



Application Information Sheet
U.S. EPA Brownfield Cleanup Grant Application

1. Applicant Identification

City of Winooski
27 West Allen St.,
Winooski, VT 05404

2. Website URL

<https://www.winooski.vt.gov/>

3. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$913,000

4. Location

O'Brien Community Center, 32 Malletts Bay Avenue; Winooski, 05404; Chittenden County; Vermont

5. Property Information

O'Brien Community Center, 32 Malletts Bay Avenue; Winooski, 05404; Chittenden County; Vermont
See attached existing site plan and warranty deeds.

6. Contacts

- a. Project Director
Amy Demetrowitz, COO - Champlain Housing Trust
88 King St., Burlington, VT 05401
802-318-7101
amyd@champlainhousingtrust.org

- b. Chief Executive/Highest Ranking Elected Official
Elaine Wang, City Manager - City of Winooski
27 West Allen St., Winooski, VT 05404
802-655-6410
ewang@winooski.vt.gov

7. Population

Winooski, Vermont population – 2026 estimate: 8,370

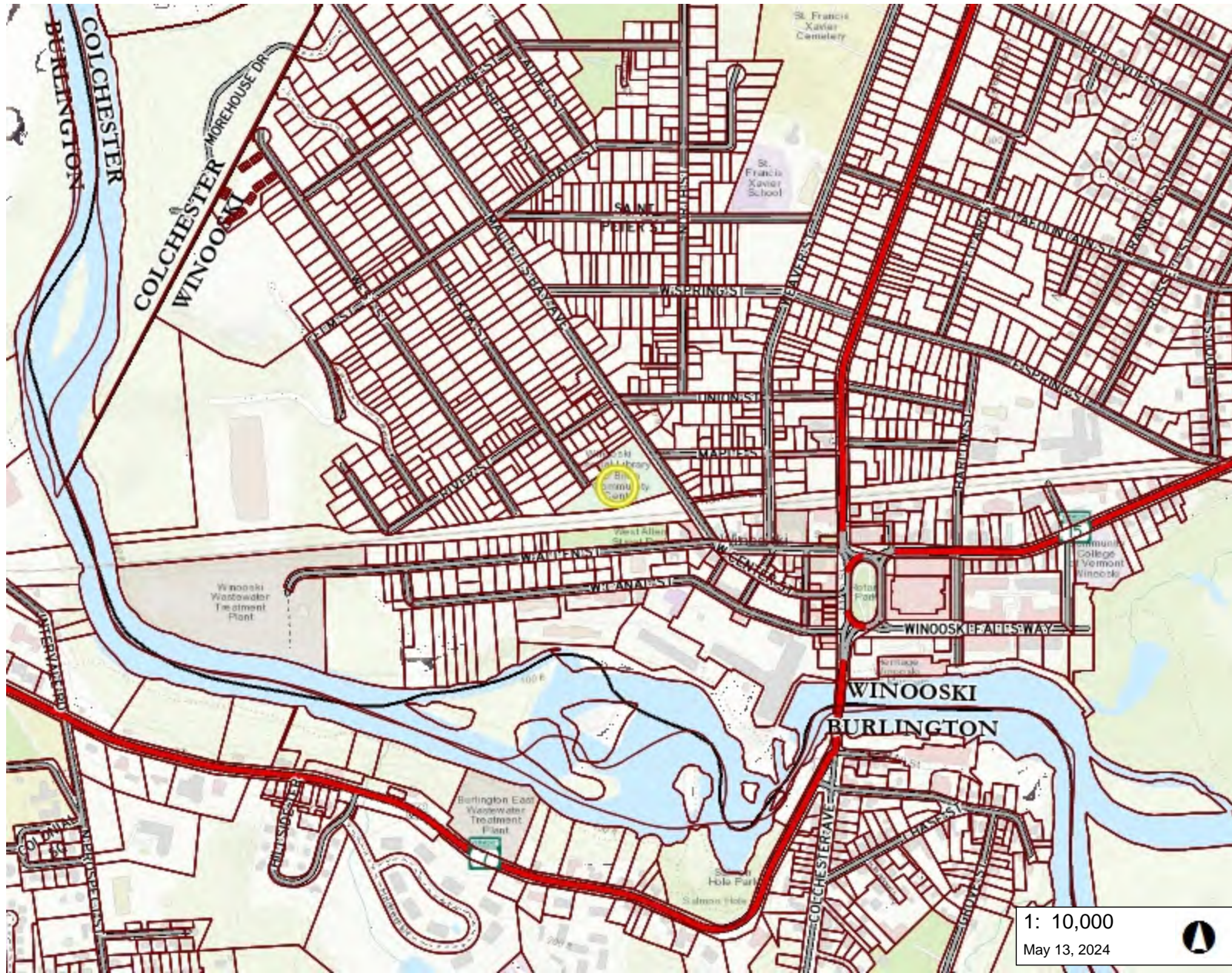
8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	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

Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3; att F
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	n/a
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	n/a

9. Releasing Copies of Applications

No CBI claims.



