



Lamoille County Planning Commission

PO Box 1637
52 Portland Street, Second Floor
Morrisville, Vermont 05661
www.lcpcvt.org

(802) 888-4548 • e-mail: lcpc@lcpcvt.org • fax: (802) 888-6938

RE: FY2026 EPA Brownfields Assessment Coalition Grant Application

The Lamoille County Planning Commission (LCPC) is pleased to submit this proposal for FY2026 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

1. Applicant Identification:

Lamoille County Planning Commission
52 Portland Street, Second Floor
PO Box 1637
Morrisville, VT 05661-1637

2. Website URL:

(a) Website URL for Lead Applicant (LCPC): <https://www.lcpcvt.org/>

(b) Website URL for Coalition Members:

- Lamoille Economic Development Corporation: <https://lamoilleeconomy.org/>
- Downstreet Housing & Community Development (legal name: Central Vermont Community Land Trust, Inc.): <https://downstreet.org/>
- Town of Stowe: <https://www.stowevt.gov/Home>

3. Funding Requested:

(a) Assessment Grant Type: Assessment Coalition

(b) Federal Funds Requested: \$1,500,000

4. Location:

(a) City: Town of Johnson, Village of Johnson, Town of Morristown, Town of Stowe

(b) County: Lamoille

(c) State or Reservation: Vermont

5. Coalition Members' Target Areas & Priority Site Information:

A figure depicting the target areas in the table below is attached.

Coalition Member	Associated Target Area	Priority Site Address(es)
Lamoille County Planning Commission (lead applicant)	Village of Johnson	Sterling Market & Shopping Center 115-131 Lower Main St W, Johnson
		Johnson Health Center 221 Lower Main St W, Johnson
	Other Small Towns & Rural Areas of Lamoille County	Wolcott Town Garage & Fire Dept. 326 School St, Wolcott
		Flood Damaged Properties Various Locations

Coalition Member	Associated Target Area	Priority Site Address(es)
Lamoille Economic Development Corporation	Town of Morristown	Pleasant Street Auto Care 56 Pleasant St, Morristown
		Mansfield Creamery 120 Pleasant St, Morristown
		Gristmill-Creamery 56 Feline Loop, Morristown
Downstreet Housing & Community Development	Town of Johnson	McClelland Hall 131 College Hill Rd, Johnson
		Martinetti Hall 383 College Hill Rd, Johnson
Town of Stowe	Town of Stowe	Tubbs Mill 52 River Road, Stowe
		Parker & Stearns Lumberyard 354 S Main St, Stowe

6. Contacts:

(a) Project Director:

Name: Seth Jensen, Deputy Director
Phone: (802) 851-6337 | Email: seth@lpcvt.org
Mailing Address: PO Box 1637, Morrisville, VT 05661-1637

(b) Chief Executive/Highest Ranking Elected Official:

Name: R. Tasha Wallis, Executive Director
Phone: (802) 888-4548 | Email: tasha@lpcvt.org
Mailing Address: PO Box 1637, Morrisville, VT 05661-1637

7. Population:

- Population of Target Areas:
 - Town of Johnson: 3,467
 - Village of Johnson: 1,645
 - Town of Morristown: 5,594
 - Town of Stowe: 5,223
- Population of Lamoille County: 26,036

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	1 & 6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	2 & 3*
The priority site(s) is in a federally designated flood plain.	1, 2 & 3**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA

Other Factors Criteria	Page #
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4 & 5
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 sites within the target areas.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	NA

NA = Not applicable

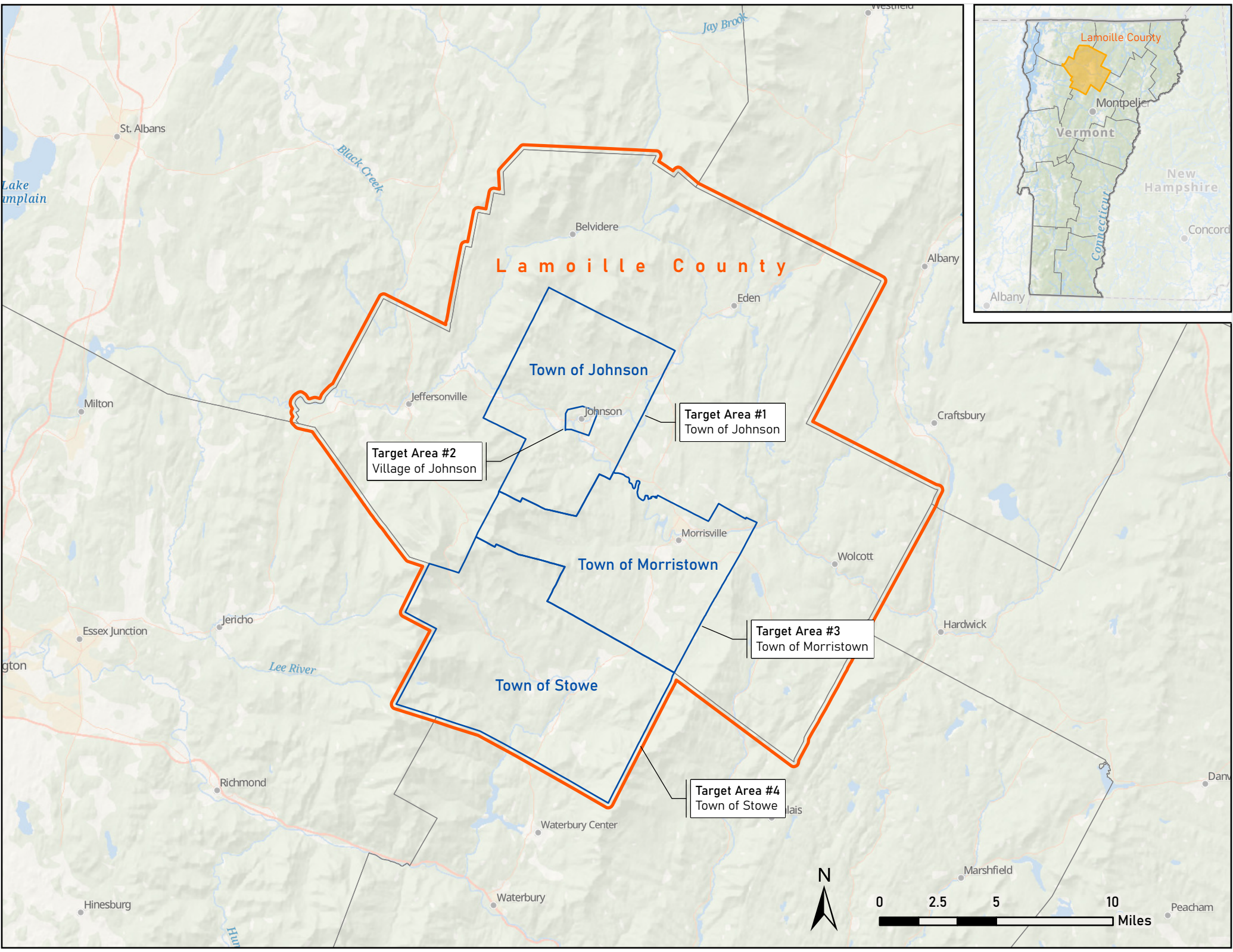
**The following priority sites are adjacent to bodies of water: Sterling Market & Shopping Center (Gihon River), Johnson Health Center (Gihon River), Mansfield Creamery (Lamoille River), Gristmill-Creamery (Lamoille River), Tubbs Mill (Little River), and Wolcott Town Garage & Fire Department (Lamoille River).*

***The following priority sites are located within federally-designated floodplains: Sterling Market & Shopping Center, Johnson Health Center, Gristmill-Creamery, and Wolcott Town Garage & Fire Department.*

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Vermont Department of Environmental Conservation is attached.

10. Releasing Copies of Applications: We request the following information be redacted prior to releasing the grant application:

- The table in Sections 2.e-2.f of the narrative contains contact information for our project partners. Names, phone numbers and email addresses should be redacted prior to release of this grant application.
- The contract provided in Attachment G.



State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 828-1138
sarah.bartlett@vermont.gov

January 22, 2026

Lamoille County Planning Commission
Attn: Tasha Wallis
52 Portland Street
Morristown, VT 05561

Dear Ms. Wallis:

Please accept this letter as an acknowledgement that the Vermont Department of Environmental Conservation (VT DEC) has received notice that the Lamoille County Planning Commission (LCPC) along with Lamoille Economic Development Corporation, Downstreet Housing & Community Development, and the Town of Stowe, intends to apply for an EPA FY26 Brownfields Assessment Coalition Grant, and if awarded, to utilize the grant funds to conduct assessment activities associated with the characterization of brownfield properties within the Town and Village of Johnson, the Towns of Morristown and Stowe, as well as other areas within the LCPC region.

The State of Vermont is very appreciative of LCPC's past and continued programmatic successes and of your intent to apply for additional grant funding, as your local involvement in the Vermont Brownfields Program continues to be an asset in the assessment and redevelopment of properties in your region. Assessment work conducted with LCPC oversight has been appropriate, consistent, and helps to progress the overall objectives of the Vermont Brownfields Program.

VT DEC looks forward to continued collaboration with LCPC as you progress with your efforts in brownfields assessments. We will continue to work with you to assist potential developers with enrollment into the Vermont Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program, through which additional cleanup funding is available.

Best of luck in the competition.

Sincerely,



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

CC: Victoria Hellwig - LCPC
Meena Mortazavi - US EPA
Katy Deng - US EPA



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members: The **Lamoille County Planning Commission (LCPC)** supports all 15 municipalities (10 towns and 5 villages) in Lamoille County, Vermont (“the County”) and has formed a Coalition with the **Town of Stowe** (pop. 5,223) and two community-based organizations (CBOs): **Lamoille Economic Development Corporation (LEDC)** (non-profit regional economic development provider for Lamoille County) and **Downstreet Housing & Community Development (Downstreet)** (regional non-profit affordable housing developer). These agencies were identified as key partners due to their ongoing partnerships with LCPC and our collective goals of improving flood resiliency, economic conditions, and housing.

