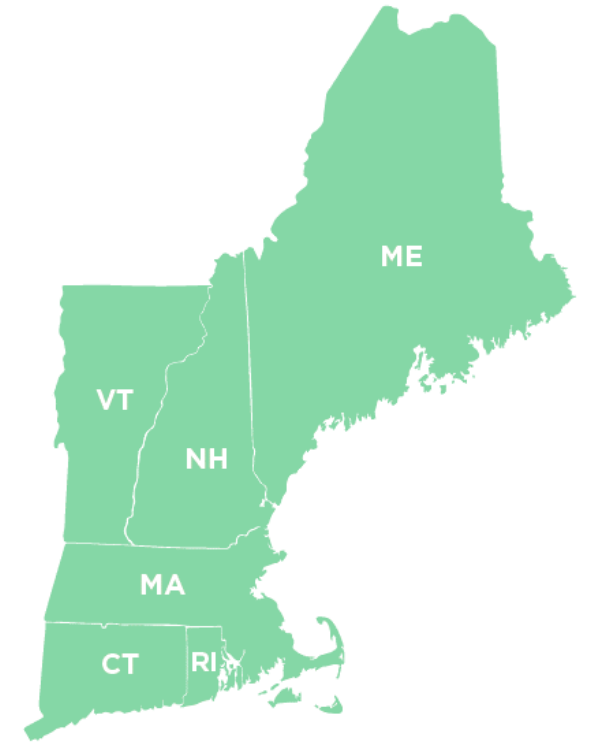
BROWNFIELDS IMPACT NEGATIVELY...



What is UConn TAB

Technical Assistance to Brownfields

- provides technical assistance to communities, states, Tribal Nations and other public entities
- help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse.
- TAB is available at no cost to communities.
- UConn TAB serves Region 1(New England)



**Equal Distribution of
Resources in all 6 New
England States and Tribes**



MEET OUR TEAM



Randi Mendes, Ph.D.

Executive Director
Environmental Engineer
University of Connecticut
randi.mendes@uconn.edu

Specialties and Projects



Wayne Bugden, LEP

Project Manager
University of Connecticut
wayne.bugden@uconn.edu

Specialties and Projects



Demian A. Sorrentino, AICP, CSS

Project Manager
University of Connecticut
demian.sorrentino@uconn.edu

Specialties and Projects



Katie Malgioglio, LMSW

[Community Engagement](#) Manager
School of Social Work
University of Connecticut
katherine.malgioglio@uconn.edu

Specialties and Projects



Aaron Hinze, MPA

Project Manager
Civil & Environmental Engineering
University of Connecticut
aaron.hinze@uconn.edu



Hayley Clos, Ph.D.

UConn TAB Postdoc
University of Connecticut
hayley.clos@uconn.edu

NEW ENGLAND RURAL HEALTH ASSOCIATION (NERHA)



New Partnership

UConn TAB Partner – Rural Outreach and Engagement



Nylab Noori, MPH

UConn TAB Partner - Northern New England Outreach
Environmental Health Associate Program
Manager at New England Rural Health Association (NERHA)

NERHA supports UConn TAB by serving as a link between rural communities and technical experts. This helps foster collaboration among communities and municipalities, ensures public health considerations are included in Brownfield assessment and cleanup, and strengthens local capacity to address these challenges.

Connect with Community Hubs: Libraries, Health Center, State Offices Of Rural Health (SORHs), Rural Caucus

Conduct Individual Outreach: MAP 2025 30+ Municipalities reached



For over 25 years the New England Rural Health Association (NERHA) has served as the state rural health association for the six New England states. We are a non-profit organization dedicated to advancing rural health. NERHA provides education, training, consulting, and advocacy in support of the rural health organizations and individuals in our region.

NERHA Reach, By The Numbers:

- ✓ 10,000+ People Served by NERHA Programs
- ✓ 100+ Partner Organizations Across New England
- ✓ 300+ Communities Impacted
- ✓ 550+ Members
- ✓ 5,500+ Mailing List

Stay Connected With Us:

- ✓ Nerha.org
- ✓ Join our Newsletters
- ✓ Read "Rural Roots"
- ✓ Become a Member



DIRECT TECHNICAL ASSISTANCE

RESPONSIVE, ACCESSIBLE, AND EXPERT REFERRALS



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Technical Document Review

- Review of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

Brownfields Proposals Review

- EPA Brownfields proposals (assessment, cleanup, multipurpose, RLF) and State Program proposals

Access to Resources & Procurement Support

- Fact sheets, example proposals, RFQ/RFP review, and documents

Quick Availability

- Answer Technical Questions



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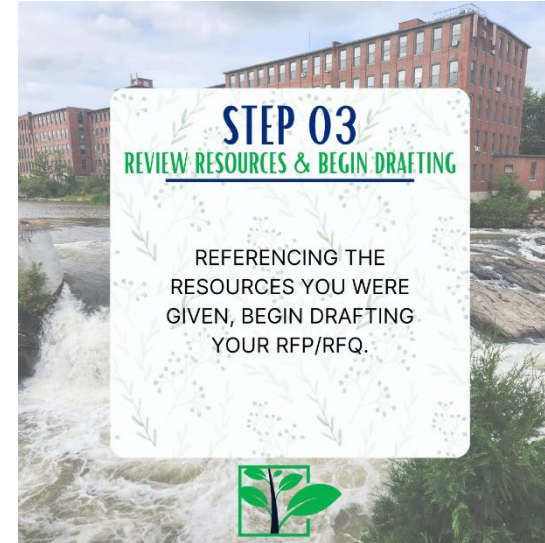
STEP 01
SET UP A MEETING

EMAIL US AT
UConn-TAB@UConn.EDU
WITH YOUR GRANT
APPLICATION AND
COOPERATIVE AGREEMENT IF
AVAILABLE AND **SCHEDULE**
AN APPOINTMENT.




STEP 02
UConn TAB SENDS RESOURCES

WE WILL SHARE SOURCES
SUCH AS RFP TEMPLATES
AND OTHER USEFUL
RESOURCES FOLLOWING THE
MEETING.



STEP 03
REVIEW RESOURCES & BEGIN DRAFTING

REFERENCING THE
RESOURCES YOU WERE
GIVEN, BEGIN DRAFTING
YOUR RFP/RFQ.



STEP 04
SUBMIT DRAFT FOR REVIEW

FILL OUT THE FORM LINKED
HERE AND INCLUDE THE
DRAFT OF YOUR RFP/RFQ.
UConn TAB WILL REVIEW
AND SET UP A MEETING TO
GO OVER THE COMMENTS
WE HAVE.



 Procurement Services Webinar (UConn TAB)

 **TAB**
REGION 1



**PROCUREMENT
SERVICES**

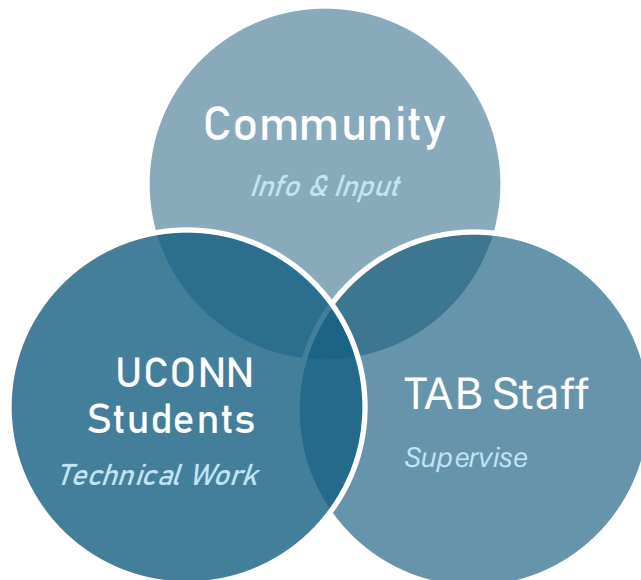
Watch on  YouTube

Watch later Share



MAP - SERVICE LEARNING COURSE

STRONG COMMUNITY PARTNERSHIPS & COLLABORATIONS



EPA Brownfields
Grant Support

TECHNICAL SUPPORT

Target Area and
Brownfield Site
Description

Community Need
(Demographics and
health data)

Brownfield inventories

Data Review and Gap Analysis for brownfield
sites


Grant Preparation


Site reuse planning


Community Engagement Planning and Materials





BROWNFIELD INVENTORY


- 

Reported Releases
- 

Site Reconnaissance
- 

Tax Delinquency
- 

Sanborn Maps
- 

Known Sites
- 

Existing Brownfield Lists

Site Name	Site Size (acres)	Opportunity Zone
Address	Current Zoning	Underserved Community
Zip Code	Current Owner	Vulnerability Index
Assessors Card ID number	Tax Payment Status	Past Uses
Parcel Number	Existing Buildings	Public Utilities
Redevelopment Status	FEMA Flood Zone	Parking Spaces
Site Type	Wetlands	Available Site Documents
Possible Contamination	LUST Designation	EPA Grant Eligibility



