

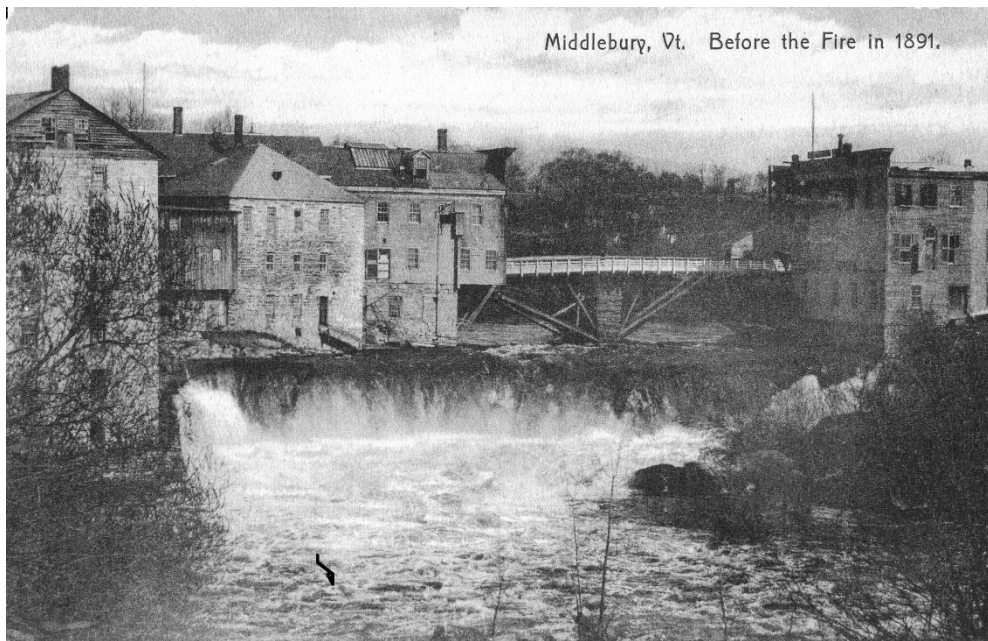
Addison County Regional Planning Commission

14 Seminary Street Middlebury, VT 05753 www.acrpc.org Phone: 802.388.3141 Fax: 802.388.0038

R01-26-A-027

FY26 EPA Community Wide Assessment Grant Application Addison County Regional Planning Commission Application Information Sheet

1. Applicant Identification: Addison County Regional Planning Commission, Vermont, 14 Seminary Street, Middlebury, Vermont 05753
2. Website URL: <https://www.acrpc.org>
3. Funding Requested
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
4. Location: Addison County, Vermont



5. Target Area and Priority Site Information:

Target Areas include:

- the Town of Middlebury (Census Tracts 9607 and 9608);
- the City of Vergennes (Census Tract 9602).

| | | | | | | |
|-----------|------------|------------|-----------|-------------|-----------|-----------|
| Addison | Bridport | Bristol | Cornwall | Ferrisburgh | Goshen | Leicester |
| Lincoln | Middlebury | Monkton | New Haven | Orwell | Panton | Ripton |
| Salisbury | Shoreham | Starksboro | Vergennes | Waltham | Weybridge | Whiting |

Priority Site Name(s) and Addresses:

| | |
|----------------------------------|--|
| Bakery Lane Redevelopment | Bakery Lane (multiple unaddressed parcels) Middlebury, VT 05753 |
| Lucius Shaw Lane | 129 Lucius Shaw Lane, Middlebury, VT 05753 |
| Former Denecker Auto Site | 14 Main Street, Vergennes, VT 05491 |

6. Contacts:

(a) Project Director:

Name: Andrew L’Roe, Emergency Management Planner
 Phone: (802) 388-3141 ext. 3 | Email: alroe@acrpc.org
 Mailing Address: 14 Seminary Street, Middlebury, Vermont 05753

(b) Chief Executive/Highest Ranking Elected Official:

Name: Adam Lougee, Executive Director
 Phone: (802) 388-3141 ext. 2 | Email: alougee@acrpc.org
 Mailing Address: 14 Seminary Street, Middlebury, Vermont 05753

6. Population:

a) **Addison Region Population:** 38,047

b) **Target Area Population**

Town of Middlebury: 9,214

City Vergennes: 2,571

7. Other Factors Checklist:

| Other Factors | Page # |
|---|---------------|
| Community Population is 15,000 or less | 1, 3 |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | N/A |
| The proposed brownfield site(s) is impacted by mine-scarred land | N/A |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 1, 2, 3 |
| The proposed site(s) is in a federally designated flood plain. | 1, 2, 3 |
| The reuse of priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 2, 3 |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | 2, 3 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | 2, 3 |

| | |
|--|-----|
| At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s). | N/A |
| The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing. | N/A |

5. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)
Attached.
6. Releasing Copies of Applications
Not applicable.

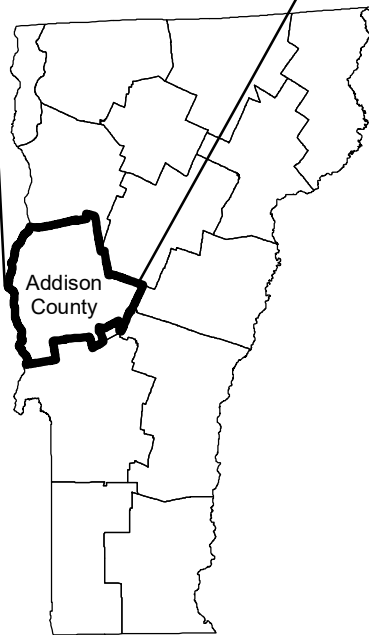
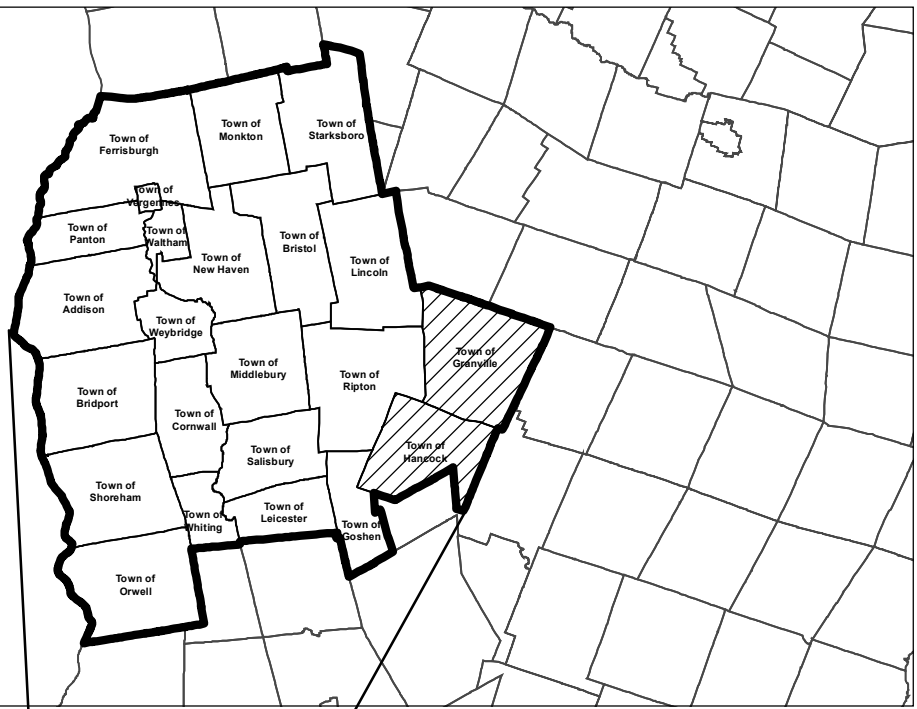
Attachments: Map Attachment
Letter from Vermont DEC



Legend



The ACRPC does not provide services to the Towns of Gainville and Hancock



Notes

- 1. Coordinate System: NAD 1983 StatePlane New York Central FIPS 3102 Feet
- 2. Data Sources:
- 3. Background: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Project Location
Addison County
Vermont

Client/Project
Addison County
Vermont

Figure No.
1
Title

Attachment A

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 3
Montpelier, VT 05620-3521
(802) 828-1138
sarah.bartlett@vermont.gov

January 6, 2026

Addison County Regional Planning Commission
Attn: Adam Lougee
14 Seminary Street
Middlebury, VT 05753

Dear Mr. Lougee:

Please accept this letter as an acknowledgement that the Vermont Department of Environmental Conservation (VT DEC) has received notice that the Addison County Regional Planning Commission (ACRPC) intends to apply for an EPA FY26 Brownfields Community-Wide Assessment Grant, and if awarded, to utilize the grant funds to conduct assessment activities associated with the characterization of brownfield properties within the ACRPC area of Vermont.