With a small population and limited staff resources, the Town of Stowe relies on LCPC to secure funding to address brownfield sites. Similarly, as small regional organizations funded by government grants and philanthropic sources, LEDC and Downstreet have very limited staff and financial resources and do not otherwise have the capacity to apply for and manage an EPA Brownfield Grant on their own. These organizations rely on LCPC to provide funding assistance via state and federal grants to manage brownfield projects throughout the County, fill funding gaps, and fuel public-private partnerships.

1.b. Overview of Brownfield Challenges & Description of Target Areas: Historically, Lamoille County (the geographic boundary for this project) had many village and town centers focused on industries such as milling, mining, and processing. These activities have left several areas with remnants of these activities in the form of subpar urban soils, refuse, and buildings that require abatement of hazardous materials. In each village, there are multiple rundown properties in need of remediation and redevelopment. The Coalition members represent separate Target Areas (TAs) within Johnson, Morristown, and Stowe. Johnson and Morristown suffered significant devastation caused by three catastrophic floods in July 2023, December 2023, and July 2024. With multiple rivers and **federally-designated floodplains** located throughout its valleys, Lamoille County has a centuries-old history of flooding. The frequency and intensity of these events has become more extreme over the past 20 years. When the 2023 and 2024 floodwaters subsided, Johnson and Morristown looked like a battlefield. Johnson was the hardest-hit area in the County, with the **Lamoille River** and **Gihon River** and other key tributaries jumping their banks and devastating the community, inundating the downtown and village area with feet of water and carrying cars, fuel tanks, and other solid and hazardous materials into the river. Unlike previous flood events the community has recovered from, these three events not only had floodwaters surging into the basements of buildings but also filling the first floors, causing complete destruction and rendering them uninhabitable. The community’s only grocery store permanently closed because of the flood, leaving a vacant anchor block in the heart of the Village. The community’s Post Office and Health Center are also seeking new locations due to the floods. The Johnson Wastewater Treatment Facility was also under feet of water and required substantial emergency response measures to keep the plant in operation. Other impacts also included large sinkholes on dozens of properties and several neighborhoods were condemned due to ongoing risks of landslides. There is an overwhelming amount of work to be done to help restore the TAs and improve resilience to impacts of extreme weather events. Hundreds of households were displaced by the floods and 7buyouts^a have been completed to date for properties damaged beyond repair. At least 28 additional buyout applications have been submitted and are in process. Once the buyouts are complete, they will be Town-owned and able to be reused under FEMA guidelines. The central location of these properties in the Village area emphasize the importance of planning for reuse and incorporating new and safe economic development opportunities in the heart of the Village. In addition to being filled with mold caused by flood damage, most of the structures in this area were built in the late 1800s/early 1900s and likely contain regulated building materials (RBMs) such as lead-based paint (LBP), asbestos-containing materials (ACM), and Polychlorinated Biphenyls (PCBs). Commercial properties undergoing buyouts (including the former grocery store and health center properties) also have underground fuel storage tanks or are adjacent to known hazardous sites with histories of release that will need to be assessed to help inform safe community reuse. Railyards and former industrial sites (talc and asbestos mines and supporting works) are also scattered throughout the area creating concern about floodwaters carrying contaminants offsite and through surrounding neighborhoods.

The Coalition will use the EPA Grant to address priority brownfields, plan for restoration strategies that will improve flood mitigation and recovery, and address socioeconomic challenges. The TAs include:

- **Town of Johnson (Downstreet TA) & Village of Johnson (LCPC TA):** The Town and Village of Johnson are located in the center of the County in a valley surrounded by the Green Mountains. The Town and Village are within a **federally-designated floodplain** along the Lamoille River and Gihon River corridors and include a **federally-designated Opportunity Zone (OZ)**. This area was historically an epicenter of industrial operations including a talc mine and mill which operated from 1906-1983 along the railroad lines. A sawmill and textile mill were also prominent industries throughout the 1900s. In later years, the Town of Johnson became the higher education center of the County with the opening of Johnson State College (now Vermont State University [VSU]). Brownfields include former industrial and commercial businesses impacted by the 2023 and 2024 floods along with underutilized areas of the VSU campus.

^a With funding assistance by Federal Emergency Management Agency (FEMA), local municipalities have the option to pay property owners a fair price for flood-damaged properties with the condition the municipality will not rebuild on the site and will restore it as greenspace. FEMA funds can only be used to acquire the property and cannot be used to fund the environmental studies necessary to facilitate the property transactions and plan for cleanup and restoration.

- **Town of Morristown (LEDC TA):** Morristown is the County’s largest town by population (pop. 5,594) and one of its main commercial centers. Also located in a **federally-designated floodplain**, Morristown is situated on Lake Lamoille – a 148-acre impoundment of the Lamoille River created by the Morrisville hydroelectric dam. The Town has a long-standing agricultural and industrial heritage which developed significantly after the railroad arrived in 1872 and supported businesses tied to farming and goods distribution. The expansion of the railroad encouraged manufacturers to establish businesses such as a sawmill, gristmill, pulp mill, and tannery which later became gas stations, auto repair shops, drycleaners, and shopping centers. Priority brownfields include former auto repair shops, gristmills, and creameries along with flood-damaged properties.
- **Town of Stowe (Town of Stowe TA):** During the early 1800s, the Town of Stowe was a center of agricultural and lumber industries. At one time, over 75% of the land in Stowe had been cleared by lumber-production and was used for agriculture (primarily sheep farming). In later years, the Town transitioned from sheep farming to dairy farming with more than 100 dairy farms located in Stowe alone (only nine of these farms continue to operate today). Over the years, this shift allowed 75% of the cleared land to be reforested. By the mid-1800s, Stowe had developed into a famous summer resort due to its spectacular mountain scenery and good transportation connections. However, 1913 marked the beginning of a new era in the history of Stowe when three resident Swedish families took to traveling around town on long wooden boards with upturned ends. This turning point marked the launching of what was to become Stowe’s true destiny – one of the premier skiing resort and vacation destinations in the world. Although brownfields in Stowe are not as numerous as in the neighboring communities of Morristown and Johnson, it is an area of the County that has been prioritized for affordable multifamily housing due to its location outside the floodplains and proximity to major regional employers and transportation routes. Priority brownfields include former lumberyards and mills (used for manufacturing ski and snowshoe equipment).
- **Other Small Towns & Rural Areas throughout Lamoille County (LCPC TA):** In addition to the TAs described above, LCPC serves 11 other small rural municipalities that need support to initiate redevelopment and further the region’s collective flood resiliency, housing, and economic development goals. In addition to flood-damaged properties, brownfields also include gas stations, dry cleaners, town garages, and various industrial sites.

1.c. Description of the Priority Brownfield Sites: With a legacy of over 200 years of resource extraction (primarily talc and asbestos), followed by decades of steady economic decline, further compounded by three catastrophic floods from July 2023 to July 2024, there are presently hundreds of brownfield sites concentrated throughout the TAs, including: (1) former asbestos and talc mines and mills; (2) former timber farms and lumberyards; (3) railyards and railroads; (4) flood-ravaged properties with buildings damaged beyond repair; (5) former dairy farms; (6) former gristmills; (7) gas stations and auto-related businesses; (8) dry cleaners; and (9) other vacant/underutilized properties in town centers and aging neighborhoods. The Hazardous Sites Database managed by Vermont Dept. of Environmental Conservation (VTDEC) identifies 186 brownfields in Johnson, Morristown, and Stowe. However, this list does not include the flood-damaged properties that have greatly increased these numbers in Johnson and Morristown since 2023.

Below we describe our priority sites. These sites were selected due to the likelihood of redevelopment moving forward in the near-term and the housing, economic, and flood resiliency benefits these projects will provide.

Priority Site Name & Address	Size	Site Description & Environmental Concerns	Contaminants of Concern (COCs)	Funding Needs
Town of Johnson (Downstreet Target Area)				
McClelland Hall ^(a) 131 College Hill Rd, Johnson	1 Parcel (portion of 134-acre VSU campus)	Built in the 1940s for academic use and vacant since 2022. The building has confirmed LBP in exterior paint and ACM in floor tiles. Lead in surface soils has been confirmed and requires further testing. A 10,000-gallon heating oil UST is also present. Additionally, there is potential for PAHs and metals as the site is located in an urban area and deposition of air-borne contaminants has been found on surrounding properties.	ACM, LBP, PCB, Petroleum, PAHs, Metals	Phase II ESA, Abatement & Cleanup Plans
Martinetti Hall ^(a) 383 College Hill Rd, Johnson		Built in the 1950s for academic use and student housing. Due to the building age, ACM, LBP, and PCBs may be present. A heating oil UST is also present. There is potential for PAHs and metals as the site is located in an urban area and deposition of air-borne contaminants has been found on surrounding properties.	ACM, LBP, PCB, Petroleum, PAHs, Metals	Phase I/II ESA, RBM Survey, Abatement & Cleanup Plans
Village of Johnson (LCPC Target Area)				
Sterling Market & Shopping Center ^{*(b)} 115-131 Lower Main St W, Johnson	1 Parcel (2.54 acres)	A strip mall along Gihon River that formerly housed Johnson’s grocery store, post office, and other businesses. The building has been vacant since it was inundated with floodwaters in July 2023. The structure is damaged beyond repair and requires demolition.	ACM, LBP, PCB, Mold, Petroleum	Phase I/II ESA, RBM Survey, ABCA/CAP
Johnson Health Center ^{*(b)} 221 Lower Main St W, Johnson	1 Parcel (5.21 acres)	Former non-profit clinic along Gihon River that provided medical care and treatment for substance abuse. The building has been vacant since it was inundated with floodwaters in July 2023. The structure is damaged beyond repair and requires demolition.	ACM, LBP, PCB, Mold, Petroleum	Phase I/II ESA, RBM Survey, ABCA/CAP