RECORD REVIEW

Summit Casting

ACREAGE: 1.69

OWNERS: Morse Street Realty Corporation

LAND USE: one-to-two story industrial facility

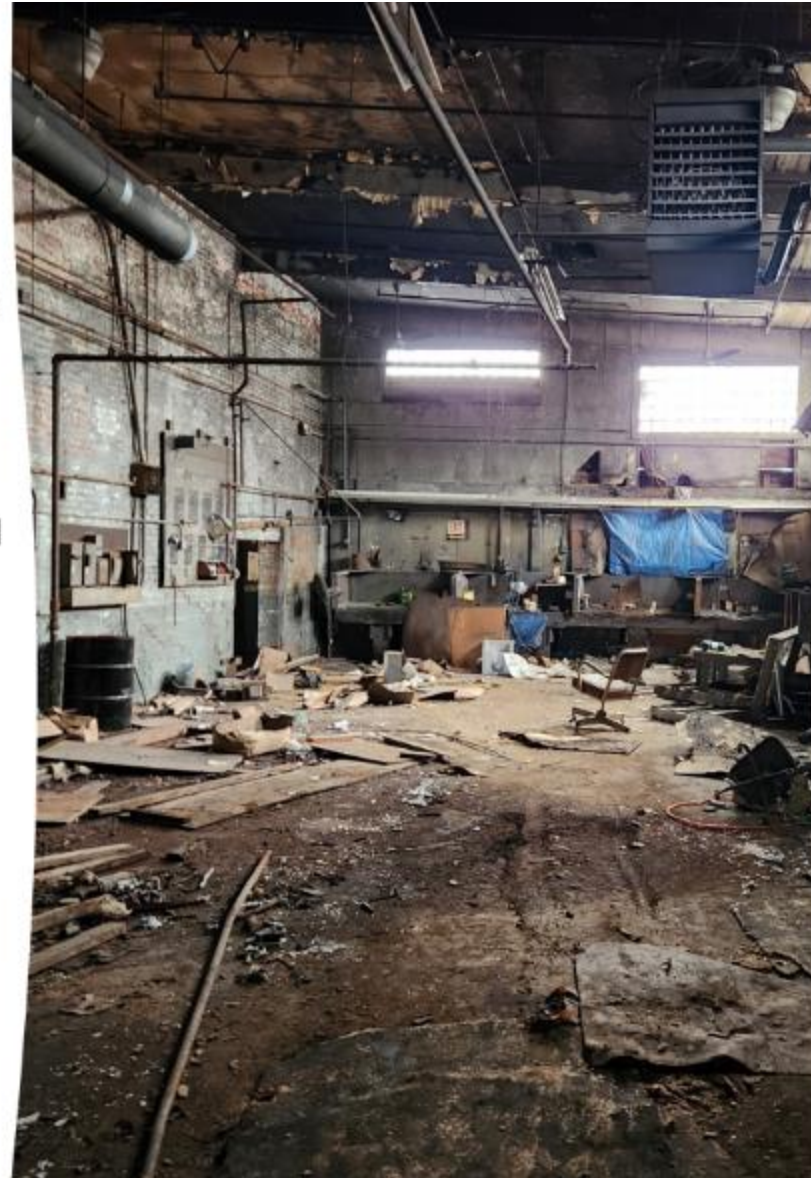
HISTORICAL USE: mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

CURRENT USE: abandoned

- parties

PARCEL ID: 149-008-000

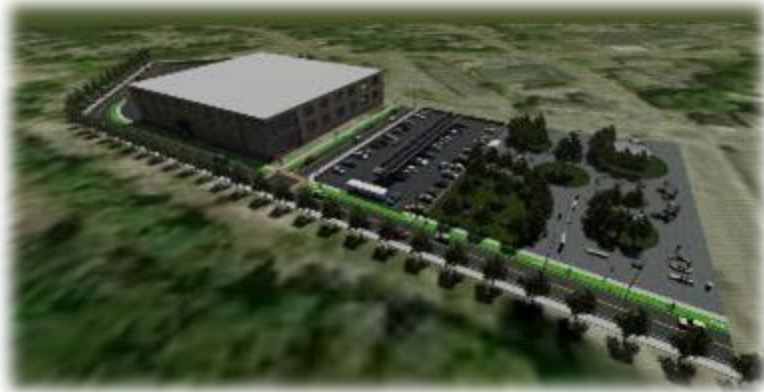
- "Parcel 8"



SITE REUSE ASSESSMENT PROJECTS

GOAL: Identify potential reuse options for the brownfield based on the **community's vision** and other site and surrounding area conditions

Provides a full evaluation of the **opportunities, constraints and range of redevelopment possibilities** related to the reuse of a brownfield site.



Property Information

- Ownership
- History
- Tax status
- Occupancy
- Zoning
- Environmental Considerations

Opportunities & Constraints

- Useable Acreage
- Viability
- Accessibility
- Structure
- Infrastructure
- Utilities
- Neighboring Land Use

Community

- Strengths & Weaknesses
- Expectations

Market

- Local Economy
- Regional Economy
- Demographics
- Land Availability

- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions







RENDERINGS

(Sketchup and Lumion)



CONTINUING EDUCATION

BREAKING DOWN BARRIERS AND CO-LEARNING



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Past Webinars

- Jan 29th Brownfield Redevelopment & TAB Services
- Feb 19th Brownfields: Exploring Disproportionate Environmental Impacts on Communities
- Mar 11th Community Engagement in Aging Communities
- Apr 16th Using Brownfield Funding for Local Planning A Planner's Perspective)



UConn TAB Summer Webinar Series

- May 1st - Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!
- May 22nd - Grant or No Grant: Let's Navigate Your Next Move
- June 18th - Environmental Communication Strategies for Developing Health Literacy
- July 9th - Engage & Empower: Strategies to Spark Community Involvement
- July 30th - Engaging Rural Healthcare Providers in Brownfields Awareness and Advocacy



Wednesdays

12:00 PM - 12:30pm



Virtual(Webex)



Register

uconn.edu/summerwebinar25



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COMMUNITY ENGAGEMENT

BREAKING DOWN BARRIERS AND CO-LEARNING



Direct Technical Assistance

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Community Engagement



This tool will help you find diverse stakeholders, explore who has the most power and influence in your community, and determine who has the most interest in your brownfields redevelopment project.



This tool allows you to examine the strengths, weaknesses, opportunities, and threats in your community as they relate to brownfields redevelopment and community engagement.



This tool is designed for municipal officials and nonprofit organizations. It provides different strategies for opening a dialogue and gaining buy-in for affordable housing from community members that are opposed to the idea.



This tool provides an overview what a listening session is, how to plan one for your community, and how they can support your brownfields redevelopment / community engagement goals.



This tool provides a helpful checklist for planning a community meeting, hosting the actual event, and evaluation / follow-up once the meeting is over.



This tool briefly summarizes focus groups and provides some guiding questions to help you get started in hosting one in your community.



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REGION 1 TECHNICAL ASSISTANCE TO BROWNFIELDS

Brownfields

brown•field/noun

a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
- US EPA



DO YOU HAVE A BROWNFIELD IN YOUR COMMUNITY?



DOES YOUR TOWN/CITY HAVE AN INDUSTRIAL HISTORY?



DO YOU HAVE ANY BUILDINGS BUILT BEFORE THE 1970S?



DO YOU HAVE SITES THAT ARE ABANDONED OR BLIGHTED?

Examples: old mill buildings and industrial sites, old gas stations, public & commercial buildings, agricultural land and facilities, metal salvage yards and illegal dumping sites, and dry cleaners



YES, MY COMMUNITY HAS OR LIKELY HAS BROWNFIELD SITES AND I NEED SUPPORT WITH:

- **JUST GETTING STARTED AND IDENTIFYING SITES**

- **DEVELOPING A PLAN FOR REUSING A BROWNFIELD SITE**

- **INFORMING THE COMMUNITY**

- Answer Questions
- Virtual Consultation
- Technical Doc Review
- Access to Resources
- Webinars & Workshops

Direct Assistance

- Brownfield Inventory
- Site Reuse Assessment
- Record Review
- Data Gap Analysis
- Community Engagement

Municipal Assistance Program

UConn TAB SERVICES

Grant Support

- State Grant Review
- EPA Grant Review
- Grant Data Support
- Fall MAP EPA Grant Prep

Procurement

- Intro Meeting
- RFP Templates
- RFP Examples
- Review & Feedback

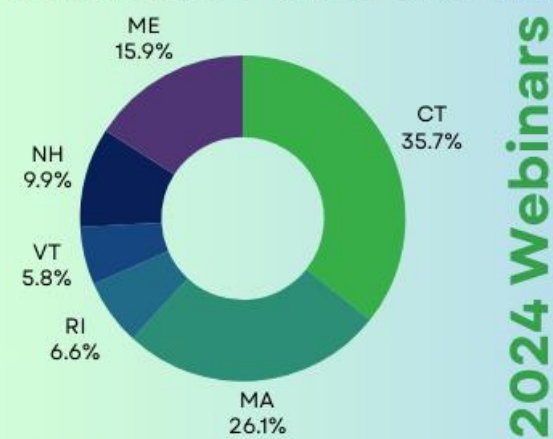
- **FINDING FUNDING FOR ASSESSMENT AND CLEANUP OF BROWNFIELDS**

- **HIRING ENVIRONMENTAL PROFESSIONALS**

Send us an email, follow us on LinkedIn, and/or Join our Newsletter to stay informed!

IMPACT AT A GLANCE

COMMUNITY WIDE DISTRIBUTION & SUPPORT



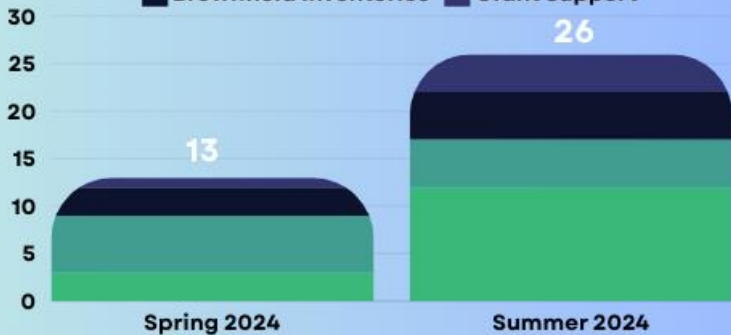
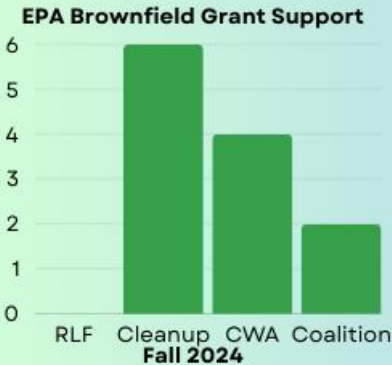
2024 Webinars

- SEEDS Framework
- Stakeholder Analysis
- Procurement Services
- SWOT Analysis
- Past EPA Brownfield Grantees Panel
- Cleanup Grant Tips and Tricks
- Coalition Grant Tips and Tricks
- EPA Grants & Community Engagement
- Public Health Data (Asthma)
- Displacement Strategies
- EPA Grant Office Hours