The State of Vermont acknowledges ACRPC's past and continued work to support brownfield redevelopment projects within your region, and your intent to apply for additional grant funding. We look forward to collaborating with you ACRPC as you progress with your efforts in brownfields assessments. We will continue to work with ACRPC to assist potential developers with enrollment into the Vermont Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program, through which additional funding assistance is available.

Best of luck in the competition.

Sincerely,



Sarah Palmer Bartlett
Brownfields Program Coordinator
Sites Management Section/Waste Management & Prevention Division

CC: Andrew L'Roe - ACRPC
Dorrie Paar – USEPA
Josh Robinson - TRC



FY26 EPA Community-Wide Assessment Proposal Narrative: Addison County Regional Planning Commission

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

- a. **Overview of Brownfield Challenges and Description of Target Area:** Addison County, the “Heart of Vermont”, is located in the Lake Champlain Valley, nestled between the Adirondack Mountains and Lake Champlain to the west, and the Green Mountains to the east. The region consists of village centers separated by rural countryside. It is known for its 56 miles of shoreline along Lake Champlain and a variety of outdoor recreational activities. Historically, **industrial and manufacturing operations** in Addison County took advantage of the region’s natural resources and power-generating capabilities of waterways. Industry boomed from the 1820’s following the opening of the Champlain Canal and continued to boom through the mid-to-late nineteenth century following the construction of the Vermont Railway. Common industries that were present throughout the county **included saw and lumber mills, woodworking, textile mills, and electric companies**. The region saw an overall decline in industrial activity starting in the early to mid-1900s, and once thriving industrial sites were abandoned and/or downsized. As a result, the county remains littered with abandoned and dilapidated industrial and commercial properties (brownfields) remaining from its former industrial might. With a legacy of over 200 years of resource extraction and manufacturing industries, followed by decades of steady economic decline, **we estimate that there are over 100 hazardous materials and petroleum-impacted brownfields** scattered throughout the Addison County region. Below, we describe priority sites in our target areas. The region saw a decline in population starting in the mid-1900’s and a shortage of housing has led to increased settlement in the countryside outside of the village centers. **The presence of brownfields has impeded the county's ability to provide new employment opportunities, special needs housing, and commercial investment** for the area. Brownfields also pose concerns of exposure to hazardous building materials (HBMs), as structures in the area are some of the oldest buildings in the United States. Without the support of CWA grant funding, ACRPC and its member communities cannot perform the needed assessment work to support the community.

Addison County Regional Planning Commission (ACRPC) serves as the Regional Planning Commission for 20 towns and villages and one city (total population 36,703) and covers an approximately 718.13 square mile area within Addison County. Many of the brownfield sites are in town and village centers, with significant importance to the community. However, environmental hurdles and a lack of available funding are preventing their redevelopment. The target areas for this grant include the region’s economic and social hubs (the Town of Middlebury and the City of Vergennes), which historically supported the agricultural, forestry, and mill industries. **Middlebury (pop 9,214)**, the County’s shire town centered around Middlebury Falls, is the largest town in the county by population and home to the historic Middlebury College. **The City of Vergennes (pop 2,571)** is the oldest and smallest incorporated city in the state, covering just 2.55 square miles. These communities have developed comprehensive plans that include goals for brownfields revitalization to support a community-centered downtown culture. **The Middlebury target area** includes approximately 25 Brownfields sites and consists of the downtown and transit-oriented district (TOD) areas. The area has a legacy of mill operations, petroleum storage, and rail use and operations. The area is bounded by Vermont Route 7 and railroad tracks and laydown yards. Residents are exposed to exhaust fumes and live adjacent to contaminated properties with limited local green space and connectivity within the community. The potential development of housing and commercial businesses is affected by perceived liability and risk due to contamination. **The Vergennes target area** includes more than 20 Brownfields sites and is characterized by years of further dilapidation and decay due to a lack of development interest stemming from heavy truck traffic, disconnected streets, and unsafe contaminated parcels. Approximately 90% of the Brownfields sites in Vergennes are within the target area along the former commercial and industrial corridor that abuts the railway. The area has remained stagnant with a lack of interest from commercial businesses and housing developers. The close proximity of the Brownfields sites to one another will require area-wide planning to address the contamination and needs to reimagine and re-develop the entire target area.

- b. **Description of the Priority Brownfield Site(s): (1) Town of Middlebury Target Area (Census Tract 9608):** The priority sites for Middlebury Target Area are proposed development areas with Town planning initiatives, existing grant funding, and real opportunity for housing and commercial development. One of the Town’s priority sites is the **Bakery Lane Redevelopment Area** located at the intersection of Route 30 and Cross Street, and consisting of a mostly paved parking area behind the Town offices. The site includes 2.5 acres of town-owned land adjacent to the Otter Creek partially within a FEMA designated floodplain. The site is underutilized as parking that reduces connectivity between businesses and housing, and is an unsafe corridor for pedestrians. The area has recently been occupied by unhoused population encampments and is a location for crime and illicit activities. The area includes a former gas station and auto service center with known subsurface contamination that has impacted the site, in addition to the presence of urban fill from historic regrading and development. Contamination was identified during improvements made to the adjacent bridge that crosses the Otter Creek and the railway. The source of the fill at the site is unknown and is infill material from excavated industrial sites in town. Grant funds are needed for Phase I and II ESAs, as well as site specific reuse planning to determine the redevelopment potential of the site. **A second priority site is located on the town-owned land at 129 Lucius Shaw Lane.** The site includes 12.5 acres currently occupied by an unused wastewater treatment plant digester

and is a valuable and beneficial space that could be used to meet Middlebury's housing needs. The ten (10) on site defunct and unutilized buildings include a total of 10,000 square feet of space and the former digester pad, which were constructed prior to 1980 and likely contain HBMs. Soil and groundwater contamination is likely present from the former operation of the site as well as former infilling with urban fill to raise the site above the Otter Creek and local wetlands. Part of the site is located in a FEMA designated floodplain. A Phase I and II ESA, as well as a corrective action planning for the priority site, are needed to support its redevelopment. **(2) City of Vergennes Target Area (Census Tract 9603):** The priority sites in the Vergennes Target Area include properties in the area north of the Otter Creek that encompasses the VT Route 22A and norther Vermont rail corridor and proposed housing and commercial redevelopment area. The corridor includes numerous Brownfield sites, including the target site—the **former Denecker Auto site**—which is located on Route 22A and includes an approximately 1.8-acre lot and a 7,500 square foot building constructed in the 1970's. The former auto dealer has been vacant for years and has a history of historic fuel storage, automotive, commercial/industrial uses, as well as HBMs and urban fill. Investment in the site for redevelopment has been limited to date. Investigation activities are needed to determine the presence of HBMs within the existing building as well as the presence of contamination from former petroleum storage, automotive operations, and urban fill. Phase I and II ESA, as well as corrective action planning support are needed for the site. The area also needs an area wide plan to assist with determining reuse of the target site, identifying additional sites for investigation and remediation, and evaluation of development of the entire TOD area in alignment with the proposed housing and commercial development.