Priority Site Name & Address	Size	Site Description & Environmental Concerns	Contaminants of Concern (COCs)	Funding Needs
Town of Morristown (LEDC Target Area)				
Pleasant St Auto Care ^(a) 56 Pleasant St, Morristown	1 Parcel (0.34 acres)	Former gas station and auto repair center with confirmed impacts from PAHs, PCBs, and PCE. Supplemental Phase II ESA is currently underway to further characterize the extent of impacts.	Petroleum & Automotive Wastes, PCE, PAHs, PCBs	ABCA/CAP
Mansfield Creamery ^{*(a)} 120 Pleasant St, Morristown	1 Parcel (1.07 acres)	Located on the Lamoille Valley Rail Trail (LVRT) along the Lamoille River corridor, the site was originally established as a dairy processing facility in the late 1800s. The site has been mostly vacant for years except for occasional popup retail events. RBMs are anticipated due to building age. Other contaminants associated with farming activities are also anticipated.	Pesticides, Heavy Metals, Acids, Chlorinated Cleaners, Petroleum, PCBs, ACM, LBP, Mold	Phase I/II ESA, RBM Survey, ABCA/CAP, Reuse Plan
Gristmill-Creamery ^{*(b)} 56 Feline Loop, Morristown	1 Parcel (1.02 acres)	Located along the bank of the Lamoille River , the site was originally established as a gristmill and dairy processing facility sometime in the 1800s and has been vacant for many years. A Phase II ESA was completed in the early 2000s and confirmed the presence of PCBs and metals. A Supplemental Phase II ESA is needed to address data gaps from the original investigation and a RBM Survey is also needed due to the age of the building.	Pesticides, Heavy Metals, Acids, Chlorinated Cleaners, Petroleum, PCBs, ACM, LBP, Mold	Supplemental Phase II ESA, RBM Survey, ABCA/CAP, Reuse Plan
Town of Stowe (Town of Stowe Target Area)				
Tubbs Mill ^{*(a)} 52 River Road, Stowe	1 Parcel (4.4 acres)	Located at the gateway to Stowe on the Little River , the site was established in 1806 as a leather shop. In the early 1900s, it housed companies that manufactured everything from wooden butter tubs to high-end bowls to canoes and snowshoes through 2004 when operations moved overseas. The property has been largely vacant since that time. RBMs are anticipated along with COCs associated with manufacturing.	Petroleum, Heavy Metals, PCBs, ACM, LBP, Mold	Phase I/II ESA, RBM Survey, ABCA/CAP, Reuse Plan
Parker & Stearns Lumberyard ^(a) 354 S Main St, Stowe	1 Parcel (2.7 acres)	Originally established as a sawmill in the early 1900s and later a lumberyard/hardware store through its closure in 2018. The retail store was turned into a snow gear rental warehouse that burned in 2024. The fire-damaged building needs to be demolished. COCs include chemicals used for lumber processing and preservation.	Heavy Metals, Creosote, PCBs, Petroleum	Phase I/II ESA, ABCA/CAP, Reuse Plan
Other Small Towns & Rural Areas (LCPC Target Area)				
Wolcott Town Garage & Fire Department ^{*(b)} 326 School St, Wolcott	1 Parcel (4.57 acres)	Built on an old dump site along the Lamoille River , this site is occupied by maintenance vehicles including heavy construction equipment, snowplows, and sanding trucks as well as the Town Fire Department. The site has been repeatedly flooded, hindering emergency response operations during critical times of need. Old fuel pumps, USTs and ASTs, vehicle and equipment maintenance garages and flood-damaged structures are present. Structures were built in the 1950s and likely contain RBMs.	Petroleum, Heavy Metals, Waste Oils & Solvents from Automotive & Heavy Equipment Maintenance, PCBs, ACM, LBP, Mold	Phase I/II ESA, RBM Survey, ABCA/CAP, Reuse Plan
Other Flood Damaged Properties ^{*(b)} Various Locations	Multiple Properties	There are over 35 residential, commercial and industrial properties going through buyouts and many others that were substantially damaged by the recent floods. Sites will be prioritized for funding based on those expected to provide the greatest community benefit.	Mold, Petroleum, ACM, LBP, PCB & Other Various Contaminants	Phase I/II ESAs, ABCA/CAPs, RBM Surveys, Reuse Plans

^(a)Adjacent to a body of water. ^(b)Located outside of floodplain and prioritized for housing development outside of flood-prone areas. ^(c)FEMA buyout property located in floodplain and prioritized for reuse that includes active greenspace and natural buffers that support flood mitigation/resiliency.
Definitions: ABCA = Analysis of Brownfield Cleanup Alternatives; ACM = Asbestos Containing Material; AST = Above-ground Storage Tank; CAP = Corrective Action Plan; COC = Contaminants of Concern; ESA = Environmental Site Assessment; LBP = Lead-based Paint; PCB = Polychlorinated Biphenyls; PCE = Tetrachloroethene; RBM = Regulated Building Material; UST = Underground Storage Tank

1.d. Identifying Additional Sites: LCPC and its Brownfield Advisory Committee (BAC) (further described in Sections 2.e-2.g) have identified dozens of brownfield sites through a preliminary inventory developed as part of flood recovery planning and a brownfield inventory developed by the University of Connecticut Technical Assistance to Brownfields Program (UConn TAB). LCPC hosts monthly BAC meetings with a group of local representatives from municipalities and non-profits where we discuss redevelopment priorities, funding strategies for moving assessment and cleanup of brownfield sites forward, and flood mitigation and recovery strategies. We will continue to work with the BAC to identify sites to add to our inventory and prioritize grant funds for sites with the greatest near-term redevelopment and community benefit potential. Additionally, the LEDC maintains the region’s annual **Project Priority List (PPL)** – a list of the 10 most important projects ranked by community representatives. The 2026 PPL includes the “Johnson Downtown Recovery and Resiliency” project, which references Brownfields assessments for target sites as a priority goal of that overall project. Priority funding consideration will be given to these projects selected by community members. As part of this grant project, our goal is to develop a more robust brownfield inventory for the region that is linked to our GIS database and can be used as a planning tool for our flood recovery and resiliency planning efforts. This inventory will also be used to identify and rank additional priority sites. Additionally, priority consideration will be given to sites nominated by Coalition members.

1.e. Reuse Strategy & Alignment with Revitalization Plans: Each year the LEDC (a Coalition member) works with LCPC and regional partners to inform development of its annual PPL. This list includes identifying 10 projects of highest importance to the region that need assessment, cleanup and/or redevelopment funding. The projects compiled in this work are community-driven, transformative projects that are expected to bring great change and economic growth to our region. Specifically, we look for projects that **invite new employers, grow jobs, support housing, support flood recovery and promote development focused on flood resiliency, and expand opportunities** for all our residents. Of particular importance to the community this year is building flood resilient and healthy, affordable housing outside of our floodplains. In alignment with these goals and objectives, reuse plans and strategies for each of the **priority brownfields** include:

- The McClelland Hall and Martinetti Hall (located on the VSU campus) are critical housing and community resource developments outside the floodplains. **Downstreet** (a Coalition member) conducted a housing feasibility study for McClelland Hall and has developed reuse plans for 13 senior housing units and 12 affordable, unrestricted housing units. To date, \$7M has been awarded to Downstreet for adaptive reuse of the existing building. A feasibility study for Martinetti Hall confirmed preferred reuse as a Community Services and Resilience Center. This could bring healthcare and childcare services to an underserved area and provide space to relocate essential Town services (municipal offices, emergency operations, and a post office) which are currently hindered at their existing locations during times of flooding. The EPA Grant will fund Phase I/II ESAs, RBM Surveys, and Abatement and Cleanup Planning.
- The Sterling Market & Johnson Health Center (priority #3 in the PPL) facilities have been closed since the July 2023 floods destroyed both buildings. The Town of Johnson intends to acquire the properties as FEMA buyouts to support floodplain restoration efforts. The potential reuse plans include a recreational trail along the Gihon River, a four-season market to host community events and farmers' markets, and a park with greenspace that will act as a natural buffer and lower flood levels in the Village. As part of community resilience planning initiatives in 2025, a floodplain benching design is ongoing for these properties with detailed plans under development that include removing existing berms to allow floodwaters to reach the floodplain and adding forest and meadow landscapes that enhance biodiversity and flood storage capacity. The EPA Grant will fund the site investigation and cleanup planning.
- The former Pleasant Street Auto Care has potential to support a housing development outside the Morristown floodplain. UConn TAB worked with the community in 2024 and 2025 to prepare a Site Reuse Assessment. The preferred alternative selected includes a 4-story building with 20+ units of housing on the upper levels and commercial space on the lower level. EPA funds will be used for cleanup planning that supports this vision.
- The Mansfield Creamery is located along the Lamoille Valley Rail Trail (LVRT) and near the Veterans of Foreign Wars (VFW) resources center. Preliminary reuse visions include housing for rail trail visitors and veterans (Morristown has a large veteran population in need of affordable housing). This would provide veterans with affordable housing to lower cost burdens and provides close proximity to the VFW resources center and other community services and amenities. The EPA Grant will fund the Phase II ESA, RBM Survey, and Cleanup and Reuse Plans.
- The Gristmill-Creamery site has been identified by the community as a priority for a recreational amenity and flood mitigation site. Preliminary visioning efforts have identified a boardwalk along the Lamoille River and a park and greenspace that will act as a natural flood buffer. The EPA Grant will be used for a Supplemental Phase II ESA to address data gaps from prior investigations, RBM Survey, Cleanup Plan, and Site Reuse Assessment.
- The Tubbs Mill has been identified as a potential workforce housing development through adaptive reuse of the existing building. A recent *Housing Needs Assessment* confirms that housing availability (especially for year-round residents and workers) is very tight. The property is connected to the Town sewer system and has the capacity to support new workforce housing units. Stowe and Morristown together contain most of the County's subsidized and affordable housing, yet many residents and employers still struggle to find quality housing. The EPA Grant will fund Phase II ESA, RBM Survey, and Cleanup and Reuse Planning activities.
- The Parker & Stearns Lumberyard has been identified as a priority for affordable multifamily housing outside the floodplains. Preliminary reuse studies show the site could support 42 units. Stowe's current housing stock doesn't serve local workforce needs and even middle-income workers (e.g. teachers, public safety, restaurant staff) struggle to afford homes or rentals within the Town. The EPA Grant will fund Phase I/II ESA and Cleanup Planning activities.
- Wolcott Town Garage & Fire Dept. will relocate existing operations and allow the Town of Wolcott to implement nature-based restoration strategies that support flood reduction in an area with chronic flooding issues. This will support regional goals to prioritize flood resiliency projects and strengthen emergency response operations (which are severely hindered each time this property is flooded).
- Other Flood-Damaged Properties in the small towns and villages served by LCPC will also be prioritized based on community need. With increased frequency, duration, and intensity of storms, the community needs rivers and green infrastructure to be able to handle the stormwater loads, particularly within built environments. Projects that involve strategies to improve resilience to the impacts of extreme weather events will be prioritized. For example, 7 flood-damaged properties have completed the "buyout" process and over 28 additional applications have been submitted and are in process. As described in 1.b., this means the local municipality uses FEMA funding to pay property owners a fair price for a substantially damaged property with the condition the site will not be rebuilt and the land will become greenspace