2024 MUNICIPAL ASSISTANCE PROGRAM

51 PROGRAM PARTICIPANTS

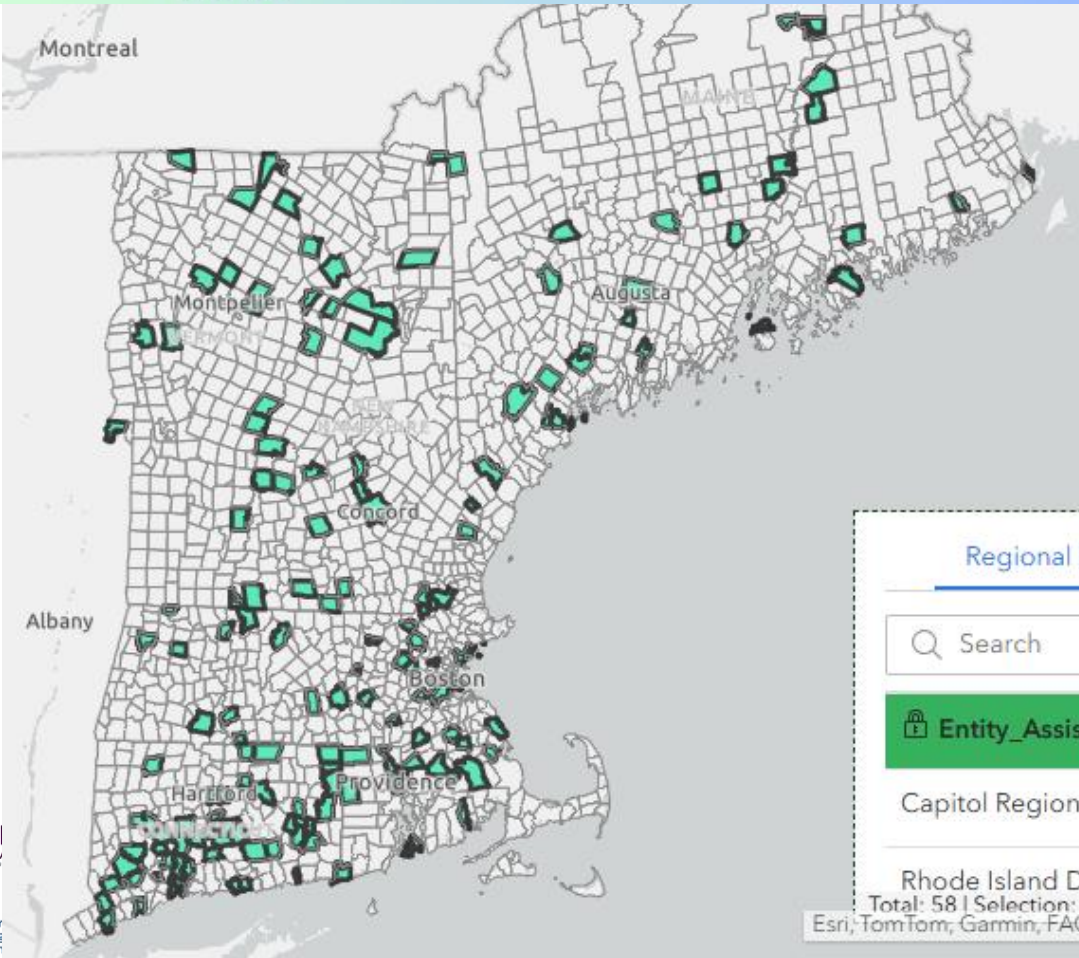
- Gap Analysis & Record Review
- Community Engagement
- Site Reuse Assessment
- Brownfield Inventories
- Grant Support



231 COMMUNITIES RECEIVED DIRECT TECHNICAL ASSISTANCE



40% INCREASE IN TA SUPPORT FROM 2023



RPO Introduction & Talks

Lamoille County Regional Planning Commission, Addison County Regional Planning Commission, Central Vermont Regional Planning Commission, Northwest Regional Planning Commission, Chittenden County Regional Planning Commission, Northeastern Vermont Development Association



LAMOILLE COUNTY PLANNING COMMISSION

BROWNFIELDS PROGRAM



- Grant funding – to support Phase 1 ESAs through Corrective Action Planning
- Brownfields Committee – with representatives from municipalities, RDC, real estate, VDH, SWMD, and EPA in regular attendance
- Partnerships with UCONN TAB – in recent years, for site reuse assessments

Questions? Contact – Victoria Hellwig, Regional Planner

Victoria@lcpvvt.org or 802-851-6342



LCPC Brownfields Success Story: Jeffersonville Granary

Addison County Brownfields Program



Addison County Regional Planning Commission

<https://acrpc.org/regional-programs/economic-development/brownfields/>



Brownfields Funding:

- ACRPC currently has funding for site assessment and associated fees through an EPA Community Wide Assessment brownfields grant for brownfields assessment work through 2026. ACRPC has contracted with the Stantec Corporation to do this work and is completing the grant-funded projects.

Recent and Ongoing Brownfields Work

Area Wide Planning

- Stantec prepared a database and interactive maps for areas in Middlebury, Vergennes, and Ferrisburgh in areas overlapping the Transportation-Oriented Development (TOD) project.
- These incorporated tax parcels and environmental database factors with historical resources (fire insurance maps) and field observations into a single database that identifies likely brownfields and priorities for additional work.



Recent and Ongoing Brownfields Work

BRELLA enrollments

- ACRPC has supported and funded two property enrollments in the Vermont Brownfields Reuse Environmental Liability Limitation Program (BRELLA) in order to limit future liability for cleanup.



Recent and Ongoing Brownfields Work

Phase I ESAs

Stantec conducted Phase I Environmental Site Assessments for several sites, including:

- A former gas station prior to municipal acquisition and cleanup
- A former school building to be used as a municipal community center



Recent and Ongoing Brownfields Work

Regulated Building Materials Assessments

Contractors (Stantec and Clay Point LLC) conducted testing for Asbestos, Lead, and PCBs for several buildings:

- Flood-buyout properties prior to demolition
- Municipal buildings receiving Municipal Energy Resilience Program (MERP) for building improvements
- School building to be used as community center
- Library and Opera House undergoing renovations

Middlebury Village Residential building buyout, funded by Flood Resilient Communities Fund



Ilseley Library renovation groundbreaking, 2025

Recent and Ongoing Brownfields Work

Additional Testing and Assessment

Stantec conducted additional soil and water testing for several sites:

- PFAS testing for a privately-owned industrial building enrolled in BRELLA to achieve Certificate of Completion requirements



Future Brownfields Needs



- Need to fund additional assessment work, including Phase II environmental site assessments and Corrective Action Plans.
- Cleanup funding is a consistent and ongoing need

For more information

or if you are considering the development, expansion, or re-use of a site in Addison County that may be complicated by the release of a hazardous material,

please get in touch with

ACRPC's Andrew L'Roe at 802-388-3141x3, alroe@acrpc.org)



Central Vermont Regional Planning Commission (CVRPC)

Eli Toohey



Northwest Regional Planning Commission (NRPCVT)

Greta Brunswick



CCRPC Brownfields Program

Northern Vermont Brownfields Roundtable – September 11, 2025

Dan Albrecht, Natural Resources Program Manager

Darren Schibler, Senior Planner and Project Manager

Sarah Muskin, Senior Planner and Project Manager



<https://www.ccrpcvt.org/our-work/economic-development/brownfields/>

CCRPC's Brownfields Assessment Program

1. Property owners request assessments and eligibility is determined
2. CCRPC hires qualified environmental professionals to complete Environmental Site Assessments
3. Sometimes, cleanup plans are written
4. Assessment Grants do NOT pay for site cleanup



CCRPC's Brownfields Assessment Program

Currently funded by

- FY23 EPA Brownfields Assessment Grant (available through September 2027)
- Unlocks redevelopment potential by funding assessments and cleanup planning of (potentially) contaminated sites.
- About \$260,000 remaining for Assessments and Cleanup Plans (as of 8/17/2025)



Bright Street Housing Co-op "After"

New! CCRPC's Brownfields Revolving Loan Fund (RLF)

- \$800,000 available
 - \$300k for Grants: municipalities and nonprofits
 - \$500k: Low-interest loans: all applicants
- Supports cleanup activities and (later) assessments
- Loan revenue recapitalizes fund for future projects



Andy "A-Dog" Williams Skate Park, Burlington

Project Selection

Projects are funded based upon:

- Proposed # of new housing units
- Proposed # of new commercial square feet
- Proposed new recreation or open space
- Supplemental tangible public benefits

Assessment Grant Applicant Match:

- For-profit: 20% for Phase I ESAs / 20-50% for other assessments
- Non-profit or municipality: 0% for Phase I ESAs / 0-20% for other assessments
- Per-site cap of \$40,000 for all assessments