- c. **Identifying Additional Sites:** The ACRPC will notify the community of fund availability through the methods detailed in later sections and encourage application for Brownfields funding. ACRPC will develop a committee to create criterion for the evaluation and selection of applications for additional sites. The committee will be made up of representatives from ACRPC area municipalities and business liaisons. The ACRPC has developed an application process during prior grants, including criteria such as site history, redevelopment plans, expected leveraged funds, approximate timeline, and whether the site is in an underserved community. ACRPC will review the applications with a focus on our underserved communities, as well as a focus on housing and daycare facilities as identified in *Section 2* below. ACRPC will update its existing Brownfields inventory with new sites as they're identified. Sites will be prioritized for assessment, and highest priority will be given to sites located in underserved communities, greatest health hazards, high likelihood of redevelopment, and projects providing community services (affordable housing, social services, and childcare).

Revitalization of the Target Area

- d. **Reuse Strategy and Alignment with Revitalization Plans:** Selection of the priority sites in the City of Vergennes and Town of Middlebury reflects a general reuse strategy for focusing FY 2026 funding on projects where initial planning has been completed, but the presence of Brownfields has limited development and opportunity for positive community impact. ACRPC's 2026 Regional Plan highlights the target areas as keys to the well-being of the population, especially the elderly and low-income populations. Community goals include **providing affordable workforce and senior housing, childcare availability, enhancing parks/recreational spaces, and generating business opportunities and jobs.** ACRPC will conduct community development strategy sessions utilizing charettes and visuals, walking tours of the target areas and sites, as well as digital community input via online forums. **Community feedback will be processed and used to make decisions** on how grant funding should be used and what initiatives and projects are wanted by the community. Additional goals include the development of additional renewable energy facilities and resilience to extreme flooding events that have recently impacted the area. The target area community's redevelopment plans focus on maintenance and renewal of affordable housing; increasing the multifamily and senior housing supply; expanding public sector funding; encouraging private sector investments with development bonuses and tax credits; and encouraging adaptive reuse projects that support preservation of historic buildings while minimizing impacts on our natural resources. **Commercial Development:** The **Bakery Lane target site** is part of Middlebury's downtown master plan which calls for redevelopment into a mixed-use area and "green alley" that would promote business growth and tourism downtown. The area aligns with the Town and County goals to infill existing town centers. **Increase Housing:** The **Lucius Shaw Lane** site is part of the Town of Middlebury's transit-oriented development (TOD). The Town of Middlebury is using a **\$2.25M Transit-Oriented Development (TOD) RAISE Grant** to help support redevelopment. The **former Denecker Auto dealership** which is a catalyst site and will be crucial to support the \$1M Northern Border Regional Commission grant. The goal of the Northern Border grant is to construct a new 1,280-foot city street with sidewalks and utilities to support the proposed **130-unit Vergennes North workforce housing development**, while also improving transportation and water infrastructure¹. There is a prospective developer that has been engaged by the project stakeholders, and schematic design plans have been prepared for the project. Community input will be needed to ensure their needs are met through collaboration. ACRPC will incorporate Pillars 1 and 3 of the EPA's "Powering the Great American Comeback" Initiative.
- e. **Outcomes and Benefits of Reuse Strategy:** The reuse of priority sites will spur economic growth in the target areas by encouraging housing and new businesses to locate in our downtown corridors. The urban community will directly benefit from the addition of housing and economic development for jobs creation. **The Bakery Lane**

¹ Vermont Agency of Commerce and Community Development, Northern Border Regional Commission, Press Release, December 9, 2025.

site proposed mixed-use development will provide housing and commercial business opportunity while providing a **“green alley” in the heart of Middlebury**. The development will provide public access to the Otter Creek, improved stormwater control and reduced pervious surfaces to **protect from extreme weather events** as the site is partially located within a FEMA designated floodplain. The site will also provide much needed connectivity between businesses and residences while simultaneously providing a safe and clean corridor for pedestrians. The development will remove the risk of existing contamination and will improve the water quality within the Otter Creek. Housing projects in the TOD area (Lucius Shaw Lane) will provide safe and secure housing for unhoused community members. The outcomes align with the Town of Middlebury’s Downtown Master Plan. The **Lucius Shaw Lane site** development will remove the risk of HBMs and contaminated soil and groundwater, restore and re-utilize existing buildings where possible, **and provide affordable housing to populations in need**. The re-use of the site will expand upon the current solar power at the site, provide recreational access to the Otter Creek, and provide floodable green space to limit both site and adjacent property impacts from flood events. The site is **partially located in a FEMA designated floodplain**. The removal of the defunct equipment and infrastructure aligns with the Town of Middlebury’s goals for beneficial re-use of property as housing. It also aligns with the area-wide TOD District goal to increase housing stock, especially affordable and senior housing. The **former Denecker Auto site** is a catalyst site to realize the opportunity for commercial development paired with the \$1M Northern Border Regional Commission grant, which has the goal of constructing a new 1,280-foot city street with sidewalks and utilities to support the proposed **130-unit Vergennes North workforce housing development**. The development will support the increased housing and is located at a prime location along Route 22A, adjacent to the proposed housing development. The existing site building will be evaluated for re-use and the **feasibility for solar and geothermal energy production** to support the housing development. The site improvements paired with the overall housing development project will improve stormwater quality. The site re-use will support the enhancement of public utilities, sidewalk use and access, as well as connectivity through the TOD area.

- f. **Resources Needed for Site Reuse:** The ACRPC and other strategic partners are eligible and experienced with leveraging funding from a variety of public and private sources. Our organizations have successfully obtained funding to address regional and local planning goals including revitalization of brownfields. We will continue to tap into these funding sources to advance reuse of sites assessed with FY26 EPA Grant funds. **The FY 2026 CWA grant will fund the initial phases of investigation and remediation planning.** The funding will provide the initial investment to determine the level of contamination and additional remediation and / or resources needed to lead to project development and ultimately completion. Given the high cost of construction, and limited funds available by the target area municipalities to conduct cleanup activities, additional funding will be leveraged to support the projects. **Enrollment of these sites in BRELLA** will provide additional ACCD and VTDEC remediation funding resources needed to conduct clean-up activities. Additional EPA awarded grant funding such as cleanup and revolving loan fund (RLF) grants would assist with moving proposed projects to completion. Existing grants including the Town of Middlebury **\$2.25M Transit-Oriented Development (TOD) RAISE Grant** the City of Vergennes **\$1M Northern Border Regional Commission grant** will assist with local utility, traffic, design, and permitting for the Lucius Shaw Lane and Former Denecker Auto sites, respectively. The proposed housing and commercial development projects will take advantage of Downtown Tax Credits, the Vergennes Opportunity Zone incentives, as well as State Programs including the **Community Housing and Infrastructure Program (CHIP)** that assists with overcoming infrastructure barriers. We will also utilize the Vermont Community Development Fund that federal Community Development Block Grants (CDBG) funding for eligible activities through Implementation Grants, Planning Grants, and Scattered Site Grants that assist in brownfield redevelopment. The leverage of these funding sources will move the proposed projects from **investigation, through remediation, and ultimately to housing and mixed -used development (Bakery Lane)** that fully aligns with the redevelopment goals and needs of the target areas.
- g. **Use of Existing Infrastructure:** The proposed projects support infill development activities that minimize sprawl into rural areas and promote adaptive reuse of V/U structures. These projects will utilize existing streets, sewer, and water infrastructure. All the target areas are among the earliest developed in the county and are fully served by paved roads, utilities, culverts, and stormwater management features. Nearly all the priority sites identified have existing structures that our community wants to preserve and renovate/rehabilitate for reuse. These sites often require the least investment in infrastructure and provide the greatest opportunity to preserve unique architectural character and history. The CWA Grant will be used for HBMS and abatement plans in support of sustainable reuse of existing structures in the target areas. ACRPC is committed to completing structural analysis and building evaluations to re-use existing partial or full structures wherever possible.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

- a. **The Community’s Need for Funding:** Both Middlebury and Vergennes are considered **micro communities according to the Brownfields Program standards**, with current populations estimated at 9,214 and 2,571, respectively (U.S. Census Bureau). Additionally, Addison County, with a population of 38,047, qualifies as a small community. Population growth for the County **has lagged that of the State in recent years**, with a growth rate from 2010 to 2020 that was roughly half that of the State’s (U.S. Census Bureau). Further, the small city of

Vergennes has experienced population decline over the past two decades, having lost more than 6% of its population since 2000 (U.S. Census Bureau). The small populations within the target area and the county, paired with the aging population (**1 in 5 residents over retirement age**) has shrunk the tax base and have created an inability to fund Brownfields assessment and cleanup activities. Furthermore, **the lack of a meaningful tax base on 100+ properties and the lack of affordable housing have exacerbated the problem.** This impacts the ability of rural residents to find affordable housing and good-paying jobs in the county.