designed to act as a natural buffer against flooding. FEMA guidelines also approve reuse such as parks, camping (with appropriate notice of floods), and unimproved parking areas. EPA Grant funds will be used for the environmental assessments, cleanup planning, and reuse planning needed to support these buyouts.

1.f. Outcomes & Benefits of Reuse Strategy: The Coalition's primary focus is flood mitigation and resiliency, increasing affordable housing stock outside the floodplains, and economic growth. Redevelopment of the priority sites are anticipated to provide the following benefits:

- **Spur Economic Growth in an Opportunity Zone (OZ):** The project will prioritize community investment in the federally-designated OZ in Johnson to promote economic growth. To attract public and private investments, we need to have clean, shovel ready-sites that developers are confident investing in. Conducting environmental assessment and cleanup planning is the first step to addressing confirmed or perceived contamination concerns, moving forward with flood recovery efforts, and positioning sites for redevelopment and safe community reuse.
- **Develop Affordable Housing Outside the Floodplain:** Affordable housing projects at *McClelland Hall* (25 units), *Pleasant Street Auto Care* (20 units), *Parker & Stearns Lumberyard* (42 units), *Mansfield Creamery*, and *Tubbs Mill* will address the area's housing shortage, build housing outside the floodplains, reduce cost burdening for low-income residents, and reduce exposure to harmful indoor air pollutants (such as mold from water damage and RBMs found in pre-1980s building materials). EPA funding will be used to pay for environmental assessment and cleanup planning activities required to move these and other housing projects forward.
- **Improve Flood Mitigation & Resiliency to Extreme Weather Events:** Returning sites in the floodplain to greenspace through nature-based restoration solutions will support the community's goals for flood mitigation and resiliency. As the frequency and intensity of storms increases, it is critical our rivers handle the increasing loads of stormwater, particularly in built environments such as the historic downtown centers in Johnson and Morristown. This involves removing derelict dams and daylighting channelized rivers and creeks. In turn this will lower flood elevations and mitigate flooding risks downstream. Flood recovery and mitigation projects proposed for *Sterling Market*, *Johnson Health Center*, *Gristmill-Creamery*, and *Wolcott Town Garage & Fire Department* also support these goals. Specifically, floodplain restoration projects that remove berms and fill to provide greater floodplain access, planting streambanks and floodplains to slow and filter floodwaters, or using tree trenches with underdrain to absorb rainfall, transpire water, and control runoff. Tree trenches are a system of trees connected by an underground infiltration system and have the added benefit of filtering pollutants from water. Including filter strips/compost-amended vegetated filter strips (CAVFS) or bioswales where possible to increase pollutant removal and convey localized drainage. As previously described, a condition of the FEMA buyouts is the property will not be rebuilt and the land will generally be returned to greenspace. EPA funds will be used for environmental assessments and to plan for cleanup and reuse with flood mitigation solutions at these properties.
- **Greenspace Preservation:** Greenspace preservation is critical in areas prone to flooding as these spaces reduce stormwater runoff and overland flow. All the projects described above will direct development away from undeveloped landscapes. Balancing development of housing outside the floodplains via infill development of brownfields will prevent sprawl and is vital for our region's future. Additionally, the proximity of these properties to downtown centers supports these goals to minimize sprawl as the areas are already connected via existing thoroughfares and will not require new roads.
- **Increase Tax-Based Revenues:** As small communities with limited municipal revenue, every opportunity to increase tax-based revenues makes a difference. With so many flood-ravaged and condemned buildings, property values have drastically declined, reducing revenues generated by property taxes. As businesses are forced to close due to flood damage, our business and sales tax revenues also decline. The housing projects described above are expected to collectively provide over \$2M of annual tax revenue to Johnson, Morristown, and Stowe. These revenues are used to support critical infrastructure improvement projects (replacing washed away roads and bridges) and emergency response operations.

1.g. Resources Needed for Site Reuse: As local units of government, **LCPC**, **LEDC** and the **Town of Stowe** are eligible and experienced with leveraging funding from public and private sources. As a non-profit, **Downstreet** is also experienced with leveraging a variety of funding to move its projects forward. Therefore, LCPC's access to monetary funding is not limited only to programs for which it is eligible but includes programs for which its partners are also eligible. The following funding sources will be used to advance reuse of sites assessed with the EPA Grant:

- **FEMA's Hazard Mitigation Grant Program (HMGP)** pays for 75% of the funding for buyout of properties substantially damaged by flooding, with the remaining 25% paid for by local funds. Using this EPA Grant to fund the environmental studies required on these properties will fill a critical funding gap for our community and help facilitate more buyouts that support our flood recovery and resiliency goals.
- **USDA Rural Development Grants** are made available to communities challenged with rural isolation and lack of local capital. These funds can be used to further cleanup and redevelopment of sites.
- **VT Agency of Commerce & Community Development (ACCD)** provides funding for cleanup and redevelopment of brownfields via the Brownfield Revitalization Fund (BRF), which offers grants and loans to municipalities and non-profits. ACCD also offers **tax credits** for brownfield sites.

- **VT Dept. of Environmental Conservation (VTDEC)** administers the state Brownfield Program. VTDEC offers advice on leveraging funds with state programs, such as the Petroleum Cleanup Fund (PCF), which can fund supplemental assessment and cleanup at sites where initial assessments confirm petroleum contamination. VTDEC’s **Brownfields Reuse & Environmental Liability Limitation Act (BRELLA) Program** will also be leveraged to provide safeguards to innocent landowners and prospective purchasers of brownfields, including the Town of Johnson.
- **VT Community Development Block Grant (CDBG) Fund** provides federal funding for eligible activities through Implementation Grants, Planning Grants, and Scattered Site Grants that assist in brownfield redevelopment. The LCPC received a CDBG Disaster Recovery Planning Grant that can be leveraged to support planning activities around prioritized flood mitigation sites, community facilities, and community adaptation.
- LCPC and our Coalition members have ongoing partnerships with **Stowe Vibrancy** and the **Stowe Community Fund**. These partnerships provide opportunities to leverage additional funding from private and public sources, including redevelopment capital.
- **LEDC’s Revolving Loan Fund (RLF) Program** provides low interest loans for small businesses seeking assistance with purchasing existing commercial properties that support infill development (funds may not be used to purchase greenfields), funding building and façade improvements, and acquiring essential equipment and supplies.
- **VT Designated Downtown Tax Credits** provides financial incentives for business development in the designated downtown areas of Johnson, Morristown, and Stowe through public and private investments. These incentives include tax credits, permitting benefits, funds for capital transportation and related capital improvement projects, and priority site consideration by the State Building and General Services when leasing or constructing buildings.

1.h. Use of Existing Infrastructure: The proposed projects support infill development activities that minimize urban sprawl and impacts on our greenspaces. All the projects described in this application will utilize existing streets and sewer and water infrastructure. Johnson, Morristown, and Stowe are the most developed areas of the County and are fully served by paved roads, utilities, and culverts. Some minor additional utility connections to new buildings may be required along with improvements to stormwater management systems that will reduce flooding. Additionally, this EPA Grant will be used for RBM Surveys and abatement plans in support of adaptive reuse of *Martinetti Hall, McClelland Hall, Tubbs Mill, and the Mansfield Creamery* buildings. Furthermore, our Coalition member **Downstreet** prioritizes adaptive reuse of existing structures for nearly all their housing projects. This includes energy retrofits and historic rehab strategies for sites ranging from duplexes to multi-unit apartment buildings.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. The Community’s Need for Funding: Lamoille County is exclusively comprised of **micro-communities** with populations <10K, including the largest Towns of Morristown (pop. 5,594) and Stowe (pop. 5,223). All other municipalities within the County have populations <5K. As communities with small populations, financial resources are limited, and the Coalition is unable to draw on other initial sources of funding without an EPA Grant. With a small population base, tax revenues used to fund environmental projects are extremely limited. This is further exacerbated by recent flood emergency response and recovery efforts (which are significant financial burdens to our small towns) and declining tax revenues due to decreasing property values and business closures (both of which are the result of the recent flood disasters). Demographic data provided in the table below demonstrates lower than average tax revenues due to high poverty, low median household incomes, and above average populations of veterans and persons with disabilities (indicating reduced workforce participation).