Cleanup Grant Applicant Match: TBD



<https://www.ccrpcvt.org/our-work/economic-development/brownfields/>

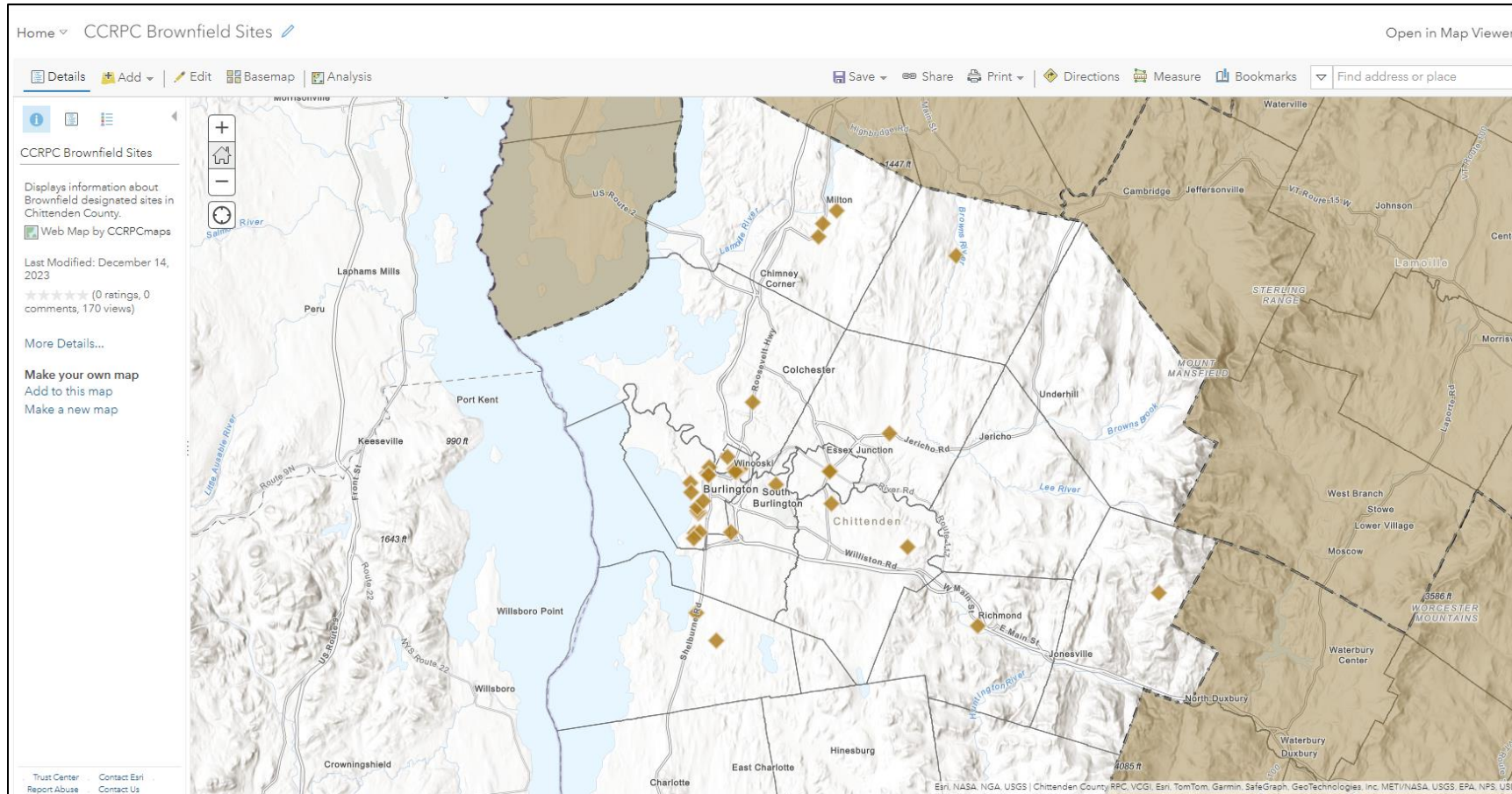
Current Pre-Qualified Environmental Professionals

- Atlas Technical Consultants
- KAS, Inc.
- LE Environmental
- Stone Environmental
- TRC Environmental
- Vanasse Hangen Brustlin (VHB)
- Waite Environmental Management
- Weston & Sampson



(Some) Projects to Date

CCRPC Brownfields Project Map Viewer



Questions?



Dan Albrecht

Natural Resources Program Manager

dalbrecht@ccrpcvt.org

(802) 861-0133



Darren Schibler

Senior Planner & Project Manager

dschibler@ccrpcvt.org

(802) 540-2508



Sarah Muskin

Senior Planner & Project Manager

smuskin@ccrpcvt.org

(802) 540-1241



CHITTENDEN COUNTY RPC
Communities Planning Together

<https://www.ccrpcvt.org/our-work/economic-development/brownfields/>

**Northeastern Vermont
Development Association
Brownfields Program**







NEAGLEY & CHASE
CONSTRUCTION COMPANY

RECENTLY AWARDED
Packard Court Housing • St. Johnsbury, VT







Vermont Brownfield Developer Presentation

Skye Morse

M&S Development LLC





M&S DEVELOPMENT
EMPOWERING COMMUNITY REVITALIZATION

Investing in Rural Downtowns Northern Vermont Roundtable

September 11, 2025



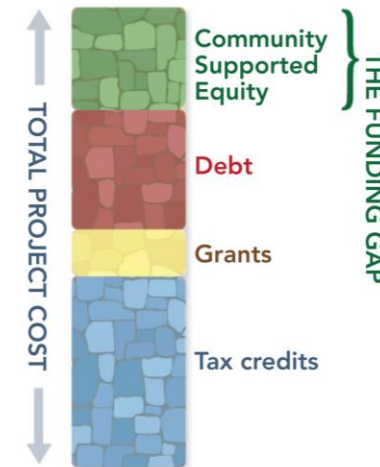
**Northwest
Regional Planning
Commission**



Investing in Community

What are we talking about?

- A company born out of fire
- Case study on a broken economy
- Filling the gap - using all the tools in the chest
- Our philosophy on private investment
- Put your money where your town is

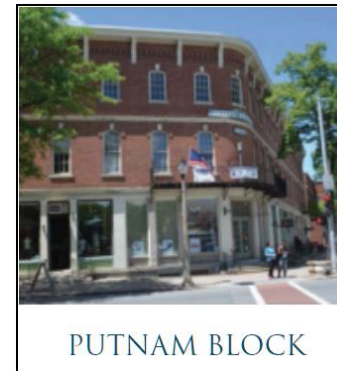
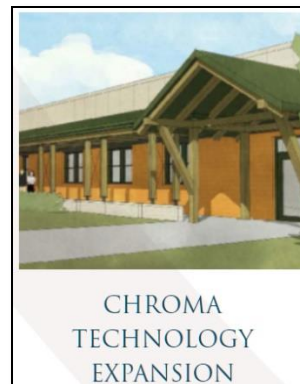
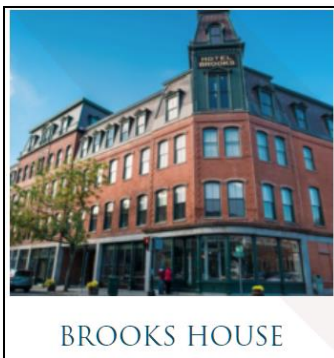




Community Led Development

It Is What We Do

- Development Consultants
- Deep Understanding of Small Local Economies
- Passion for Adaptive Reuse of Historic Buildings and Infill Development
- Committed to Empowering Community Revitalization





Private Investment: Public Benefit

Cost > Value

- Places and spaces make community
- Upside-Down Economy: **Cost > Value**
- **Taking tangible action**
- Patient capital leveraging public dollars
- **Community Benefit as Investment Return**





Putnam Block Redevelopment

Bennington, VT

- 4.5-acre block in the heart of Bennington's historic downtown
- Decades of deep decline and vacancies in upper stories and on Main St.
- Local leaders turn a vision into action
- Over 20 local individual investors
- Workforce development program onsite
- Deep impact on the economic health of the community





Old Buildings and Blank Canvases

Any Rural Town



The Right Location

- Access to public transportation
- All amenities within walking distance
- Revitalizing quiet streets

Concept Strengths

- Strong community and state support
- Established residential demand
- Sustainable infill development
- Structurally sound existing building

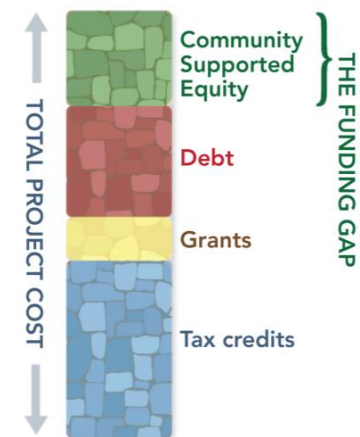




How to take action

Put your money where your town is

DeWitt Block		
Funding Source Summary & Status		
Sources of Funds	Amount	Status
Low Income Housing Tax Credit Equity	\$ 2,925,538	Confirmed
Senior Debt (VHFA)	\$ 1,292,500	Confirmed
Federal Historic Tax Credit Equity	\$ 1,307,613	Confirmed
VHCB ARPA Grant	\$ 1,054,000	Confirmed
Private Community Loan	\$ 475,000	Confirmed
VT Downtown Tax Credit Equity	\$ 548,245	Confirmed
Federal Community Development Block Grant	\$ 542,920	Confirmed
Federal Northern Border Regional Commission Grant	\$ 350,000	Confirmed
VT Housing Investment Fund Debt	\$ 350,000	Confirmed
Town of Brattleboro Revolving Loan Fund	\$ 300,000	Confirmed
ACCD/EPA Brownfield Grant	\$ 142,844	Confirmed
Deferred Developer Fee	\$ 95,000	Confirmed
Seller Acquisition Financing	\$ 50,000	Confirmed
Efficiency VT Rebates	\$ 40,000	Confirmed
Green Mountain Power Rebates	\$ 15,000	Confirmed
Total	\$ 9,488,660	