The poverty rate in Vergennes and Middlebury is 11% and 14%, respectively, higher than the state at 10% (U.S. Census Bureau). Additionally, Addison County faces a housing crisis, with limited availability of rental units to support the retention of younger residents and families, while monthly owner costs, excluding the mortgage, are significantly higher than that of the U.S. (58% higher in Middlebury), further straining the finances of residents. In Middlebury, a comparatively low median household income, when compared to the State and County, results in **30.7% of households being considered housing cost burdened (U.S. Census).** Fiscally, the community is constrained in its ability to fund the costly brownfield assessment and cleanup efforts that are needed. Despite having a relatively stagnant population, Addison County faces a housing crisis. Median home values in the County exceed those of the State by 15%, with those in **Middlebury reaching 26% higher than the State median.** Monthly owner costs, excluding the mortgage, are significantly higher than that of the U.S., further straining the finances of residents. For example, owner costs in addition to any mortgage payments, are \$966 in Middlebury (58% higher than the U.S.). With homeownership at 80%, rental units are limited. A lack of low-price starter homes continues to strain future growth and prevents younger residents from transitioning to homebuyers.

- b. **Health or Welfare of Sensitive Populations:** The County's population is aging. Over the past decade, the largest age group shifted from 45- to 54-year-olds to 55- to 64-year-olds. According to the U.S. Census Bureau, the increase in people of retirement age (65 and over) has been dramatic, as well. From 2013 to present, there has been a 69% increase in this cohort. Currently, more than **1 in 5 residents in Addison County are of retirement age** (U.S. Census Bureau). A disproportionate share of the population aged 65 and older are disabled in Middlebury (35.5%) and Vergennes (39.4%), exceeding the state average for the cohort by 21% and 35%, respectively (U.S. Census Bureau). The shift to an older demographic is expected to continue, making safeguarding this increasingly sensitive population critical. Seniors in the County are also at a **heightened risk for isolation.** U.S. Census data show this risk is particularly high in Vergennes, where 46.3% of residents aged 65 and older live alone, roughly twice the County average (46.3%). **Quality, affordable apartments,** such as those proposed, can offer a sense of connectedness, while still maintaining independence, **for a vulnerable senior population.** According to the 2023 American Community Survey (ACS) 5 year estimates, additional sensitive populations in the target areas include veterans (8% in Vergennes compared to 6% in the state), women of childbearing age (25% in Vergennes and 34% in Middlebury compared to 22% in the state), and persons with disabilities (16% in Vergennes and 15% in Middlebury compared to 13% nationally). In Middlebury, where the median household income is 6% lower than that of the nation, 14% of residents live below the poverty line and the unemployment rate is 4.5%, both higher than the state averages. **Vergennes also has 14% of households receiving food stamps/SNAP compared to 10% in the state** (2023 ACS 5-Year Estimates). This grant will help identify and subsequently reduce the threat that brownfields pose to the health and safety of these already vulnerable populations while promoting the development opportunities and creation of jobs complemented by affordable housing needed to restabilize these communities following their intense industrial and population declines.
- c. **Greater than Normal Incidence of Disease and Adverse Health Conditions:** Addison County, particularly in Middlebury and Vergennes, has some of the oldest structures (residential homes, commercial, and public) in the United States. The median year of construction of homes in both Middlebury and Vergennes, 1974 and 1969, respectively, pre-dates the 1978 U.S. ban on the sale of leaded paint for residents and 1989 ban on asbestos-containing materials in certain products (U.S. Census Bureau). In these **communities, roughly half of all homes were built prior to 1970,** potentially exposing residents to harmful materials (U.S. Census Bureau). **Lead exposure** is particularly associated with damage to the brain and nervous system, impaired growth, and learning and behavioral issues, along with harming cardiovascular health, kidneys, the immune system, the blood system, and the reproductive system (U.S. CDC). Unborn and young children are especially susceptible to the effects of high lead levels, with **increased risk for lower IQ scores, impaired academic performance, and behavioral problems.** According to the VT Department of Health environmental public health data tracking, 8.6% of children under age 2 were found to have elevated blood lead levels in Addison County compared to 8.2% in the state. According to the United States Centers for Disease Control (CDC) national environmental public health network, Addison County experiences a greater prevalence (per 10,000 births) of birth defects associated with environmental exposures than the rest of the state, such as gastroschisis (4.3 versus 3.0) and tetralogy of fallot (5.5 versus 4.5).
The presence of regulated building materials, such as asbestos and PCBs, in homes and structures has been linked to various forms of **respiratory disease.** According to the CDC Places database, asthma rates in Addison County were 11% in 2023, higher than U.S. average of 10.6%, with even higher levels identified in tracts 9603 (11.6%) and 9608 (11.3%), which contain priority sites in Vergennes and Middlebury, respectively. For residents in Vergennes, **asthma is likely exacerbated by heavy truck traffic** through its downtown district, which, according to the

transportation data management system, sees more than **9,500 vehicles per day on its two-lane road**. From 1999 to 2019, the most common underlying cause of death in Addison County was bronchus or lung-related cancer. U.S. CDC data also indicates that Addison County has a cancer rate of 9.8%, with tract 9603 having a rate of 9.6% compared to 9% nationally. Across the county, just 13.7% of households use natural gas, electricity, or solar energy for heating, less than the percentage of households using wood (16.7%). Fuel oil or kerosene are the most prevalently used heating sources (45.9%), with liquified petroleum (LP) gas also heavily used (U.S. Census Bureau). According to the CDC, use of these fuels for home heating and cooking **can exacerbate asthma and chronic obstructive pulmonary disease (COPD), particularly in elderly and sensitive populations**. Revitalization of the community through new housing stock and public and commercial structures in the Target Areas will provide affordable quality housing solutions for sensitive populations, address potential and known impacts from ingestion/inhalation of particulates, and include abatement of asbestos/LBP in aging structures. This will provide for a healthier workforce and overall community (reducing sick time, hospital visits, depression, anxiety, and other impacts). The CWA grant will be used to **identify legacy soil and groundwater contamination** associated with brownfields in the target areas to address threats at priority sites. Grant funds will also be used to complete **RBM Surveys to remove asbestos/LBP from structures in support of adaptive reuse and saving of historic and meaningful structures**.

d. Economically Impoverished/Disproportionately Impacted Populations:

Poverty is experienced by residents in Vergennes and Middlebury at a rate of 11% and 14%, respectively, exceeding that of the state at 10% (U.S. Census). These populations, which are already burdened by limited access to healthcare due to low incomes and limited access to transportation, are adversely affected by the presence of brownfields, contributing to limited access to employment opportunities and increased potential for exposure to hazardous substances. The exposure to hazardous substances is higher in the target areas due to the presence of Brownfields sites and the historical and current industrial use of the area. According to the American Council for an Energy Efficient Economy (ACEEE) - Addison County residents live with an energy burden equal to about 10% of the median income on average (\$7,300 in household annual energy expenses). ACEEE also notes that this burden is 67% higher than the “high” threshold of 6% and correlates with a **“greater risk for respiratory diseases, increased stress and economic hardship, and difficulty moving out of poverty”** (ACEEE). In addition to this energy burden, the 2021 Community Health Needs Assessment from Southern Vermont Area Education Center indicated that 85% of parents in Addison County reported they were **spending 10% or more of their household income on childcare** (compared to 72% in 2020). The residents in Addison County face negative environmental consequences stemming from their rich industrial and commercial histories; according to the CDC ASTDR, tract 9603 is in the 75th and 76th percentiles nationally for proximity to Toxic Release Inventory (TRI) sites and treatment, storage and disposal sites, while tract 9608 is in the 79th percentile for proximity to Risk Management Plan (RMP) sites. The requested grant funding would enable the eventual development of **much-needed affordable / workforce housing** and commercial developments, which will encourage economic growth by attracting businesses, support local services, and increase local spending. The construction of these projects will have a positive economic impact on the region through an **estimated 500 good-paying jobs, with a total of \$37.3 million in income**². Indirect impacts, generated through business-to-business spending, and induced impacts, generated through household spending, are anticipated to support another 200 jobs and generate \$12.5 million in income². Total economic benefit of the project is expected to include **713 total jobs, \$65 million in income, and \$136.7² million in total output**. The projects will continue to generate economic benefits in terms of jobs, income, and output through the maintenance and operation of the projects, and, more importantly, the additional economic activity they will spur.