Demographic Information ^b	Target Areas				Lamoille County	Vermont State	United States
	Town of Johnson	Village of Johnson	Town of Morristown	Town of Stowe			
Population	3,467	1,645	5,594	5,223	26,036	645,254	332.4M
Poverty Rate	11.5%	18.4%	11.3%	4.0%	8.1%	10.3%	12.4%
Child Poverty Rate (<18 years)	3.1%	6.3%	16.8%	17.1%	8.0%	10.8%	16.3%
Households with Food Stamp Benefits	16.3%	29.8%	10.0%	<1.0%	9.5%	10.5%	11.8%
Median Household Income	\$54,453	\$48,355	\$62,923	\$84,429	\$69,897	\$78,024	\$78,538
Youth Population (<18 years)	21.7%	21.9%	14.8%	<1.0%	20.1%	18.2%	22.2%
Veteran Population	7.0%	3.8%	7.4%	19.8%	6.0%	6.5%	6.4%
Person with Disabilities	16.9%	18.6%	14.2%	35.0%	13.0%	14.5%	13.0%
Housing Built Prior to 1980	46.6%	65.0%	50.6%	56.7%	46.1%	56.5%	50.5%
Housing Vacancy	6.8%	10.4%	7.1%	20.6%	19.2%	20.1%	10.4%

***Bold** indicates distress factors above or below (depending on factor) US averages. Shaded indicates distress factors above or below State averages.*

The income and tax revenue characteristics described above demonstrate the inability of the Coalition members to allocate funding to brownfields in a meaningful way without EPA Grant funding. Over the last few years, tax revenues have declined and regional priorities continue to be funding essential public safety functions such as fire, police, and emergency response to natural disasters. EPA Grant funding is vital to helping the Coalition recover from the flood disasters, build a flood resilient community, build affordable housing outside our floodplains, and stimulate economic development in the Johnson OZ.

^b Data reflects 2019-2023 American Community Survey, 5-yr data (obtained from www.factfinder.census.gov).

2.b. Health or Welfare of Sensitive Populations: As described throughout this application, our community is suffering from the impacts of increasing frequency, duration, and intensity of storms that have caused three devastating floods since 2023. These disasters impact the health and welfare of our entire community but especially sensitive populations, such as our veteran, disabled, youth and low income residents. EPA's 2023 *Equitable Resilience to Flooding* reports these types of groups are, "more vulnerable than others because they are 1) more likely to live in flood prone areas without adequate protection, and/or 2) more severely impacted when flooding comes on top of existing social and economic disparities."

- **Veteran & Disabled Population:** As shown in the table in Section 2.a, the TAs have higher concentrations of veterans and persons with disabilities. People with disabilities often have pre-existing health conditions that make exposure to environmental contaminants more severe. Likewise, veterans can be more vulnerable to environmental contaminants due to a combination of exposures during service, underlying health conditions, and socio-demographic factors. Studies have shown veterans often have higher rates of respiratory, cardiovascular, or metabolic conditions compared to the general population. As veterans enter civilian life already carrying a higher contaminant burden and higher rates of pre-existing health conditions, these factors compound with environmental exposures in their communities and have more severe health consequences for this sensitive population. Providing quality, healthy housing for disabled and veteran populations is a high priority for the community. Additionally, housing opportunities for veterans at the former **Pleasant Street Auto or Mansfield Creamery** will enhance access to the VFW Resource Center (located on the same block).
- **Youth Population:** Children are uniquely vulnerable to environmental contamination due to higher exposure risks and developing organ systems. Children eat, drink, and breathe more per unit of body weight than adults. This means proportionately higher doses of contaminants from breathing polluted air or contact with contaminated soil or dust. Additionally, children's organs, immune systems, and nervous systems are still developing, making them more sensitive to toxins. Exposure that is not considered harmful for adults can be harmful to children, especially for brain and nervous system development. As shown in the table in Section 2.a, both Johnson TAs have high concentrations of youth populations exceeding the State average.
- **Low Income Population:** As businesses and industries have closed due to competition from overseas as well as flood disasters forcing small businesses to fold, those who stay and are under 65 see their good paying job prospects decline. It isn't feasible for our low-income residents to just commute for another job or for basic goods and services. In the Village of Johnson (an OZ), the poverty rate is 18% (the highest in the County) and median household income is \$30K below the State average. Additionally, 30% of households in the Village of Johnson TA rely on food stamp benefits (a rate 3x higher than the State average).

EPA Grant funding will be used to support affordable multifamily housing projects such as the **McClelland Hall** (25 units), **Pleasant Street Auto Care** (20 units), **Parker & Sterns Lumberyard**, (42 units), and **Tubbs Mill** projects which will collectively provide more than 85 healthy, affordable housing units outside of our floodplains. As shown in the table in Section 2.a, the demand for housing in the County is so significant that there are very few vacancies despite our aging housing stock. While the housing vacancy rate for the state is 20%, Johnson and Morristown have vacancy rates of 7-10% demonstrating a significant housing shortage in our communities. These projects prioritize upland housing outside of floodplains near downtown areas to reduce travel distances to jobs and basic goods/services. The EPA Grant will fund Phase II ESAs, RBM Surveys, and Cleanup Plans to support safe reuse of these properties.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions: Health data is not available at the town/village level, so the next closest geographic area, Lamoille County, is being used. County residents have higher than national and state rates of lung cancer in females, and higher than state-level breast cancer rates. Asthma prevalence in Vermont has been higher than the nationwide rate since 2007. The County rate is currently at 12% for all adults and 15% for women specifically. Residents living nearby and recreating along the former rail corridors and mining sites may be exposed to creosotes, pesticides, and leftover contamination from talc processing and lumber processing operations. Before the talc, lumber, and other industrial facilities can be repurposed, we need to identify the extent of contamination. Work under this grant will identify the contaminants and, through remediation, mitigate the threats to human health and help reduce the prevalence of cancer and asthma in the County.

Additionally, a persistently damp environment caused by frequent flooding creates a breeding ground for mold. Mold issues as well as housing stock that is old, poorly ventilated, and likely to have LBP, ACM, and PCBs are factors that contribute to poor indoor air quality and elevated levels of asthma. When mold grows indoors, it can release volatile organic compounds (VOCs) which can trigger respiratory issues. This humid environment becomes conducive for dust mite populations and bacteria growth, which further degrade indoor air quality. The EPA Grant will help us identify and plan for abatement of mold and RBMs in aging structures, which will help reduce the County's elevated asthma rates and other respiratory illnesses. Assessment and cleanup planning for industrial sites will help improve the health of our communities by quantifying environmental conditions and preparing sites with contaminated soil and groundwater for cleanup. Furthermore, projects that support flood mitigation and reduction will reduce exposure of residents to contaminants have been carried through the community by floodwaters.

2.d. Economically Impoverished/Disproportionately Impacted Populations: With the exception of the Town of Stowe (which has been selected as a TA due to the opportunity it provides for infill development of quality, affordable multifamily housing outside of floodplains), the TAs identified in this application include the most economically impoverished areas of the County that are most burdened with brownfield sites. In addition to health and welfare threats mentioned above, the sensitive populations living in these TAs are disproportionately impacted by flooding due to the **federally-designated floodplains** located in Johnson and Morristown, with two-thirds of commercial properties in the Village of Johnson being located in a floodplain. Flooding destroys homes and businesses, and floating fuel tanks and breached sewer facilities release contaminants into the environment. Of additional concern are the “invisible” contaminants in soil and surface water that are carried through neighborhoods by floodwaters, leaving contaminants of concern in areas where they previously didn’t exist. When remediating the brownfields, the qualified environmental professionals (QEPs) will be required to incorporate flood mitigation strategies that restore original floodplains and lessen impacts to the built environment. The priority sites at the VSU campus in the Town of Johnson are located outside the floodplain and provide the greatest opportunity for affordable, multifamily housing within the Town while the priority sites within the Village of Johnson are located within the floodplain and provide significant flood mitigation benefits that will lower flood levels for the community.

2.e. Project Involvement / 2.f. Project Roles: LCPC has an active Brownfields Advisory Committee (BAC) that meets bi-monthly to strategize on priority projects and identify funding sources to move projects forward. LCPC intends to expand its BAC by inviting additional community partners to help guide grant implementation and bring new voices to the table. These partners will provide input on the site selection and reuse planning process. Below is a summary of current and anticipated project partners and their roles. As noted below the table, each TA has at least one project partner representing its interests.

Organization	Contact Name & Info	Organization Mission & Project Role
Lamoille Economic Development Corporation (LEDC)* (a, e)	[REDACTED]	Mission: Regional economic development corporation. Role: Coalition member and Chair of BAC. Attract and retain business, address regional economic challenges.
Downstreet Housing & Community Develop. (a, e)	[REDACTED]	Mission: Create permanently affordable housing and promote equity, inclusion, and resources needed to thrive. Role: Coalition member. Inform site selection for affordable housing.
Town of Stowe*(a, d)	[REDACTED]	Mission/Purpose: Local government. Role: Coalition member. Inform site prioritization & reuse plans.
Town of Johnson*(b)	[REDACTED]	Mission/Purpose: Local government. Role: Advise on site prioritization and site reuse options and support economic development.
Town of Morristown*(c)	[REDACTED]	
Village of Morrisville	[REDACTED]	
Town of Wolcott*	[REDACTED]	
Town of Cambridge*	[REDACTED]	
Stowe Community Fund (d)	[REDACTED]	Mission: Improve the quality of life for all Stowe residents. Role: Inform site selection and reuse planning.
Stowe Vibrancy (d)	[REDACTED]	Mission: Economic development through enhancement of social, recreational, cultural, economic, and physical characteristics of Stowe. Role: Enhance local business climate & promote a healthy economy.
Veterans of Foreign Wars (e)	LCPC is performing outreach to identify a local contact.	Mission: To serve our veterans, the military and our communities. Role: Support outreach to veterans. Connect veterans to housing.
VT DEC*(e)	[REDACTED]	Mission: Protect human health and the environment. Role: Provide technical & funding support.
VT Agency of Commerce & Community Develop.*(e)	[REDACTED]	Mission: Enhance VT business climate & strengthen communities. Role: Connect projects to funding for cleanup/redevelopment.
Vermont Dept. of Health*(e)	[REDACTED]	Mission: Protect health & facilitate disease prevention. Role: Support community outreach; advise on health issues. Advise on work plans and abatement plans related to RBMs.
Vermont Dept. of Historic Preservation (e)	[REDACTED]	Mission: Preservation of historic resources. Role: Input on historic preservation for adaptive reuse projects.