DeWitt Block Brownfield Timeline

Brattleboro, VT

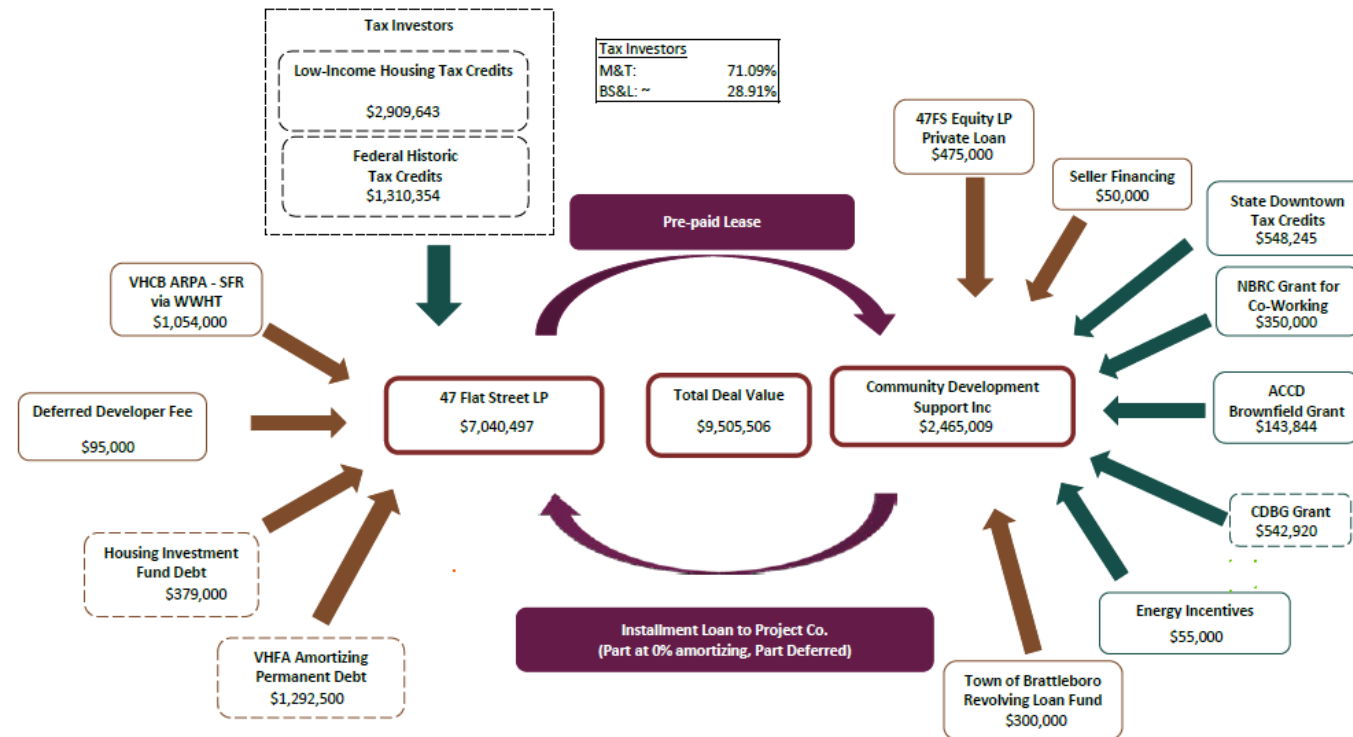
Environmental Site Assessment Process

1. Complete Phase 1 Assessment (\$3,500, 3 months)
2. Enroll project in BRELLA program (~30 days)
3. Phase 2 Environmental Site Assessment (estimated \$25,000 to \$30,000 - 6 months)
4. Develop testing plan based on Phase 1 findings (1-2 months)
5. Submit work plan for State approval (30-day review)
6. Conduct testing and data collection (3 months)
7. Prepare Corrective Action Plan (CAP) (\$5,000, 3 months)
8. VT DEC and EPA review CAP (30 days)
9. Begin 30-day public notification period
10. Hold 15-day public comment period after FONSI notice
11. Town certifies FONSI on day 16 or later
12. Provide 15-day public review for remediation process
13. Construction
14. Completion submission
15. Closure review (unlimited)



DeWitt Block Deal Structure

Brattleboro, VT



Legend





DeWitt Block Ribbon Cutting

Brattleboro, VT



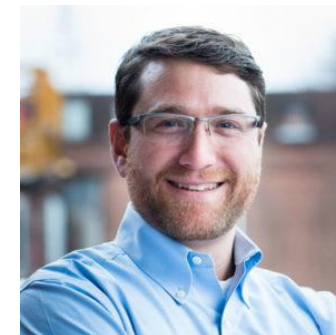


Experienced Team



Bob Stevens, PE
PRESIDENT
PRINCIPAL

- **\$120m** Tax Credit Funded Deals in last few years
- Over **\$1B** in tax credit deals across the team
- **30+ Years** in deal structuring, community development, & execution



Skye Morse
VICE PRESIDENT
PRINCIPAL



Dan Ridlehoover
DIRECTOR OF
PROJECT DEVELOPMENT



MEGAN SUHADOLC
PROJECT DEVELOPMENT ASSOCIATE



Ann Dillon
CHIEF FINANCIAL OFFICER



Deb Moser
PROJECT ACCOUNTANT



Emily Webb
COMMERCIAL TENANT LIAISON &
SPECIAL PROJECTS

Thank You!



Skye Morse

Vice President, Principal

smorse@msdevelopmentllc.com



M&S DEVELOPMENT
EMPOWERING COMMUNITY REVITALIZATION

Break

Return by 11:00 AM



Agency of Commerce and Community Development (ACCD)

Nylab N.



Brownfields Revitalization Fund (BRF)

Federal

The Environmental Protection Agency (EPA) awarded funds to the Vermont Brownfields Revitalization Fund (BRF) to sponsor projects. The BRF offers grants and loans for the remediation of brownfield sites. Loan funding is available to private developers, non-profits, and municipalities. There is no limit on the size of a loan; it depends on the amount of capital available in the fund. Grant funding is only available to non-profits and municipalities and per Vermont Statute cannot exceed \$200,000 per parcel.

ELIGIBILITY TO APPLY:

To be eligible for **BRF - Federal Program** money, applicants must:

- meet technical standards set by the Department of Environmental Conservation
- complete a Phase I environmental site assessment prior to acquisition
- be enrolled in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)
- site eligibility must be affirmed by the Environmental Protection Agency

****ACCD has been awarded 2 million***

State

ELIGIBILITY TO APPLY:

- Applications are currently closed
- Applicant's site must be enrolled in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA). The application for that program can be found [here](#) ; AND
- Applicant site must have a Corrective Action Plan (CAP) approved by the Department of Environmental Conservation of the Agency of Natural Resources. Applicants may apply if their CAP is pending approval; however, remediation awards will not be issued to a site without an approved CAP; AND
- Applicant must be a non-profit, for-profit, or municipality with a project site located in Vermont. State owned project sites are not eligible for funding at this time.
- Applicant must generally be able to demonstrate the ability to meet a 10% match.

****ACCD has been awarded 1 million in general funds.
Applications are open.***

More information: accd.vermont.gov/economic-development/funding-incentives/brownfields

Contact: kristie.farnham@vermont.gov



Environmental Protection Agency (EPA) Programs and Funding Opportunities

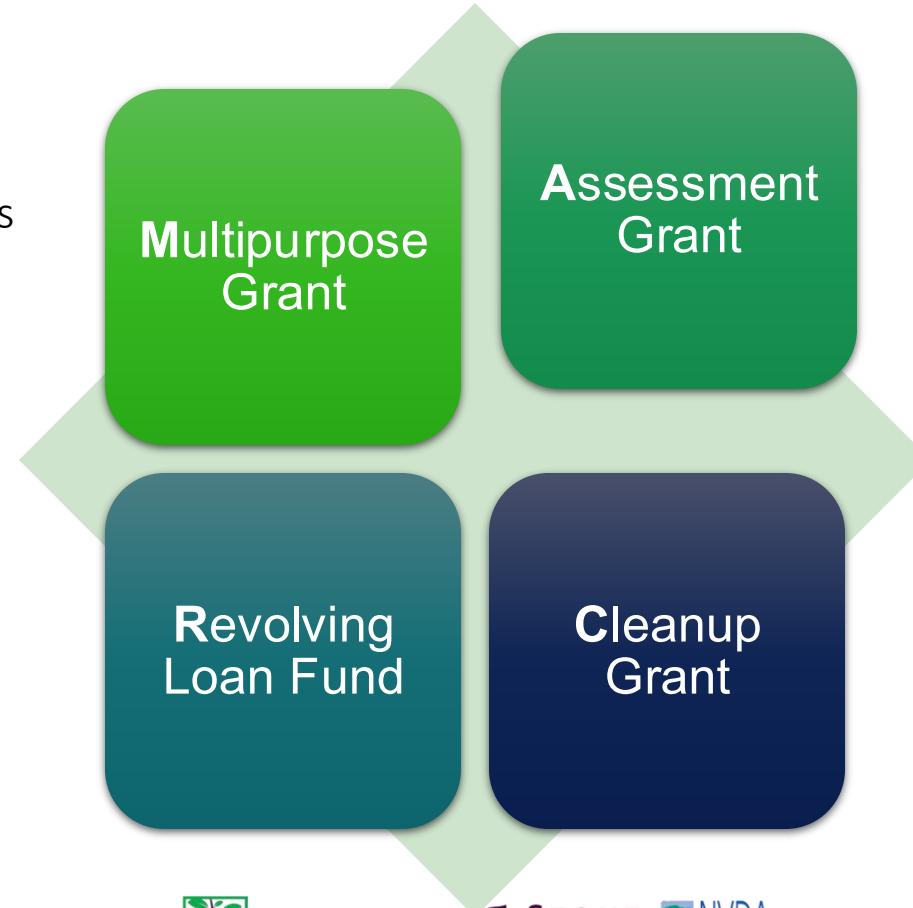
Wayne B.



TYPES OF EPA BROWNFIELD GRANTS

Federal Funding

- Targeted Brownfields Assessment
- Job Training
- Technical Assistance
- State and Tribal Response Programs
- Land Revitalization Technical Assistance
- CERCLA Section 128(a) Technical Assistance Grants (TAG)
- MARC Grants



Eligible Entities(Refer to Guidelines)

- Municipalities & Local Governments
- Non-profits
- State and Tribal Entities
- Regional Agencies
- Redevelopment Agency
- EPA grant applicant is NOT liable for contamination

These grants are competitive



Expected FY 2026 EPA Brownfield Grants

Types of Brownfield Grants Known by Acronym “MARC”

- Multipurpose Grants
- Assessment Grants
 - Community-Wide Assessment Grants
 - Assessment Coalition Grants
 - Community-Wide Assessment Grants for States and Tribes
- ~~Revolving Loan Fund Grants – *not this year*~~
- Cleanup Grants