Community Engagement

e. Project Involvement & f. Project Roles: ACPRC has identified numerous community partners to help guide grant implementation and bring important community voices to the table. We have selected community partners that will supplement our program by engaging directly with community members as well as technical support partners. Our key community partners for economic development and housing resources, outreach, and project implementation are included below.

| Name of organization | Entity’s Mission | Point of Contact | Specific involvement in project / assistance provided |
|--|--|---|--|
| Addison County Economic Development Coordination | The mission of the Addison County Economic Development Corporation is to create an entrepreneurial and innovative environment, nurturing businesses to launch, grow, and thrive. | Alex Armani-Munn, aarmani-munn@addisoncountyedc.org , 802.388.7953 | Assist with outreach & information sharing, identify and select sites, ensure cleanup & reuse plan aligns with community needs. Assist with identifying additional funding sources, engage developers and investors. |

² TRC Environmental estimates developed using IMPLAN economic modeling software.

| Name of organization | Entity's Mission | Point of Contact | Specific involvement in project / assistance provided |
|---------------------------------------|--|---|---|
| Addison Housing Works | Addison Housing Works (AHW) strives to enrich the lives of low- and moderate-income people of Addison County by ensuring the development, management and maintenance of safe, quality, affordable homes. | Elise Shanbacher, elise@addisonhousingworks.org , 802.877.7953 | Non-profit housing developer. Assess, clean up, and redevelop sites for affordable housing, identify new sites, provide input on community needs and assist with outreach. |
| Addison County – Habitat for Humanity | Habitat for Humanity of Addison County is focused on our neighbors and communities throughout Addison County. So far, we have built homes in Bristol, Cornwall, and Middlebury. | Blair Kloman, habitat.addison@yahoo.com , 802.388.0400 | Non-profit housing developer focused on affordable housing. Provide community outreach, assistance with capital fundraising / needs assessment. Assist with site evaluation for housing development opportunities |

The Town of Middlebury (Mark Pruhenski, 802.388.8100, townmanager@townofmiddlebury.org), and **City of Vergennes** (Ron Redmond, 802.877.3637, manager@vergennes.org) will work closely with ACRPC throughout the entire implementation process to provide input on site prioritization, connect with key stakeholders, conduct community outreach and education, and facilitate assessment and reuse of brownfields. ACRPC will work state agencies to connect sites with additional funding sources for cleanup/revitalization and enroll sites in VTDEC's BRELLA Program: VTDEC (Sarah Bartlett, 802.249.5641, sarah.bartlett@vermont.gov) and ACCD (Kristie Farnham, 802.398.5268, kristie.farnham@vermont.gov). ACRPC will work with **private developers and real estate advisors** to provide information regarding brownfield redevelopment opportunities; White and Burke Real Estate Advisors, (Brian Pine, 802.862.1225, bpine@whiteandburke.com), and SM Graves Associates, (Scott Graves, 978.884.6596, scott@smgravesassociates.com) will provide real estate planning and transactional support and resources, project funding source review and advisement, as well as engagement with investors.

f. Incorporating Community Input:

ACRPC works with the small towns and villages in the county, **project partners, and community stakeholders** to form strong partnerships for all our grant projects. Community involvement in planning and implementation ensures the community has a voice in the decisions affecting them. To achieve this, ACRPC engages with the community in multiple ways that best fit the needs of each group. This includes using a two-way outreach process based on three key public engagement principles: Listen to the collective voices and hear different and unique opinions; Educate residents on facts, ideas, solutions and resources for brownfield revitalization; and Communicate to the project advisory committee the ideas, interests and concerns expressed by all community members, stakeholders and residents of all ages as well as business owners of all sizes. If awarded a FY26 CWA grant, ACRPC will utilize the existing **brownfields advisory committee (BAC)** and provide opportunity for new community members to join. We will hold quarterly meetings to update public and private partners on the status of the grant and projects, discuss site nominations and solicit input on prioritization/selection, and discuss strategies for filling funding gaps. The meetings will be held at the ACRPC offices, which are ADA compliant and centrally located in the county. This will create accessibility and ease for elderly and economically impacted populations. The focus of our program will be to **engage with our senior population, rurally isolated populations**, as well as provide opportunities to provide input and feedback that fits in with busy work and life schedules. **A virtual option will be made available** for those who cannot attend in person, as well as a recorded option to access online and to provide comment. We will also include direct mailings/postings in community centers and senior centers of project materials and feedback forms. We will give the community opportunities to provide their ideas, priorities, and input so that the program is as beneficial as possible through collaboration. **Webpage & Fact Sheets:** ACRPC will develop a brownfields webpage with fact sheets, informative details about the site assessment and cleanup process, and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize grant accomplishments and goals. We will also have a public forum on the webpage for soliciting and responding to community feedback. **Email, Print, & Newsletters:** Two distribution lists, including a stakeholder distribution, as well as a county resident distribution list, will be created, and emails will be sent periodically. ACRPC will publish up to 2 newspaper notices in the local Addison Independent for our constituents that prefer hard copy. Project partners will also communicate progress via regular meetings/organizational newsletters. **Boots on the Ground:** Local green-ups, pop-up parks, and weekend breakfast meetings are tools that ACRPC and our partners will use to capture busy, young parents, business owners, retirees, and residents without regular internet access.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

- a. Project Implementation, b. Anticipated Project Schedule, c. Task/Activity Leads, & d. Outputs

Task/Activity 1: Cooperative Agreement Oversight

a. Project Implementation: *EPA-funded tasks/activities:* Grant management, cooperative agreement (CA) oversight, procurement of Qualified Environmental Professional (QEP) and legal support, quarterly reporting, ACRES updates, FFR reports, MBE/WBE forms, compliance with federal/state regulatory requirements (historic preservation, threatened/endangered species), and ensure protection of human health and the environment. Prepare a closure report at the end of the grant period of performance. Meetings with EPA and VTDEC, attend Brownfields regional/national conferences. *Non-EPA grant resources needed to carry out tasks/activities:* ACRPC and project partners will provide meeting space at no cost to the grant.

b. Anticipated Project Schedule: Procure QEP in Q1 2027, quarterly reports in ACRES every quarter for the 4-year grant period, bimonthly meetings with QEP to track grant funding/discuss program strategy/site updates, quarterly meetings with EPA, or more often as needed for the 4-year grant period. Submit a closure report at the end of the grant period. ACRPC will attend Brownfields regional and national meetings (1 every year, alternating years, for the 4-year grant period).

c. Task/Activity Leads: ACRPC will lead CA oversight, QEP procurement, and financial management with support from QEP for quarterly reports, ACRES updates, compliance with technical requirements, meetings, and closure report.

d. Outputs: Contract with QEP (Q1 2027), quarterly reports (1 per quarter, total of 16), ongoing ACRES updates, meeting minutes/agendas for discussions with QEP (3 per quarter, total of 24, 1 closure report, and 1 ACRPC staff member to attend one Brownfields conference).