Notes: *Current BAC member. Coalition member. Represents the interests of the Town of Johnson & Village of Johnson TAs. (c)Represents the interests of the Morristown TA. (d)Represents the interests of the Stowe TA. (e)Represents the interests of all communities in Lamoille County.

2.g. Incorporating Community Input: LCPC works with our small municipalities, community-based organizations (CBOs), and other stakeholders to form strong partnerships for all our grant projects. This includes incorporating community input in all phases of the brownfield assessment and reuse planning process. There has been ongoing community discussion regarding the priority sites identified in this application and extensive community planning efforts related to flood mitigation and recovery. Local steering committees were recently formed to inform and guide the planning process for our 2025 Long-Term Recovery and Resiliency Plan, 2025 Re-Imagine Johnson Report & Action Plan, 2022-2030 Morristown Town Plan, Stowe 2050 Plan, and the 2023-2031 Lamoille County Regional Plan. These steering committees included government officials, business owners, residents and CBOs from within the TAs. For

example, committees worked with a team of QEPs to organize public meetings and design charettes for the Re-Imagine Johnson effort. The recommendations and designs were presented at a series of community events and a popular outdoor summer concert series in Johnson. Seniors, children, and adults viewed the designs and were provided opportunities to vote on the proposed redevelopment concepts. This successful approach will be carried forward for planning activities under the EPA Grant.

As described in Section 2.e, LCPC holds bi-monthly meetings with a BAC to strategize on how to move brownfield assessment, cleanup and reuse efforts forward, discuss site prioritization and selection strategies, share regional challenges and successes, and discuss revitalization and economic development opportunities. The BAC consists of appointed municipal representatives and at-large regional representatives, including representatives from the Department of Health, real estate, and the solid waste management district. When assessing the funding requests, the BAC evaluates whether site redevelopment is a community priority and how the redevelopment plans align with municipal plans. Implementing this grant will further these efforts and expand our reach to the community through hybrid (in-person and remote) and remote only meetings which have become standard for our community since the Covid-19 pandemic. Furthermore, LCPC advertises engagement opportunities through public notices, email blasts, Town Board meetings, and public service announcements. This approach allows stakeholders to provide informed feedback that influences the next phase of work. Additional elements of our engagement plan include:

- **Webpage & Fact Sheets:** LCPC will update its brownfields webpage with fact sheets and informative details about the site nomination, assessment and cleanup process, as well as information about how to get involved.
- **Meetings with Property Owners & Developers:** LCPC and other project partners regularly conduct meetings with property/business owners and developers seeking funding for assessment and cleanup and will leverage these relationships to solicit interest in the EPA Grant. LCPC will hold meetings with property owners and prospective purchasers before and after assessment activities occur to discuss the process, objectives, reuse plans, findings, next steps, and additional funding sources to support cleanup and redevelopment activities.
- **Email & Newsletters:** LCPC will include project updates in its newsletter. Project partners will also be asked to communicate progress via their outreach meetings and organizational newsletters.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Project Implementation / 3.b. Anticipated Project Schedule / 3.c. Task/Activity Lead / 3.d Outputs:

The scope of work has been organized into the tasks below.

<p>Task 1 – Project Management, Reporting & Other Eligible Activities</p> <p>a. Project Implementation: LCPC will oversee consultant activities and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At LCPC’s direction, the consultant will assist with compliance reporting (quarterly and final reports, ACRES updates, annual Financial Reports) and other eligible project activities identified in the CA Work Plan. LCPC will facilitate monthly check-in meetings with the consultant and Coalition to ensure the project is progressing as planned. We anticipate up to five personnel from LCPC, LEDC, Downstreet and Stowe will attend two regional and one national brownfields conferences.</p> <p>b. Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.</p> <p>c. Task/Activity Lead(s): LCPC with support from the consultant.</p> <p>d. Output(s): 16 Quarterly Reports; 1 Final Performance Report; 4 Federal Financial Reports; prompt ACRES updates; 3 brownfield conferences attended by 5 coalition staff; and monthly progress meetings.</p>
<p>Task 2 – Community Engagement & Brownfield Site Inventory</p> <p>a. Project Implementation: The community engagement program (described in Sections 2.e-2.g) includes expanding the existing BAC to include a broader group of stakeholders and community representatives. LCPC will update its brownfield project webpage, fact sheets, and site nomination form. The BAC (which includes one representative from each Coalition member) will review and prioritize sites nominated for grant funding. Additionally, LCPC and its consultant will facilitate one-on-one meetings with property owners/prospective purchasers before and after assessment activities to explain the process and present findings and recommended next steps. With the help of the consultant, LCPC will update and enhance its brownfield inventory (previously prepared by UConn TAB) to gather current information and sync it with GIS to better facilitate planning activities and improve the site prioritization process. As described in Section 1.d, one of our goals for this project is to develop a more robust brownfield inventory that can be used as a planning tool for our flood recovery efforts.</p> <p>b. Anticipated Project Schedule: The project webpage and fact sheets will be updated by second quarter (2Q). The inventory update will be initiated by 2Q with additional updates ongoing throughout the project. The BAC (which includes the Coalition members) will continue to be convened monthly. Meetings with property owners will be ongoing.</p> <p>c. Task/Activity Lead(s): LCPC will lead outreach with support from the Coalition members and project partners (as in-kind services). The consultant will assist with facilitating stakeholder and public meetings. The Coalition and BAC will lead site prioritization efforts. The consultant will update/enhance the brownfield inventory and develop GIS shapefiles.</p>

d. Output(s): Project webpage, fact sheets and site nomination form; ~48 BAC meetings; ~30 other stakeholder meetings; updated brownfield inventory linked to GIS.

Task 3 – Site-Specific Assessment & Cleanup Planning Activities

a. Project Implementation: We estimate up to 18-24 sites will be assessed (the final total will depend on the number of sites for which more than one type of activity is performed) and at least two sites per Coalition member will be prioritized for funding. LCPC’s consultant will update Eligibility Determination (ED) checklists for sites prioritized by the BAC. The consultant will conduct Phase I ESAs for ~16 sites in accordance with the AAI Final Rule and the ASTM E1527-21 Phase I ESA Process. The consultant will complete Phase II ESAs for ~15 sites and RBM Surveys for ~12 sites. Prior to initiating sampling or other field investigation activities, the consultant will develop a Master Quality Assurance Project Plan (QAPP) for EPA and VTDEC approval. The consultant will also prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA and VTDEC for approval prior to fieldwork. The consultant will prepare ABCA/CAP Reports for ~9 sites where contamination is confirmed. Enrollment in VTDEC’s BRELLA Program (described in Section 1.g) is anticipated for ~10 sites.

b. Anticipated Schedule: Year 1: Master QAPP, 4 Phase I ESAs, 3 Phase II ESAs, 2 RBM Surveys, 2 BRELLA Applications, 1 Cleanup Plan | Year 2: 6 Phase I ESAs, 6 Phase II ESAs, 5 RBM Surveys, 4 BRELLA Applications, 3 Cleanup Plans | Year 3: 6 Phase I ESAs, 6 Phase II ESAs, 5 RBM Surveys, 4 BRELLA Applications, 3 Cleanup Plans | Year 4: 2 Cleanup Plans

c. Task/Activity Lead(s): The consultant will prepare eligibility requests and lead technical activities at the direction of LCPC. Site access will be secured by LCPC via Property Access Agreements.

d. Output(s): 18-24 ED checklists; 1 Master QAPP; 16 Phase I ESAs; 15 Phase II ESAs; 12 RBM Surveys; 9 Cleanup Plans; 10 BRELLA Applications

Task 4 – Reuse & Area-Wide Planning Activities

a. Project Implementation: The consultant will develop site reuse plans/redevelopment feasibility studies for ~5 catalyst sites (three of these plans are anticipated to include flood modeling as part of the reuse planning deliverable). The reuse plans/feasibility studies will assist the Coalition with identifying the highest and best reuse for sites with unique redevelopment challenges. LCPC also anticipates one AWP (either for the Morristown or Johnson river corridors) in support of advancing community resiliency goals in brownfield-impacted areas.

b. Anticipated Project Schedule: Year 1: 1 Reuse Plan | Year 2: 2 Reuse Plans, 1 AWP | Year 3: 2 Reuse Plans

c. Task/Activity Lead(s): The consultant will lead all technical activities at the direction of LCPC.

d. Output(s): 5 Site Reuse Plans; 1 AWP deliverable

3.e. Cost Estimates: Below we provide a breakdown of estimated costs by task. An average rate of \$50/hour was used for LCPC staff (\$35/hour for personnel labor and \$15/hour for fringe benefits) and \$200/hour was used for contractual services. As demonstrated under Task 3, **64% of grant funds (\$956,500 of contractual services) are for site-specific assessment and cleanup planning activities (including enrollment in VTDEC’s BRELLA Program).**

Task 1 – Project Mgmt., Reporting & Other Activities | Total Budget = \$94,500 (\$90,500 Direct + \$4,000 Indirect)

Personnel & Fringe Total = \$20,000

- CA Management, Contractor Management & Reporting Activities: \$5,600 (112 hours x \$50/hr)
- Monthly Project Meetings: \$4,800 (12 meetings/yr x 1 hour/meeting x 4 years x 2 staff = 96 hours x \$50/hr)
- Brownfields Conference Attendance: \$9,600 (8 hours/day x 4 days x 3 events x 2 LCPC staff = 192 hours x \$50/hr)

Travel Total: \$26,000

- National Brownfields Conference: \$13,750 (\$2,750/person x (5 LCPC & Coalition staff))*
- 2 Regional/State Brownfields Conference: \$12,250 (\$1,225/person x 2 events x (5 LCPC & Coalition staff))*

*Cost includes airfare, lodging, meals and incidentals, and registration fees.