Multipurpose

Assessment

Cleanup



Expected FY 2026 EPA Brownfield Grants

Multipurpose

- Range of planning, assessment and cleanup activities

Assessment

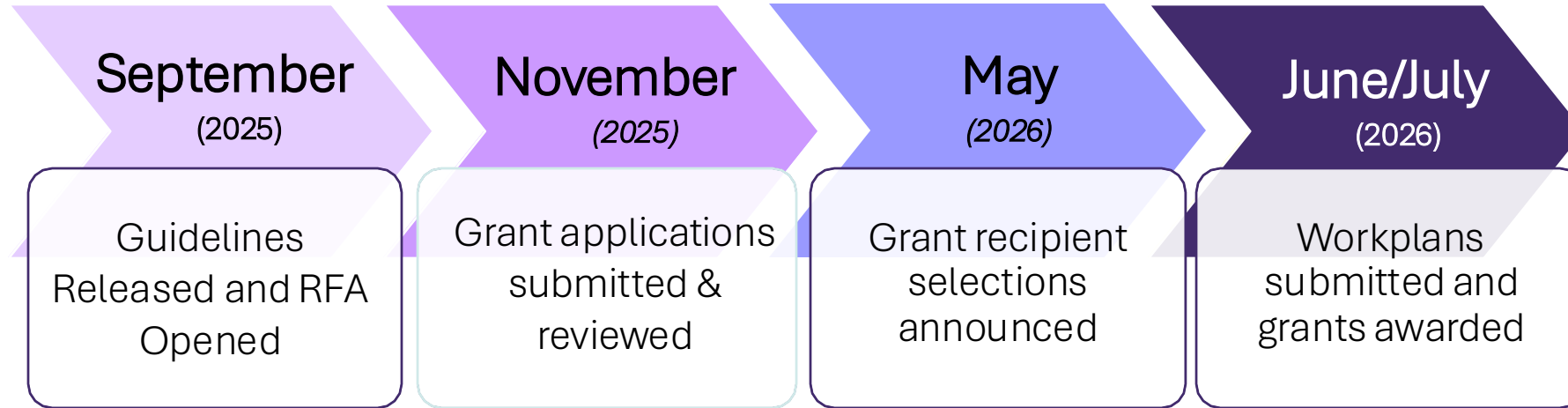
- Inventory, characterize, assess, conduct planning, community engagement

Cleanup

- Cleanup at specific brownfield site or multiple sites owned by the applicant



Typical Timeline for Grant Cycle



Multipurpose

Assessment

Cleanup

The TAB Programs provide free reviews and support on grant applications



Grant Type	Maximum Project Period	Maximum Amount per Grant	Estimated Awards	Total per Grant Type - Bipartisan Infrastructure Law Funds	Total per Grant Type - Regular Appropriated Funds
Multipurpose	5 years	\$1,000,000	20	\$20,000,000	
Community-wide Assessment	4 years	\$500,000	70	\$35,000,000	
Assessment Coalitions	4 years	\$1,500,000	39		\$58,700,000
Community-wide Assessment Grants for State and Tribes	5 years	\$2,000,000	18	\$35,000,000	
Cleanup	4 years	\$500,000	10	\$5,000,000	
Cleanup	4 years	\$4,000,000	26	\$102,000,000	



EPA Contact Information:

Elise Simone

Email: Simons.Elise@epa.gov

Project Officer for Lamoille County Planning
Commission

Kayin Bankole

Email: Bankole.Kayin@epa.gov

PO for the State of Vermont



Region 1 RLF TAB

Grow America

Erin Howard



July 2025

Introducing the EPA RLF TAB



Meet Grow America

Who we are

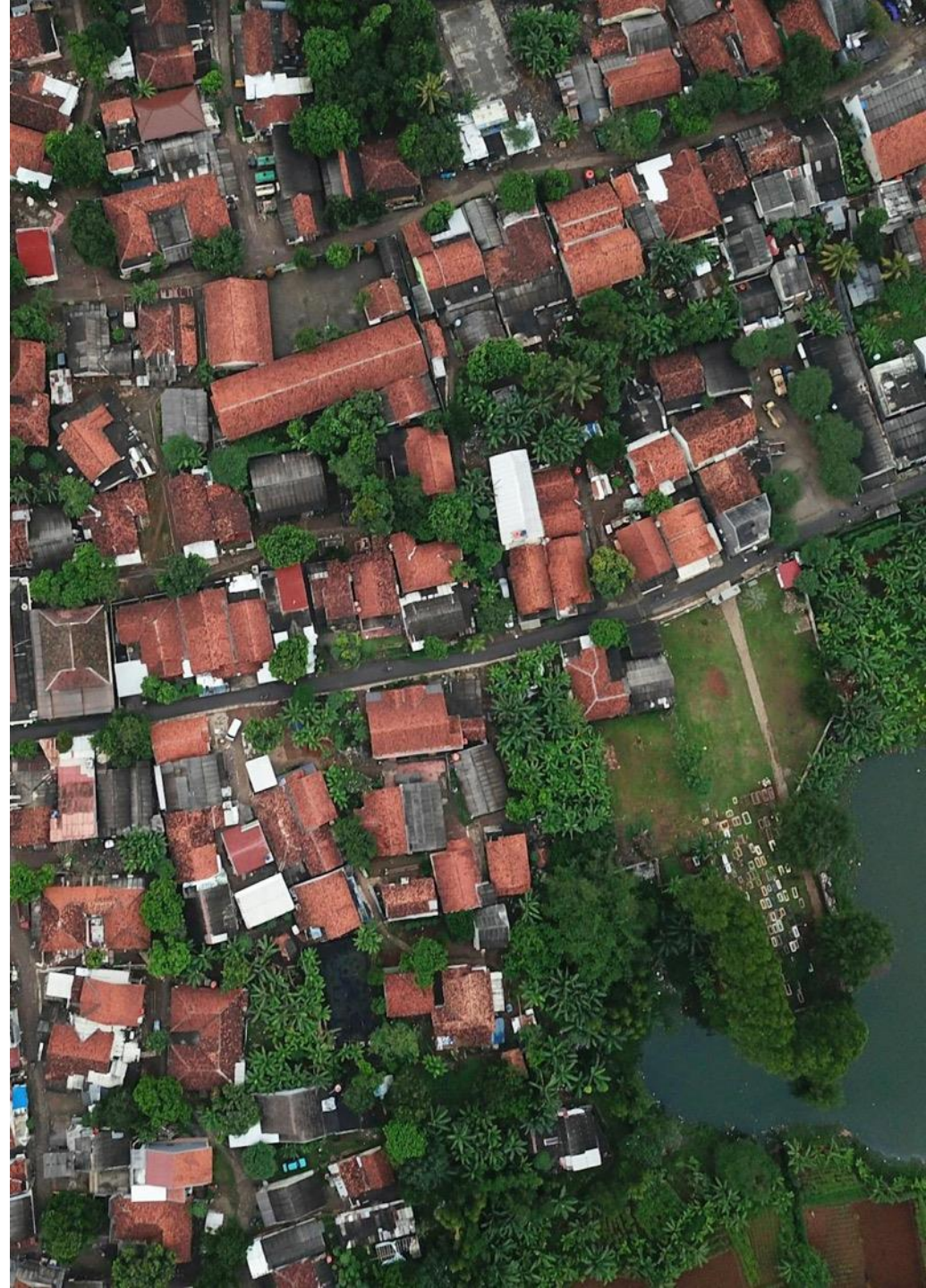
- Established in 1969, Grow America is the nation's oldest non-profit provider of community development technical assistance and training
- We direct capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending and the advancement of livable communities
- We work in partnership with local and state governments and non-profits to build communities, economies, and capacity with hands-on technical assistance



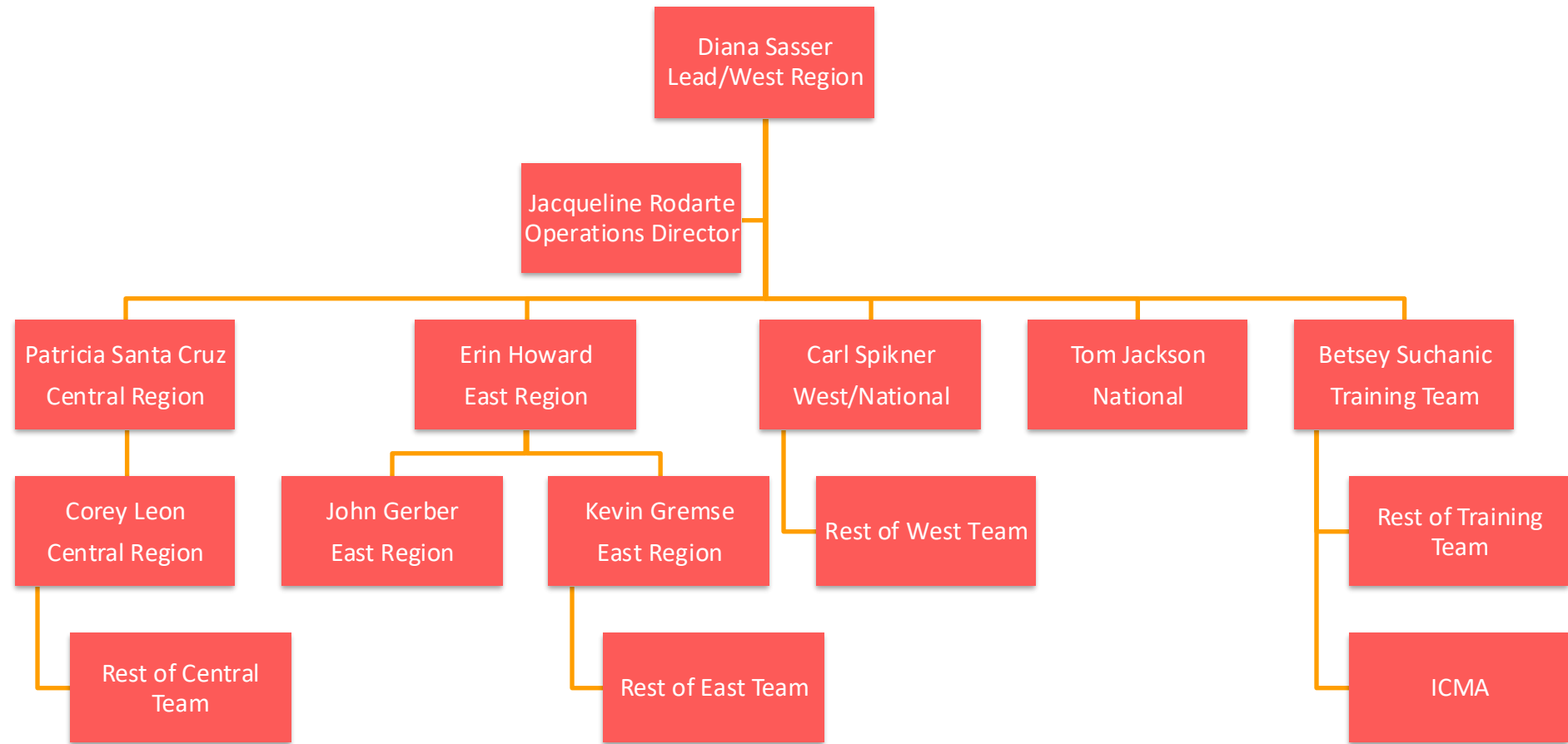
Meet our partner:

International City/County Management Association (ICMA)

- Founded in 1914, ICMA—the International City/County Management Association—is the premier professional association for local government leaders, managers, staff, and stakeholders with more than 13,000 members
- ICMA frequently partners with federal agencies, foundations, and international donors to help local governments create thriving, equitable, and resilient communities, including the following projects among others



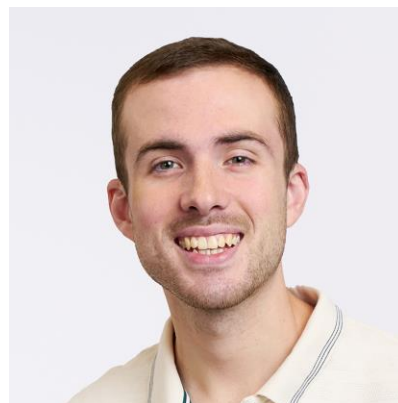
→ EPA RLF TAB team



East Coast Team



Erin Howard
East Region
RLF Lead
Field Director



John Gerber
East Region
Associate Field
Director



Kevin Gremse
East Region
Team Leader
Managing
Director

EPA Funding for Brownfields

Revolving Loan Fund Grants

- Can loan to public or private developers
- Grantee determines loan terms
- Five-year performance period
- Provides up to \$1,000,000

Fast Facts: Brownfield Revolving Loan Fund Assistance Agreements

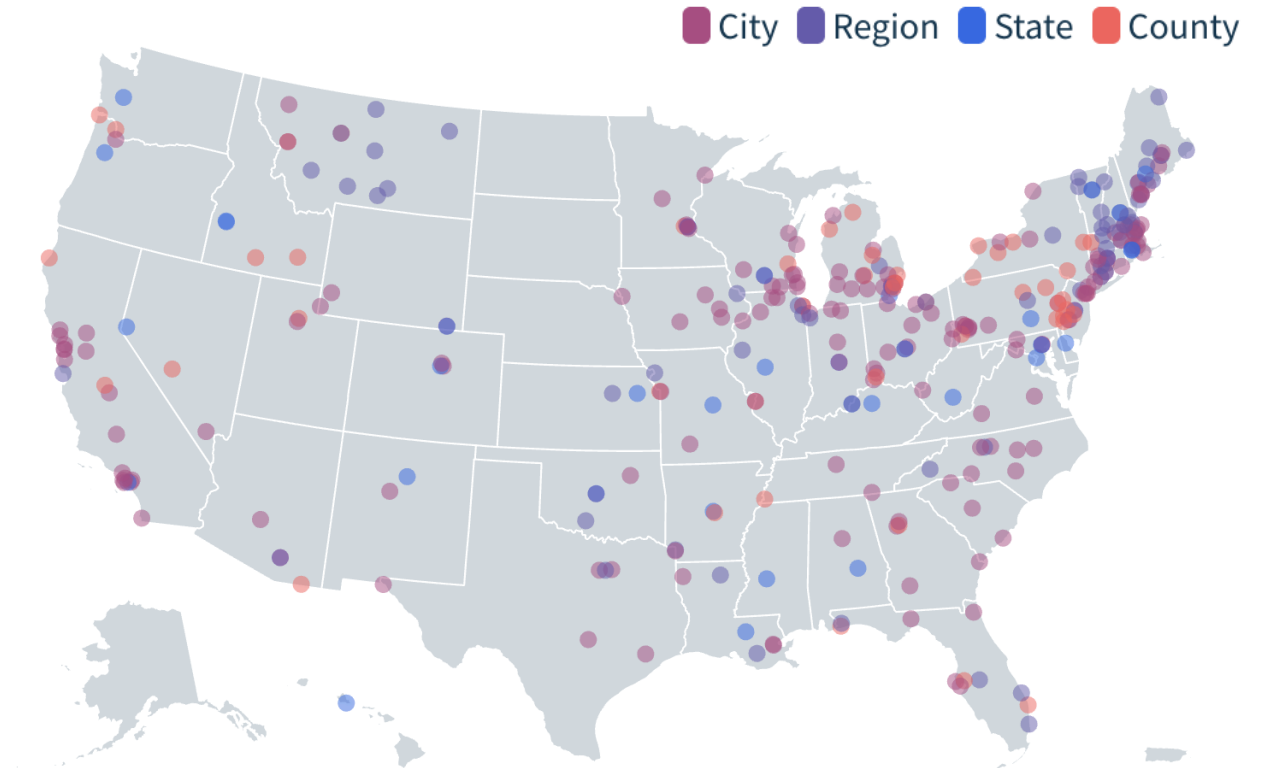
Nationally

\$866,443,439 in EPA RLF funding awarded

317 Cooperative Agreement Recipients (CARs) and **13** RLF awardees

586 Cooperative Agreements (CAs)

- **171** Open CAs
- **276** Closed CAs
- **137** Post-Closeout CAs



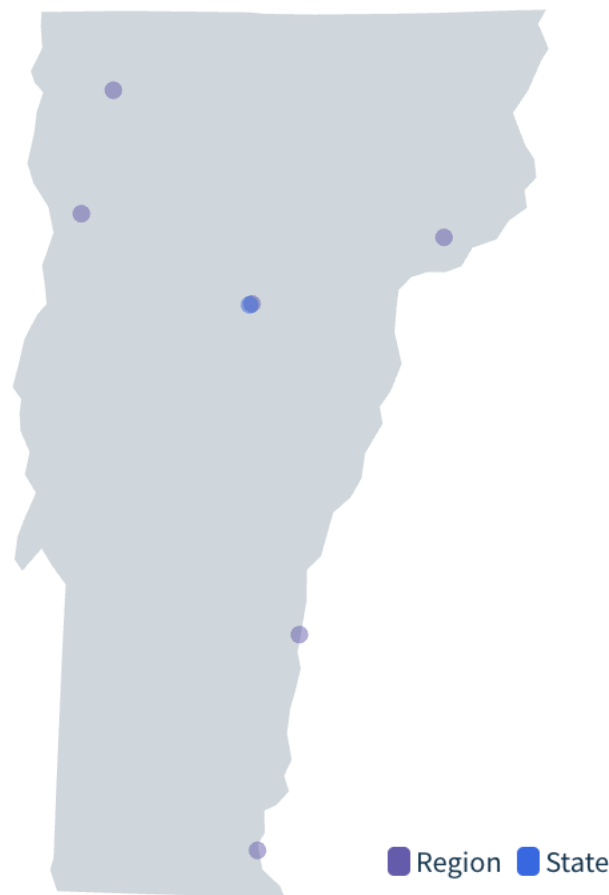
Fast Facts: Brownfield Revolving Loan Fund Assistance Agreements

Vermont

5 Cooperative Agreement Recipients (CARs) and **2** RLF awardees

14 Cooperative Agreements (CAs)

- **9** Open CAs
- **3** Closed CAs
- **2** Post-Closeout CAs



Project Goals

- **Build Partnerships** by establishing an **RLF Project Officer Academy** and creating an on-ramp to ready prospective applicants
- **Cultivate expertise** by offering a **cohort** training program, on demand technical assistance and other training modules and resources
- **Peer-to-Peer Exchanges** by holding **in-person National and Regional meetings to create exchange opportunities to collaborate on** needs, strategies, capacities and program impact, as well as an online portal
- **Develop Network** by establishing a **national RLF Advisory Council** and online portal with forums representing various topic areas and creating a platform for outside exchanges with developers, lenders, and EJ groups



Audience and Activities

Target Audience: EPA-funded
RLFs operating currently



**RLF Advisory
Committee**



Virtual RLF Network



**Trainings and
Resources**

Training and Resources

- A curated training program with workshops on topics that cross all organizations
- Create training cohorts of RLFs that will have specific curriculum guided by conversations with Stakeholders
- Portal will have a resource library and opportunity to contact GA Field Directors with questions

Resource Library

Search



Per page ▾

1 2

Resource type

- ☐ Case Study (2)
- ☐ Checklist or Worksheet (5)
- ☐ Fact Sheet (1)
- ☐ Guide (4)
- ☐ Handbook (2)
- ☐ Notice (1)
- ☐ Online Resource (1)
- ☐ Plan (4)
- ☐ Report (8)
- ☐ Slide Deck (17)
- ☐ Training (1)
- ☐ Video (9)
- ☐ Webinar (4)
- ☐ Workshop (12)

Reset

[Suggest a resource to include in this collection](#)



Webinar

January 2023 RLF

The purpose of the training webinar on project officers and RLF grant recipient changes in...



Video | Workshop

RLF Plans Worksho

The workshop included a great panel of topics relevant to writing or redesigning



Video | Workshop

How Cities Naviga Economic Order

During this presentation, Bruce Katz discusses affecting cities—reshoring, unprecedented the clean energy transition—and how m



Video | Workshop

RLF 201 Worksho

Executive Director of Region XII Council tips based on his experience about what redesign your RLF plan.



Video | Workshop

RLFs and Your Ca Workshop

Types of TA offered

- Review RFQ/RFPs for various items, including underwriting or environmental consultants
- Review of consultant proposals
- Review underwriting and underwriting report to give feedback
- Review of RLF Applications
- Questions on Davis/Bacon
- Samples of proformas or loan underwriting spreads
- General RLF questions
- Post-Closeout RLF Questions
- How to layer RLF into a project
- And other questions as they come up!

Stay Engaged



- **Join our Portal**
- **Open Office Hours**
 - Wednesday, **September 24th**: 3-5pm ET/12-2pm PT: [Register](#)
 - Wednesday, **October 22nd**: 3-5pm ET/12-2pm PT: [Register](#)
 - Wednesday, **November 19th**: 3-5pm ET/12-2pm PT: [Register](#)

We look forward to working with you!