Task/Activity 2: Community Involvement

a. Project Implementation: *EPA-funded tasks/activities:* Attend meetings with site owners, developers, community members, etc., participate in ACRPC meetings, public information meetings, publish newspaper notices, email updates, create Brownfields fact sheets and flyers, create and maintain Brownfields website. Establish BAC and meet monthly to review and prioritize sites nominated for grant funding. A comprehensive inventory of sites will be developed for the county and Target Areas. Inventory data, combined with a focused AWP (part of Task 4), will be leveraged to identify catalyst projects that are most likely to spur reinvestment in this area. The inventory will be linked to ACRPC's geographic information system (GIS) to maximize its long-term value as a planning resource. *Non-EPA grant resources needed to carry out tasks/activities:* ACRPC to host meetings remotely or at ACRPC offices and Brownfields website at no cost to the grant. ACRPC and community partners to assist with outreach and economic development support.

b. Anticipated Project Schedule: Attend various meetings with the public/community and owners/developers (at least 1 per quarter for all 4 years, dependent on interest/availability), 4 general public information meetings (each to be conducted separately in Q1 2027 for program kick off, Q1 2028 for program update, Q1 2029 for program update, Q1 2030 for program update/ closeout), generate Brownfields inventory in Q2 2027 and update once per quarter, generate fact sheet and website in Q2 2027. Meet with BAC quarterly (1 per quarter for all 4 years, total of 16 meetings).

c. Task/Activity Leads: ACRPC will coordinate meetings, facilitate community involvement, and establish BAC with support from QEP to attend meetings, generate flyers/fact sheets, create/update inventory, and other tasks as needed, and outreach support from community partners to distribute flyers, solicit site nominations, facilitate discussions, and provide meeting space.

d. Outputs: PowerPoint slides for public/community meetings (2-3 total), 2 newspaper ads, approximately 12 sets of meeting notes with owners/developers, 1 Brownfields factsheet, 4 sets of meeting minutes/agendas for public meetings, 16 sets of meeting minutes/agendas for BAC meetings, 1 Brownfields inventory, 1 website.

Task/Activity 3: Site Assessments

a. Project Implementation: *EPA-funded tasks/activities:* Create/update site nomination/application form, identify and prioritize sites, access agreements, site eligibility checklists, legal services for access agreements. Completion of up to 8 Phase I ESAs per ASTM E1527-21 and AAI and up to 7 SSQAPPS and Phase II ESAs/HBMS. *Non-EPA grant resources needed to carry out tasks/activities:* Technical assistance from EPA and VTDEC.

b. Anticipated Project Schedule: Phase I ESAs – 1 in Q1 2027, 1 in Q3 2027, 2 in Q1 2028, 1 in Q2 2028, 1 in Q1 2029, 1 in Q1 2030, 1 in Q4 2030 (total of 8); QAPPS – 1 anticipated to be completed in the following quarters: 1 in Q2 2027, 1 in Q1 2028, 1 in Q4 2028, 1 in Q1 2029, 1 in Q2 2029, 1 in Q4 2029, 1 in Q2 2030 (total of 7); Phase II ESAs/HBMSs – 1 anticipated to be completed in each of the following quarters: 1 in Q3 2027, 1 in Q2 2028, 1 in Q1 2029, 1 in Q3 2029, 1 in Q1 2030, 1 in Q3 2030, 1 in Q1 2031 (total of 7)

c. Task/Activity Leads: QEP (oversee field work/technical report) with ACRPC support to identify/prioritize sites and complete access agreements and eligibility checklists. Community partners to assist with site identification/prioritization.

d. Outputs: 1 nomination/application form, 8 Phase I ESAs (including Access Agreements and Site Eligibility Concurrence Checklists), 7 QAPPS, 7 Phase II ESAs, including Hazardous Building Material Surveys

(HBMS). Periodic project/field work updates provided by QEP via e-mail throughout assessment activities to maintain oversight/schedule (approx. 1 per site per month while site-specific task is underway).

Task/Activity 4: Reuse Planning

a. Project Implementation: EPA-funded tasks/activities: Based on the Phase II ESA/HBMS findings, up to 4 sites will proceed to reuse planning in preparation of cleanup and redevelopment. Selection will be based on severity of contamination and associated health impacts, location in an underserved community, community input, and prospects for redevelopment/leveraged funds. Completion of a total of 4 Evaluation of Corrective Action Alternatives (ECAAs), 4 VTDEC BRELLEA Applications, 4 Analysis of Brownfield Cleanup Alternatives (ABCAs) / Corrective Action Plans (CAPs), and 1 site reuse study, and 1 area wide plan (AWP). Meet with community partners and general public to discuss cleanup/reuse strategy (1 meeting per site) and correspond via email with Q&A as needed.

Non-EPA grant resources needed to carry out tasks/activities, if applicable: ACRPC or community partners to provide meeting space. Technical assistance from EPA and VTDEC. Community partners will be consulted during cleanup planning.

b. Anticipated Project Schedule: VTDEC BRELLEA Applications – 1 anticipated to be completed in each of the following quarters: Q3 2028, Q3 2029, Q3 2030, Q4 2031 (total of 4). ECAAs - 1 anticipated to be completed in each of the following quarters, dependent on completion of Phase II ESAs in Task 3: Q2 2029, Q4 2029, Q2 2030, Q2 2031 (total of 4); ABCA / CAP – 1 anticipated to be completed in the following quarters dependent on completion of ECAAs: Q4 2029, Q2 2030, Q4 2030, and Q2 2031. Site reuse study anticipated to be completed in Q2 2028 and area wide plan (AWP) in Q4 2029.

c. Task/Activity Leads: ACRPC and QEP partnership. ACRPC will ensure that cleanup/reuse planning is aligned with area-wide/city/town plans and QEP will prepare technical reports. Community partners to assist with site selection and information sharing.

d. Outputs: 4 VTDEC BRELLEA Applications, 4 ECAAs, 4 ABCAs/CAPs, 1 site reuse study and 1 area wide plan, 4 sets of meeting minutes/agendas and Q&As.

e. Cost Estimates:

| Budget Categories | | Project Tasks (\$) | | | | | |
|--|------------------------------|--------------------|-----------------------|------------------|------------------|-----------------|------------------|
| | | CA Oversight | Community Involvement | Site Assessments | Reuse Planning | Admin. | Totals |
| Direct Costs | Personnel | \$7,000 | \$3,500 | \$3,500 | \$3,500 | \$0 | \$17,500 |
| | Fringe Benefits ¹ | \$3,165 | \$1,582 | \$1,582 | \$1,582 | \$0 | \$7,911 |
| | Travel | \$3,000 | \$169 | \$100 | \$100 | \$0 | \$3,369 |
| | Supplies | \$2,500 | \$1,000 | \$0 | \$0 | \$0 | \$3,500 |
| | Contractual | \$22,500 | \$12,500 | \$315,000 | \$100,000 | \$0 | \$450,000 |
| | Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Direct Costs | | \$38,165 | \$18,751 | \$320,182 | \$105,182 | \$0 | \$482,280 |
| Indirect Costs | | \$7,088 | \$3,544 | \$3,544 | \$3,544 | \$17,720 | \$17,720 |
| Total Budget (Total Direct + Total Indirect) | | \$45,253 | \$22,295 | \$323,726 | \$108,726 | \$17,720 | \$500,000 |

¹ ACRPC fringe benefits rate is 45.21% of personnel cost.

The only administrative costs are related to indirect costs (totaling \$17,720). The total administrative costs will not exceed 5% of the total grant award. We have applied a state-approved 69.73% rate to calculate indirect costs. The Phase I/II ESA budget of \$323,726 is greater than 40% of the overall grant budget (64% of total budget).