Other Total: \$4,500

- Registration for Brownfields Conferences: \$4,500 (\$300/conference x 3 conferences x 5 LCPC & Coalition staff)

Contractual Total: \$40,000

- Project Meetings: \$14,400 (12 mtgs/year x 4 years x 1.5 hours/mtg [attend & follow-up notes] = 72 hours x \$200/hr)
- ACRES Reporting: \$6,400 (32 hours x \$200/hr)
- Quarterly Reports: \$9,600 (4 reports/year x 4 years x 3 hours/report = 48 hours x \$200/hr)
- Annual MBE/WBE Utilization & Federal Financial Reports: \$1,600 (2 hours/year x 4 years = 8 hours x \$200/hr)
- Financial Performance Report: \$8,000 (40 hours x \$200/hr)

Task 2 – Community Engagement & Brownfield Site Inventory | Total Budget = \$57,000 (\$54,000 Direct + \$3K Indirect)

Personnel & Fringe Total: \$20,000

- BAC Meetings: \$4,800 (12 meetings/yr x 1 hour/meeting x 4 years x 2 staff = 96 hours x \$50/hr)
- Property Owner/Stakeholder Meetings: \$3,000 (30 meetings x 1 hour/meeting x 2 staff = 60 hours x \$50/hr)
- Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$4,700 (94 hours x \$50/hr)

<ul style="list-style-type: none"> Brownfield Site Inventory & Prioritization: \$7,500 (150 hours x \$50/hr) <p>Contractual Total: \$34,000</p> <ul style="list-style-type: none"> Property Owner/Stakeholder Meetings: \$6,000 (30 meetings/yr x 1 hour/meeting x \$200/hr) Public Meetings/Design Charettes: \$16,000 (40 hours x 2 staff x \$200/hr) Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$4,000 (20 hours x \$200/hr) Update Brownfield Site Inventory: \$8,000 (40 hours x \$200/hr)
<p>Task 3 – Site-Specific Assessment & Cleanup Planning Total Budget = \$1,021,500 (\$971,500 Direct + \$50K Indirect)</p> <p>Personnel & Fringe Total: \$15,000</p> <ul style="list-style-type: none"> Coordination with Property Owners & Oversight of Consultant Activities: \$15,000 (300 hours x \$50/hr) <p>Contractual Total: \$957,400</p> <ul style="list-style-type: none"> Site Eligibility Checklists: \$8,000 (40 hours x \$200/hr) Master QAPP: \$4,500 (\$4,500/QAPP) Phase I ESAs: \$88,000 (16 sites x \$5,500/site) Phase II ESAs (standard sites): \$360,000 (12 sites x \$30K /site)* Phase II ESAs (mill/mining sites): \$225,000 (3 sites x \$75K/site)* RBM Surveys: \$108,000 (12 sites x \$9,000/site)* Cleanup Plans (standard sites): \$60,000 (6 sites x \$10K/site) Cleanup Plans (mill/mining sites): \$75K (3 sites x \$25,000/site) BRELLA Applications: \$28,000 (10 sites x \$2,800/site) <p><i>*Cost includes developing site-specific HASPs and SAPs to supplement the Master QAPP.</i></p>
<p>Task 4 – Site Reuse Planning & AWP Total Budget = \$327,000 (\$309,000 Direct + \$18,000 Indirect)</p> <p>Personnel & Fringe Total: \$20,000</p> <ul style="list-style-type: none"> Oversight of Consultant Activities & Managing the Planning Process: \$20,000 (400 hours x \$50/hr) <p>Contractual Total: \$289,000</p> <ul style="list-style-type: none"> AWP: \$85,000 (1 area x \$85,000/area) Site Reuse Plans: \$24,000 (2 sites x \$12,000/site) Site Reuse Plans that include flood modeling): \$180,000 (3 sites x \$60,000/site)

A summary of the proposed budget for grant funded activities is provided in the table below.

Budget Categories	Task 1: Project Mgmt., Reporting & Other Activities	Task 2: Community Engage. & Site Inventory	Task 3: Site-Specific Assessment & Cleanup Planning	Task 4: Reuse Planning & AWP	Total
Personnel	\$14,000	\$14,000	\$10,500	\$14,000	\$52,500
Fringe Benefits	\$6,000	\$6,000	\$4,500	\$6,000	\$22,500
Travel	\$26,000	\$0	\$0	\$0	\$26,000
Other	\$4,500	\$0	\$0	\$0	\$4,500
Contractual	\$40,000	\$34,000	\$956,500	\$289,000	\$1,319,500
Total for Direct Costs	\$90,500	\$54,000	\$971,500	\$309,000	\$1,425,000
Total for Indirect Costs	\$4,000	\$3,000	\$50,000	\$18,000	\$75,000
Total Budget	\$94,500	\$57,000	\$1,021,500	\$327,000	\$1,500,000

3.f. Plan to Measure & Evaluate Environmental Progress & Results: LCPC’s Project Manager will be responsible for tracking, measuring, and evaluating progress through measurable outcomes and outputs. A spreadsheet of expected outputs and outcomes will be maintained and updated quarterly for reporting to EPA. Anticipated **outputs** include: number of sites nominated and prioritized for funding; number of BAC and community meetings hosted; Phase I/II ESAs completed; RBM Surveys completed; sites enrolled in VTDEC’s BRELLA Program; cleanup plans completed; sites remediated; sites receiving a Certification of Completion or equivalent from VTDEC; and reuse plans completed. Progress reports, financial reports, and closeout reports will also be outputs. Anticipated **outcomes** include number of attendees at community meetings/events; number of sites assessed in an OZ; number of sites assessed per Coalition member; number of sites and acres assessed, remediated, and redeveloped; number of sites and acres returned to the floodplain/greenspace; number of jobs created; number of housing units created; and dollars leveraged per site. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys. Progress will be measured against meeting anticipated deadlines and community satisfaction. By using the detailed tracking mechanisms described above, LCPC will be able to confirm the project is progressing as planned and monitor key performance indicators.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Organizational Capacity / 4.b. Organizational Structure / 4.c. Description of Key Staff: LCPC employs 9 staff and has the resources and capacity to successfully carry out and manage the programmatic, administrative, and financial requirements on behalf of the Coalition. As the Coalition lead, LCPC will be responsible for management of the CA and compliance with grant terms and conditions, overseeing the consultant team, reporting to EPA, financial management, stakeholder engagement, coordination with the Coalition members and BAC, managing an equitable site prioritization process, and coordinating site access. As with previous Brownfield Grants, LCPC will use a three-person management team that will oversee all aspects of the project to ensure timely completion of key milestones. Immediately following notice of grant award, LCPC will develop a Memorandum of Agreement (MOA) for the Coalition members to execute. The MOA will

document the roles and responsibilities of each Coalition member and will specify that grant funds will be used to conduct assessments at a minimum of two priority sites within the jurisdiction of each member. LCPC will use a collective governance structure that includes facilitating monthly check-in calls with Coalition members to ensure each partner is meaningfully involved in all aspects of the project and clear objectives are established in support of timely and successful expenditure of grant funds. The BAC (see Sections 2.e-2.g) also includes a representative from each Coalition member as well as other project partners that will guide the site prioritization process.

Below are brief descriptions of key staff that will support the project. In addition to LCPC staff, each Coalition member has appointed a lead contact to represent the interests of their organization and inform the site selection process.

- **R. Tasha Wallis, Executive Director, LCPC**, has served as LCPC’s Executive Director since 2015 and serves as the co-chair of the Northern Vermont Economic Development District (which is leading planning for long-term flood recovery and resiliency). She formerly served as Vermont Buildings Commissioner and supervised multimillion dollar projects. Tasha provides overall programmatic and financial oversight for LCPC. She also acts as a liaison between the Brownfields Program and the LCPC Board of Directors.
- **Seth Jensen, Deputy Director, LCPC**, has managed LCPC’s brownfield program since 2011 and brings extensive experience with regional program management of state and federal planning initiatives. His work includes providing training to the small municipalities LCPC serves and assisting with bylaw and zoning updates. As Project Director, Seth will ensure the availability of resources, track progress, and administer overall quality assurance/control.
- **Victoria Hellwig, Regional Planner, LCPC**, serves as Project Manager for LCPC’s Brownfields Program, supporting municipalities and landowners with the assessment, cleanup and planning process. In addition to brownfields, her experience includes supporting planning projects that involve natural resources, energy, and outdoor recreation. At LCPC, she supports 15 municipalities with technical assistance, training, and navigating community and economic development programs. As Project Manager, she will be responsible for overseeing day-to-day activities, coordinating with the Coalition members, providing consultant oversight, and managing community engagement.

4.d. Acquiring Additional Resources: LCPC routinely contracts with consultants and has established procurement procedures for ensuring a fair bidding process. LCPC promotes procurement opportunities by distributing Request for Qualifications/Proposals (RFQ/P) to consultants via direct email and posting RFQ/Ps on the Vermont Bid Registry. When a RFQ/P is posted to the registry, all environmental consultants registered in the State of Vermont are able to view and respond. In support of this grant application, LCPC completed advanced procurement and selected a consultant team to lead technical activities and provide programmatic support. The consultant was procured in accordance with qualifications-based procurement and compliance with 2 CFR Part 200, 2 CFR Part 1500 and EPA’s guidance documents (*Best Practice Guide for Procuring Services* and *Guidance on Competitively Procuring a Contractor*). Additional information regarding our procurement process is included in our Threshold Criteria response (provided as Attachment A).