- Grow America website:
growamerica.org
- Please sign up on our new RLF TA TAB website:
epa-rlf-tab.growamerica.org/welcome
- EPA RLF TAB email:
epa-rlf-tab@growamerica.org
- Program Manager Contact Info:
 - Diana Sasser, Managing Director
dsasser@growamerica.org
(209) 483-9863
- East Team Lead Contact Info:
 - Erin Howard, Field Director
ehoward@growamerica.org
(860) 638-9684



ADAAPTA

Krisandra Provencher





BROWNFIELDS JOB TRAINING

An Introduction to Technical Assistance



Disclaimer

The EPA's Office of Brownfields and Land Revitalization (OBLR) currently has an open Notice of Funding Opportunity (NOFO) and grant competition. Please be advised that EPA employees **(including, by extension, Adaapta and Tetra Tech staff)** will not address any questions beyond Threshold Questions, nor discuss topics related to the NOFO or the competition during this conference. For Threshold Questions, we will refer only to the information available in [the Frequently Asked Questions Document](#) or the [NOFO](#) itself.

The Brownfields Job Training Program is designed to:



- **Provide grants to eligible entities** to recruit, train, and place unemployed and under-employed residents from communities impacted by brownfields.
- **Equip graduates with wider skillsets** that improve their ability to secure full-time, sustainable employment within the larger environmental field.
- **Help further sustainable community revitalization** by ensuring that residents benefit from the revitalization and cleanup of brownfields.



Region 9, Los Angeles Conservation Corps HAZWOPER Training

Program Impact

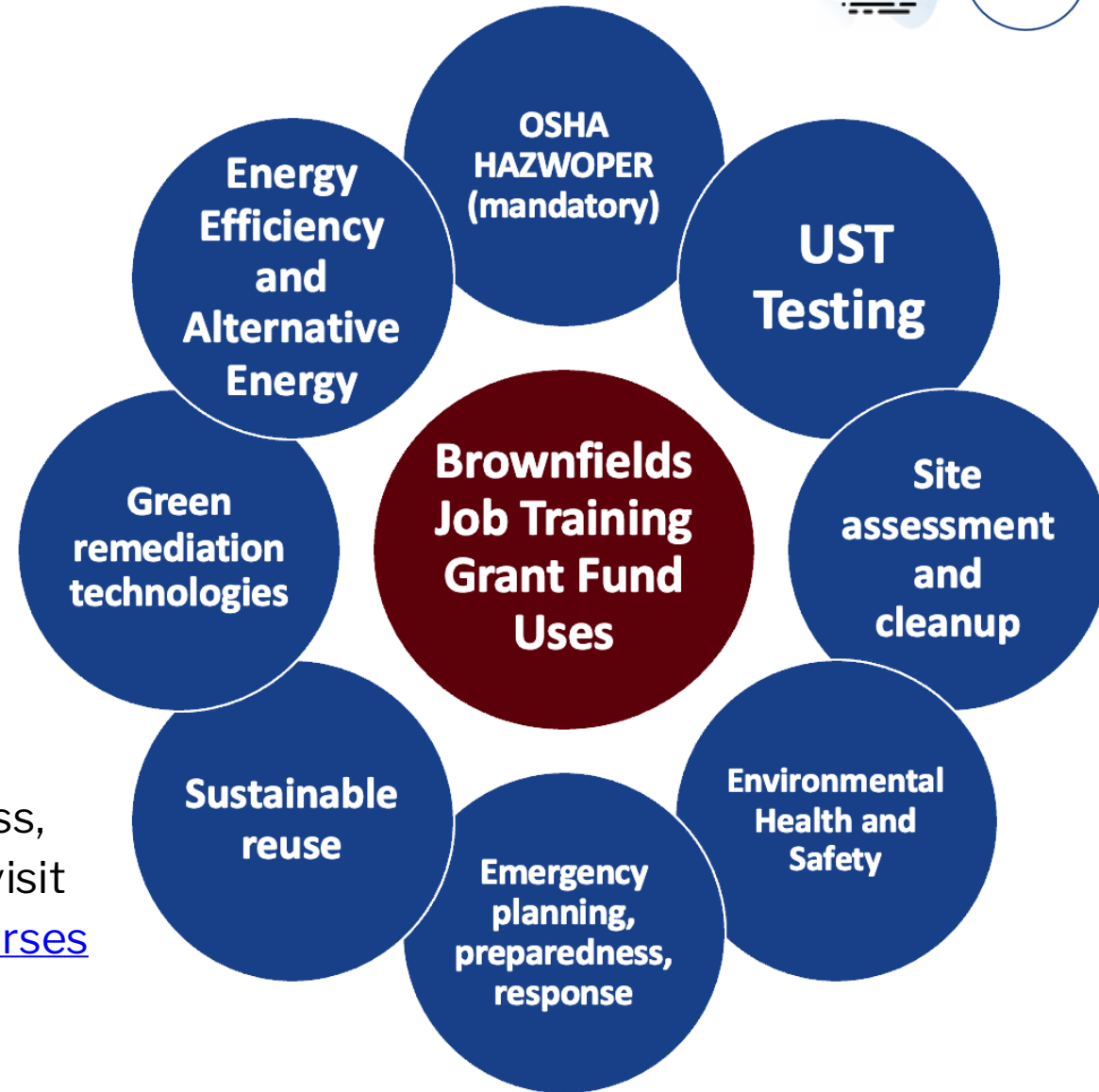
- Since inception, **431 job training grants** funded totaling approx. **\$107.8 million**
 - **~21,700 graduates**
 - **16,100+ obtained employment** in the environmental field.
 - Cumulative program **placement rate of 74%**
 - Graduates' starting wages are approximately **\$16.5 per hour**
- Since 2020: Average starting wage was **~\$22 per hour**



What Types of Training Are Eligible?

All training **must relate** to facilitating the inventory of brownfield sites, site assessments, remediation of brownfield sites, community involvement, or site preparation.

Note: All the above training can be delivered at awareness, intermediate, or advanced levels. For more information visit [List of Eligible and Ineligible Brownfield Job Training Courses](#) available on the [Brownfields Job Training page](#).



What Types of Costs Are Eligible?



Additional eligible uses of grant funds:

- Personnel costs for instructors to conduct training, fringe benefits, and/or tasks associated with programmatic reporting requirements
- Costs for screening and placement of students
- Costs associated with health exams, drug testing, licensing fees
- Costs for training materials and work gear associated with the training curriculum
- Outreach activities directed toward engaging prospective employers to be involved in the job training program and to hire graduates
- Participant support costs (up to 40% of the grant funds)
 - Transportation
 - Childcare
 - Time for participating in training



Region 9- Job Training class, Los Angeles Conservation Corps

Who is Eligible to Apply?

Eligible Entities:

- City, county, state, Tribe, other general purpose unit of local government
- Regional council
- Workforce Investment Board or One-Stop Center
- Nonprofit organization
- Redevelopment agencies
- Colleges and universities

You are NOT eligible to apply if you are:

- Nonprofit organizations described in Section 501(c)(4) of the Internal Revenue Code that engage in lobbying activities as defined in Section 3 of the Lobbying Disclosure Act of 1995
- For-profit or proprietary organization or trade school

Project Period of Performance

The project period for these grants is **up to 5 years**:

- Year 1 & 2: recruitment and screening/beginning of training
- Year 3 & 4: continued recruitment and screening/continuation and conclusion of training
- Year 5: placement and tracking of graduates and reporting results to EPA



Students of the Isles, Inc. Brownfields Job Training Program.

Brownfields Job Training Technical Assistance

- Professional Learning Community (PLC) Calls
- Resource Development
- Webinars
- **Virtual 1-on-1 Support**



brownfieldsjobtraining@adaapta.com



www.epa.gov/brownfields/forms/brownfields-job-training-program-technical-assistance-inquiry-form



TETRA TECH

adaapta



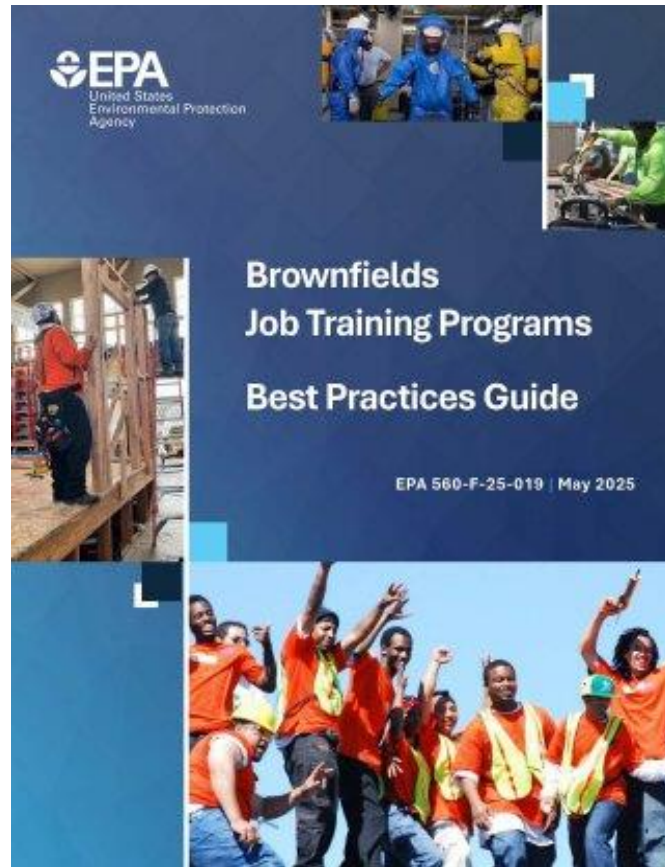
Professional Learning Community

- Connect with BFJT grantees, prospective applicants, technical assistance providers, and EPA staff.
- **Share best practices** and real-world strategies for program implementation
- Troubleshoot challenges
- Hear grantee success stories and **foster peer-to-peer learning**
- Stay up to date on EPA resources and upcoming opportunities



To be included on the invites for future PLC calls, submit an [inquiry form](#) and state in the "Inquiry" field a request to "Add me to future PLC call invites."

2025 Brownfields Job Training *Best Practices Guide*



Thank You!

- Upcoming Professional Learning Community (PLC) Call:
Wednesday, September 24th
- If you or an associate would like to receive notice of upcoming meetings and events, send your contact information to:
brownfieldsjobtraining@adaapta.com
- Submit an inquiry or request for technical assistance at
www.epa.gov/brownfields/forms/brownfields-job-training-program-technical-assistance-inquiry-form

Q&A and Open Discussion



Networking & Closing