Task 1 – CA Oversight: Personnel (\$7,000): 100 hours (at \$70/hour) for ACRPC staff for program development, organization, support, and oversight, **\$3,165** (\$7,000 personnel x 45.21% fringe rate) for fringe benefits. **Travel (\$3,000):** Cost for one ACRPC staff to attend one USEPA National Brownfield Conference (one ACRPC staff at **\$3,000** which includes \$1,500 airfare, \$1,000 hotel, and \$500 per diem); **\$2,500** for supplies (\$2,200 to purchase laptop/tablet and software + \$300 for copies, phone calls, contract documents). **Contractual (\$22,500):** QEP and/or legal assistance for outputs, CA oversight, and/or access agreements (180 hours at an average of \$125/hour). Indirect costs are **\$7,088**. **Total for Task 1 = \$45,253.**

Task 2 – Community Outreach: Personnel (\$3,500) 50 hours (at \$70/hour) for ACRPC staff to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community; This cost also includes meetings with property owners, realtors, residents and project stakeholders to solicit interest. **\$1,582** (\$3,500 personnel x 45.21% fringe rate) for fringe benefits. Travel to local meetings (225 miles x \$0.75/mile = **\$169**) for ACRPC staff travel for local outreach. Supplies including printing 50 copies of each program flyer and 10 site-specific fact sheets: total of 550 copies at \$1.75/copy plus shipping (**\$1,000**): Copies, brochures, and other

marketing materials. Contractual (**\$12,500**): QEP assistance with public outreach, meetings, educational opportunities (100 hours at an average of \$125/hour). Indirect costs are **\$3,544**. **Total for Task 2 = \$22,295**.

Task 3 - Phase I and Phase II ESAs: Personnel (\$3,500): 50 hours (approx. 6-7 hours per site for 8 sites at \$70/hour) for ACRPC to direct and coordinate with QEP in Phase I and Phase II ESA site visits, reviewing reports, and correspondence with property owners, municipal staff, and regulatory personnel. **\$1,582** (\$3,500 personnel x 45.21% fringe rate) for fringe benefits. Travel to sites to support investigation activities (133 miles x \$0.75/mile = **\$100**). Contractual (**\$315,000**): QEP costs for 8 Phase I ESAs (~\$4,375/site), 7 SSQAPPs/Phase II ESAs/HBMS (~\$40,000/site). Indirect costs are **\$3,544**. **Total for Task 3 = \$323,726**.

Task 4 - Cleanup & Site Reuse Planning: Personnel (\$3,500): 50 hours (at \$75/hour) for ACRPC staff to meet with entities regarding cleanup and site reuse planning, review ABCAs, to facilitate and attend community design charrettes and public meetings, review presentations and outreach materials, and solicit feedback; **\$1,582** (\$3,500 personnel x 45.21% fringe rate) for fringe benefits. Contractual (**\$100,000**): QEP assistance to prepare four ECAAs (~\$5,000/site), four ABCA/CAPs (~\$7,500/site), four BRELLEA applications (~\$2,500/site), and one Target Area revitalization plan (\$30,000) and one site reuse study (\$10,000). Indirect costs are **\$3,544**. **Total for Task 4 = \$108,726**.

f. **Plan to Measure and Evaluate Environmental Progress and Results:** ACRPC and the QEP will meet monthly and continually track, measure, and evaluate the assessment and redevelopment work under this program to ensure grant dollars are being directed towards the projects with the most significant environmental and economic impact for ACRPC. As with previous grants, we will maintain budget tracking sheets and milestone charts for the entire grant. For each specific site, information on outputs and outcomes including number of properties assessed, jobs leveraged, dollars leveraged, sites ready for cleanup activities, sites with increased developer viability, will be recorded in quarterly reports and ACRES. This information will be shared with the community through our community outreach program to heighten awareness and stimulate interest. The qualitative output examples include community feedback, developer engagement, and prospective BRELLEA applications, and target area revitalization planning milestones. Quantitative output examples include the number of Phase I / II ESAs and HBM surveys completed, the number sites enrolled in BRELLEA, and the completion of ECAA / ABCA / CAP studies to prepare sites for redevelopment.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. **Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff:** ACRPC has successfully managed several Brownfields grants over the past 19 years. Our Brownfields staff are well-versed in the program and have the capacity to continue this program into the future. The ACRPC is well qualified to lead a successful EPA Brownfield CWA Grant, having developed the organizational capacity and grant management experience during implementation of previous EPA Brownfield and other state and federal grants. The ACRPC will administer the grant and be accountable to EPA for management of the CA and compliance with its terms and conditions. ACRPC will oversee all technical, financial, and administrative requirements of the project to ensure timely completion of key milestones. **Governance Structure:** ACRPC will use a governance structure that has proven successful on other grants we have implemented. This includes facilitating quarterly check-in calls with the BAC to ensure each community is meaningfully involved in all aspects of the project and to ensure clear internal objectives are established in support of timely and successful expenditure of grant funds. **Adam Lougee, Executive Director, ACRPC** will be the Project Director. As executive director for over 20 years, Adam has managed two previous brownfields assessment grants and helped numerous municipalities and organizations create and implement plans to improve their communities. Prior to working with the ACRPC, Adam practiced law in Burlington and South Burlington in the areas of real estate and corporate transactions and served as the Vice President of the Bolton Valley Corporation, where he managed the resort's permitting requirements and infrastructure needs. **Andrew L'Roe, PhD, Planner, ACRPC** will be the Project Manager. He successfully managed the previously awarded FY 20220 EPA CWA Grant, organizing and coordinating all meetings with the BAC and QEP. As regional emergency management planner, Andrew provides project coordination for municipal officials and first responders. Andrew serves on numerous local advisory groups, including the Town of Middlebury's Public Health & Safety Committee and Volunteer Fire Department. He works with the Regional Emergency Management Committee to document hazardous materials and all-hazards response planning. As Project Manager, Andrew will administer all phases of the program and be responsible for ensuring completion of the project. He will oversee day-to-day project activities, manage QEP activities, and review all technical and programmatic deliverables. **Danelle Birong, Community Planner, ACRPC** will be a Project Contributor. Danelle's work focuses on projects in land use and housing. She has 15 years of experience serving clients in the transfer of residential, land, and commercial properties in Addison County as a real estate broker. She spent six years in marketing and communications, and was also co-owner of a local restaurant business for 17 years. Additionally, Danelle was a member of the Vergennes Planning Commission for 5 years, has served on the Vergennes Partnership Economic Development Committee since 2015.

d. **Acquiring Additional Resources:** ACRPC understands that additional technical expertise and resources will be needed to complete the Brownfield assessment project and we will follow federal guidelines to retain a QEP to assist in managing the activities funded by the Assessment Grant through a bid process compliant with state,

federal, and EPA-required procurement practices. ACRPC routinely procures contractor services and has procedures in place to acquire these services through a competitive qualifications-based process in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. ACRPC and its strategic partners have additional planning, business development, and support staff in their Middlebury office to assist with the project. ACRPC also has proactive succession planning, should unforeseen events take place. The ACRPC Board will lead the recruiting process and provide interim staff resources to support efficient transitions. Succession plans will eliminate project delays and ensure staff who may be reassigned to the project have appropriate qualifications and experience.