4.e. Currently Has or Previously Received an EPA Brownfields Grant: LCPC has received four EPA Brownfield Community-Wide Assessment (CWA) Grants. As requested, information for our three most recent grants is provided.

(1) Accomplishments: LCPC has facilitated the assessment of 19 sites with past CWA Grants. During this time, LCPC also supported the AWP Study in Johnson and developed a hydraulic modeling/flood evaluation study of Lamoille River in Johnson where the river runs through several brownfield properties. All three grants were successfully completed.

Accomplishments on Past Brownfield CWA Grants						
Year	Phase I ESAs	Phase II ESAs	Cleanup Plans	Planning Study	Remediation Completed	Redevelopment Completed
FY2022*	7	5	4	2	2	3
FY2015	6	8	3	1	1	1
FY2009	6	8	3	0	2	2

(2) Compliance with Grant Requirements: LCPC has successfully administered the Brownfield Grants listed below. The FY2015 grant was extended by one year to allow for LCPC to attend a National Brownfield Conference and complete four additional assessments. All other grants were completed within the period of performance defined in the CA.

Performance on Past Brownfield CWA Grants					
Year	Funding Award	All Reporting On-time	Completed ACRES Reporting	Met Results of the Work Plan	Unexpended Grant Funds
FY2022	\$370,200	Yes	Yes	Yes	<\$40K*
FY2015	\$400,000	Yes	Yes	Yes	\$0
FY2009	\$400,000	Yes	Yes	Yes	\$0

*Remaining grant funds have been allocated for approved sites and will be spent by spring/summer 2026, at which time the grant will be formally closed. As required by EPA to apply for additional funds, 70% of grant funds were drawn down by 10/01/2025. A copy of LCPC’s asap.gov account inquiry showing drawdown transaction is provided as Attachment E.

ATTACHMENT A

Threshold Criteria Responses

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type:

- **Eligibility of Lead Coalition Member:** The Lamoille County Planning Commission (LCPC) is a “Regional Council Established under Government Authority” established in 1964. LCPC is the regional planning commission for all municipalities in Lamoille County.
 1. Applicant Type: Regional organization.
 2. Eligibility Confirmation: As a regional council established under government authority, LCPC is eligible to receive and administer federal funding. Eligibility documentation for LCPC is provided in Attachment B and includes:
 - Governmental Code (24 V.S.A. § 4341) confirming the authority of LCPC as the regional planning commission.
 - Bylaws.
 - Articles of Association (1964).
 - Articles of Association Amendment (1988).

- **Eligibility of Non-Lead Coalition Members:** Below we provide the information requested for the non-lead coalition members.
 - **Downstreet Housing & Community Development** (*legal name: Central Vermont Community Land Trust, Inc.*)
 1. Participant Type: Community-based nonprofit with 501(c)(3) status.
 2. Eligibility Confirmation: Documentation of tax-exempt status under section 501(c)(3) of the Internal Revenue Code (IRC) is provided as Attachment C. As a 501(c)(3) nonprofit organization, Downstreet is an eligible coalition member.
 - **Lamoille Economic Development Corporation (LEDC)**
 1. Participant Type: Regional Council established under Government Authority.
 2. Eligibility Confirmation: LEDC is established under the same Governmental Code (24 V.S.A. § 4341) as LCPC. LEDC’s Bylaws and the Governmental Code confirming their authority are provided as Attachment C. As a Regional Council established under Government Authority, LEDC is an eligible coalition member.
 - **Town of Stowe**
 1. Participant Type: Town.
 2. Eligibility Confirmation: As a local unit of government, the Town of Stowe is an eligible coalition member.

1.b. Federal Taxation Exemption Status: Not applicable. As regional councils (LCPC and LEDC), a local unit of government (Town of Stowe), and a 501(c)(3) non-profit (Downstreet), neither LCPC nor its coalition members have 501(c)(4) status.

2. TARGET AREAS: The Target Area (TA) for each Coalition member represents a distinct area where brownfield revitalization efforts will be focused. The TAs are described in Part 5 of the Application Information Sheet. Per EPA requirements, the TAs do not overlap and include at least three distinct municipalities (Town of Johnson, Village of Johnson, Town of Morristown, and Town of Stowe).

3. NON-LEAD MEMBER(S) THAT NEVER RECEIVED AN EPA MARC GRANT: LEDC, Downstreet and the Town of Stowe have never received an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund or Cleanup (MARC) Grant.

4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS:

4.a. Legal Authority of Lead Member: LCPC attests it has legal authority to expend grant funds on behalf of non-lead members to conduct the proposed grant activities. As a regional organization established under Governmental Code (24 V.S.A. § 4341), LCPC has the rights and powers of a unit of government.

4.b. Geographic Boundary Limitations of Lead Member: Not applicable. (The geographic area of the project is Lamoille County. LCPC is a regional organization whose geographic boundary encompasses all of Lamoille County and is not limited to a town or village.)

5. COALITION AGREEMENT: Letters of commitment confirming the membership of LEDC, Downstreet, and the Town of Stowe in the Coalition are provided as Attachment D. Following grant award, LCPC will prepare a Memorandum of Agreement (MOA) for the Coalition members to execute in accordance with the terms and conditions issued by EPA for the FY26 Grant.

6. COMMUNITY INVOLVEMENT: LCPC works with our small municipalities, community-based organizations (CBOs), and other stakeholders to form strong partnerships for all our grant projects. This includes incorporating community input in all phases of the brownfield assessment and reuse planning process. There has been ongoing community discussion regarding the priority sites identified in this application and extensive community planning efforts related to flood mitigation and recovery. Local steering committees were recently formed to inform and guide the planning process for our 2025 *Long-Term Recovery and Resiliency Plan*, 2025 *Re-Imagine Johnson Report & Action Plan*, 2022-2030 *Morristown Town Plan*, *Stowe 2050 Plan*, and the 2023-2031 *Lamoille County Regional Plan*. These steering committees included government officials, business owners, residents and CBOs from within the TAs. For example, committees worked with a team of QEPs to organize public meetings and design charettes for the Re-Imagine Johnson effort. The recommendations and designs were presented at a series of community events and a popular outdoor summer concert series in Johnson. Seniors, children, and adults viewed the designs and were provided opportunities to vote on the proposed redevelopment concepts. This successful approach will be carried forward for planning activities under the EPA Grant.

As described in Section 2.e of the narrative, LCPC holds bi-monthly meetings with a BAC to strategize on how to move brownfield assessment, cleanup and reuse efforts forward, discuss site prioritization and selection strategies, share regional challenges and successes, and discuss revitalization and economic development opportunities. The BAC consists of appointed municipal representatives and at-large regional representatives, including representatives from the Department of Health, real estate, and the solid waste management district. When assessing the funding requests, the BAC evaluates whether site redevelopment is a community priority and how the redevelopment plans align with municipal plans. Implementing this grant will further these efforts and expand our reach to the community through hybrid (in-person and remote) and remote only meetings which have become standard for our community since the Covid-19 pandemic. Furthermore, LCPC advertises engagement opportunities through public notices, email blasts, Town Board meetings, and public service announcements. This approach allows stakeholders to provide informed feedback that influences the next phase of work. Additional elements of our engagement plan include:

- **Webpage & Fact Sheets:** LCPC will update its brownfields webpage with fact sheets and informative details about the site nomination, assessment and cleanup process, as well as information about how to get involved.
- **Meetings with Property Owners & Developers:** LCPC and other project partners regularly conduct meetings with property/business owners and developers seeking funding for assessment and cleanup and will leverage these relationships to solicit interest in the EPA Grant. LCPC will hold meetings with property owners and prospective purchasers before and after assessment activities occur to discuss the process, objectives, reuse plans, findings, next steps, and additional funding sources to support cleanup and redevelopment activities.
- **Email & Newsletters:** LCPC will include project updates in its newsletter. Project partners will also be asked to communicate progress via their outreach meetings and organizational newsletters.

7. EXPENDITURE OF EXISTING GRANT FUNDS: As of October 1, 2025, LCPC has drawn down \$326,214.69 (or 88%) of its \$370,200 FY22 EPA Brownfield Community-Wide Assessment Grant. Documentation of our asap.gov Account Statement Inquiry is provided as Attachment E showing all drawdowns completed prior to October 1, 2025. Remaining grant funds are allocated for completing Phase I and II Environmental Site Assessment (ESA) and cleanup plans currently in progress as well as Quarterly Progress Reports, ACRES reporting, and Final Performance Reports. Formal project closeout will occur in Summer 2026.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

8.a. Contractors: LCPC completed a fair and open public procurement process in accordance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33 to obtain the services of a Qualified Environmental Professional (QEP) team. Below is the information requested.

- **Request for Proposals (RFP) Advertising Process:** The RFP was posted on LCPC's website and the Vermont Bid Registry. When a RFP is posted to the Bid Registry, all environmental consultants registered in the State of Vermont receive an email notifying them of the posting. The RFP was also sent via direct email to environmental consultants with whom LCPC has contact information for.
- **RFP Response Period:** The RFP was advertised for 33 days (from Sept. 12, 2025 through Oct. 15, 2025). A copy of the RFP is provided as Attachment F.
- **Inquiries & Responses Received:** LCPC received inquiries about the project and RFP from several firms. Six proposals were received and scored by LCPC's selection committee.
- **Firm Selected:** A QEP team led by Montrose Environmental Solutions, Inc. was selected to provide grant application and implementation services. The team includes four firms comprised of environmental professionals, resiliency planners, urban planners and landscape architects, and real estate strategists. A copy of the contract is provided as Attachment G.

8.b. Named Subrecipients: Not applicable. (No subrecipients are named in this application nor are any anticipated.)