Past Performance and Accomplishments

- e. **Currently Has or Previously Received an EPA Brownfields Grant:** ACRPC has an extensive history of receiving and administering EPA Brownfields grants dating back to 2002. ACRPC previously received two **\$200,000** EPA Brownfield Assessment Grants in FY 2006 (petroleum) and FY 2007 (hazardous substances), as well as a **\$500,000** community wide assessment grant in FY 2022. Each grant was managed per program requirements and successfully implemented as discussed below. Accomplishments and compliance are reflected in ACRES and further detailed below.
- 1. Accomplishments:** The past accomplishments and output/outcomes for the FY2006, F2007, and FY2022 are reflected in ACRES at the time of this grant application submission.
- FY 2006 and FY 2007 Grants:** Six Sites were assessed as part of the FY 2006 grant, and two sites were assessed as part of the FY 2007 grant. Across these grants, key outputs and outcomes include completion of 5 Phase I ESAs, 6 Phase II ESAs, 2 Supplemental Phase II ESAs, and 1 HBMS completed at 4 towns/cities; Two sites were developed/reused, and 3 sites received VTDEC closure. ACRPC established a brownfield grant committee to oversee the grants, and Successful closeout of the grants was completed in 2012. Addressing community need and community engagement were the backbone of the FY 2006 and FY 2007 grants. Quarterly public meetings were held by the Brownfield Committee. ESAs were completed for six hazardous/petroleum substance sites in Middlebury (3 sites), Vergennes (1 site), Ripton (1 site), and Whiting (1 site). Other successes included four properties that were developed for reuse and two additional properties where human health risks associated with contamination were addressed. The beneficial reuse of the properties includes **new apartments, commercial businesses, and recreational fields**. EPA funding was leveraged with additional grants from Central Vermont Regional Planning Commission and the State of Vermont.
- FY 2022 Grant:** More than a dozen sites were assessed as part of the FY 2022 grant. Additionally, grant funds were used to complete assessments throughout 8 towns, including 5 Phase I ESAs, 4 Phase II ESAs, and 2 VTDEC BRELLA enrollments; Complete 12 HBMS, including 7 for MERP-funded energy improvements; Complete an area-wide plan/ inventory across three municipalities with Transit-Oriented Development. The FY 2022 grant successfully assisted with the investigation of several sites to benefit the local community. Benefits included HBMS to assist with the **Isley Public Library renovation** in Middlebury which is currently ongoing; a Phase I ESA and HBMS to support FEMA flood buy out and green space conversion at 83 Court Street in Middlebury which included building demolition and restoration which is completed; Phase I ESA and HBMS to support the **Otter Creek Childcare facility renovation** in Middlebury that is now completed and open for crucial additional enrollment of 77 additional children and 13,000 additional square feet of space; a BRELLA application, Phase I ESA, HBMS, and Phase II ESA to support ongoing redevelopment of the **Addison Central School following closure as a community space**.
- 2. Compliance with Grant Requirements:** For each grant, ACRPC maintained compliance with EPA terms and conditions of the CAs, including the work plan/schedule, site eligibility, uses of funding, ACRES database updates, and required periodic reporting. All required outputs were provided to EPA. ACRPC has completed quarterly reports and ACRES input for our existing grants. We have filed all reports on time and maintain contact with our EPA PO on all fronts. ACRPC's brownfield committee completed quarterly reports throughout the lifespan of the three former grants, and 100% of the funds from both the FY 2006 and FY 2007 grants were utilized and completed in 2011. The FY 2022 grant is nearly completed, with more than 95% of funds utilized. ACRPC performs an annual audit conducted by an independent third-party auditor pursuant to GAAP standards. Its audit for FY25 (fiscal year ending June 30, 2025) is currently underway. Its most recent complete audit for FY 2024 is available upon request, shows a strong positive fund balance, that net assets grew and contains no adverse findings. The remaining funding from the FY 2022 CWA grant are allocated for eligible grant activities. Furthermore, all grant funds under the current grant(s) will be expended by the end of the period of performance (September 30, 2026) as defined in 2 CFR § 200.1.

Addison County Regional Planning Commission

14 Seminary Street Middlebury, VT 05753 www.acrpc.org Phone: 802.388.3141 Fax: 802.388.0038

FY26 EPA Community Wide Assessment Grant Application: Addison County Regional Planning Commission - Vermont Threshold Criteria

1. Applicant Eligibility

- a. Addison County Regional Planning Commission is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, is eligible to receive EPA Brownfields Assessment Grant funding. Detailed eligibility information is provided below.
- b. Not applicable.

Eligibility of Entity: The Addison County Regional Planning Commission (ACRPC) is the regional planning commission which serves 21 municipalities (towns and one city) in Addison County. Established in 1967 ACRPC is comprised of an executive director, professional staff, municipal delegates and up to six citizen interest group representatives. Commissioners from each of the towns/city meet monthly and each commissioner serves on at least one committee. Operating under the authority of the Planning and Development Act (Title 24, Chapter 117 of the Vermont Statutes Annotated). ACRPC serves approximately 38,047 people and over 718.13 square miles.

2. **Community Involvement:** ACRPC is committed to a transparent and inclusive public process that actively engages project partners, stakeholders, and community members. As such, our community involvement plan includes a comprehensive outreach approach that ensure citizens are given the opportunity to provide meaningful input that shapes the future of the community. Key elements of our plan include:

Brownfield Advisory Committee (BAC): The BAC will include a diverse group of stakeholders with an emphasis on neighborhood advocacy groups representing residents in the target areas. ACRPC previously established a BAC to implement past grants and has already initiated outreach to potential BAC members and hosted a meeting on December 18, 2025 to engage these partners the CWA Grant application process and solicit early input on community priorities and redevelopment goals. Additional BAC members will be recruited to represent the Target Areas. The BAC will be instrumental in connecting their constituents to the project, inviting new voices to the table, facilitating the site selection process and informing redevelopment strategies individual sites (described in Section 1 of the grant narrative).

Neighborhood Information Meetings: ACRPC will host engaging, culturally specific, and family friendly public meetings quarterly (~4/year) in each of the target areas with the support of our project partners. In-person community meetings will be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the target areas to ensure equal and convenient access to sensitive populations and target area residents. **Targeted Outreach to Sensitive Populations:** The Coalition will work closely with the groups identified in Section 2 of

| | | | | | | |
|-----------|------------|------------|-----------|-------------|-----------|-----------|
| Addison | Bridport | Bristol | Cornwall | Ferrisburgh | Goshen | Leicester |
| Lincoln | Middlebury | Monkton | New Haven | Orwell | Panton | Ripton |
| Salisbury | Shoreham | Starksboro | Vergennes | Waltham | Weybridge | Whiting |



the grant narrative. These organizations are extremely tuned into the quality-of-life issues impacting residents in the target areas. Due to their established presence and trusted relationships with residents in the target areas, these organizations will serve as a critical information conduit for sharing project-related information with underrepresented stakeholders. These organizations have also committed to participating on the BAC to ensure the needs and interests of sensitive populations in the target areas are represented and prioritized throughout the project.

Property Owner Outreach: ACPRC, and our partners have extensive experience engaging with property owners and will make sincere efforts for friendly collaboration. As trusted community members and advocates, BAC members and other project partners will also assist with property owner outreach. **Leverage Previous Outreach Efforts:** Successful community outreach methods established during prior grant implementations (FY2006, FY2007, And FY2022) will be implemented during the CWA Project. This includes using a two-way outreach process based on three key public engagement principles: Listen to the collective voices and hear different and unique opinions; Educate residents on facts, ideas, solutions and resources for brownfield revitalization; and Communicate to the project advisory committee the ideas, interests and concerns expressed by all community members, stakeholders and residents of all ages as well as business owners of all sizes.

ACPRC prides itself on its robust outreach program that uses diverse methods of communication. This approach provides equal access to project information for sensitive populations and residents of multiple generations. Typical forms of communication include public notice boards, postcard mailings, factsheets, comment cards, neighborhood meetings, public service announcements (PSAs) on local radio stations, articles in local newspapers and online journals, electronic newsletters/e-blasts, and social media updates. These materials will be distributed at public facilities such as libraries, community centers, churches, and transit stations to engage and educate residents where they already are. Project updates and information will also be relayed via a project-specific webpage created on the ACPRC website. Additional community engagement strategies that have proven successful on past projects will also be used on this project including walking and bus tours and door-to-door outreach with assistance from neighborhood advocacy groups, when appropriate. This thoughtful “information out, feedback in” process will continue throughout the brownfield assessment, cleanup and redevelopment processes.

3. NAMES CONTRACTORS AND SUBRECIPIENTS:

Not applicable. (No contractors or sub recipients are named in the grant application.)

4. EXPENDITURE OF EXISTING GRANT FUNDS:

ACRPC has an open EPA Brownfields Community Wide Assessment (CWA) Grant (BF00A01067). Of the \$500,000 award, \$451,650.25 (90.3%) was expended as of 10/01/2025. The ASAP financial record is attached. ACRPC does not have an open EPA Brownfields Cleanup, Coalition, or Multipurpose Grant.