LEGEND

- Parcels (standardized)
- Roads**
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

1: 10,000
May 13, 2024

NOTES

Map created using ANR's Natural Resources Atlas

508.0 0 254.00 508.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. **Overview of Brownfield Challenges and Description of Target Area** The Target area for this application is the downtown core of the City of Winooski, Vermont, specifically the neighborhood surrounding the O'Brien Community Center at 32 Malletts Bay Avenue. This area lies within a designated Neighborhood Development Area and Gateway District and is characterized by a high concentration of low-income households. While downtown Winooski has experienced some reinvestment over the past decade, the Malletts Bay Corridor has lagged behind due to aging infrastructure, constrained resources and environmental conditions associated with historic land uses. Brownfield conditions are a persistent challenge due to historic commercial uses that have resulted in soil and groundwater contamination – there are 31 remediation sites within a 1 mile radius of the site. These environmental issues increase redevelopment costs and pose potential exposure concerns for long-term occupancy particularly in uses serving sensitive populations. The O'Brien Community Center site at 32 Malletts Bay Ave exemplifies these challenges. Most significantly, environmental investigations found indoor air quality and vapor intrusion at the Winooski Memorial Library that resulted in a temporary closing of the library in 2024 while interim measures were implemented. This disruption highlighted the tangible impacts of brownfield conditions on public services and underscored the need for permanent remediation. This EPA Cleanup Grant will address these challenges by funding targeted remediation activities necessary to eliminate exposure pathways and enable long-term reuse of the site. Cleanup of the O'Brien Community Center is a prerequisite for a planned redevelopment that will expand access to healthcare, dental care, an expanded library, community gardens and other community programming. By resolving environmental constraints, the project will support revitalization efforts, protect public health and remove a significant barrier to reinvestment in this important Winooski neighborhood .

b. **Description of the Priority Brownfield Site** The O'Brien Community Center, at 32 Malletts Bay Avenue in Winooski, Vermont is a municipally-owned community center with the Winooski Memorial Library, federally-qualified community health center/dental clinic, and other non-profit uses. Historic land uses on the property date back to the early 20th century and included a sawmill and woodworking operations, followed by furniture manufacturing activities through the early 1970s. A major fire destroyed the furniture manufacturing activities in approximately 1973, and building debris and ash from the fire were subsequently used as fill on portions of the site. In the late 1970s, the site was redeveloped as a strip mall with a grocery store, bank, discount retailer, and drycleaner. Environmental investigations in 2024 and 2025 have identified contamination in soil, groundwater and soil gas including PAHs, lead, CVOCs, specifically PCE associated with the drycleaner. Sub-slab soil gas and indoor air sampling identified vapor intrusion within the library space with indoor air concentrations exceeding applicable Vermont screening values for non-residential use. As a result of these findings, interim measures were implemented, including temporary closure of the library, installation of air treatment systems and development of a corrective action plan to address contaminated soils and vapor intrusion risks. While these actions reduced immediate risk, permanent remediation is required to ensure safe, long-term public use and allow for the redevelopment and expansion of the facility. Current site conditions include an existing building that will be rehabilitated and expanded and community gardens. Cleanup activities will address contaminated soils and vapor intrusion risks, enabling redevelopment of the site.

Revitalization of the Target Area

c. **Reuse Strategy and Alignment with Revitalization Plans** The City of Winooski is partnering with The Champlain Housing Trust (CHT) on the redevelopment of the O'Brien Community Center which is not in a federally-designated flood plain. CHT is a non-profit, community development organization with decades of experience assembling complex real estate development financing and managing brownfield clean-up projects. The O'Brien Center redevelopment is a \$25 million project that will increase the building's space by more than 50% to support the expansion of critically needed programming and services including: tripling the size of the Winooski Memorial Library in a new building with additional space for municipal offices, community-led non-profits; an event hall and new commercial kitchen that will be available as an incubator for food business start-ups; expanded and modernized space for the federally-qualified Community Health Center and Vermont Dental Clinic that provide affordable health and dental care to low-income residents; maintain the UVM Medical Center's existing physical therapy pool; maintain offices of Vermont Works for Women – a job training program and clean-up and improve existing community gardens. These uses are intentionally designed to serve low-income residents, New Americans, families, and other populations that rely on accessible, walkable public services. The City and CHT developed the reuse strategy in close coordination with site tenants and community partners, municipal departments, and

nonprofit service providers. Public engagement has been an integral part of the planning process. Community input has been gathered through public meetings, City Council discussions, and a public listening session held following the temporary closure of the library in 2024 due to indoor environmental conditions identified during site investigations. These conversations informed both the urgency of cleanup and the prioritization of library and healthcare services in the redevelopment plan. The site is located within a designated Neighborhood Development Area and Gateway District, where the City of Winooski has identified reinvestment in civic infrastructure and community facilities as a core revitalization strategy. The project advances City goals to strengthen downtown as a mixed-use, walkable center, expand access to essential services, and reinvest in aging public facilities that support community health and resilience. The reuse of an existing brownfield site for public and nonprofit purposes also aligns with state and regional smart growth and infill development objectives.

d. **Outcomes and Benefits of the Reuse Strategy** Cleanup of the O'Brien Community Center site will enable continued and expanded nonprofit and public use of a critical community facility in downtown Winooski and will generate tangible economic, social, and resilience benefits for the surrounding area. Removal of environmental contamination is necessary to allow reinvestment in the site and to support long-term occupancy by public-serving tenants. Post-cleanup reuse of the site will support economic development by stabilizing and expanding essential services that contribute to downtown vitality. The redeveloped facility will house the Winooski Memorial Library, expanded healthcare services, and municipal and nonprofit programs that collectively generate daily foot traffic, support nearby small businesses, and strengthen the downtown as a walkable mixed-use center. Expansion and modernization of the existing federally-qualified health center will improve access to affordable health and dental care to low-income residents in a medically underserved area. Vermont Works for Women provides critical job training skills for women including those who are involved in the justice system to assure they can become self-sufficient. The project will preserve and create permanent nonprofit and public-sector jobs and will support workforce stability in sectors such as healthcare, education, and community services. Cleanup is required to ensure these uses can operate safely over the long term and to allow planned expansion that will increase service capacity for residents including children, seniors and low-income households. The project will improve resilience to extreme weather events and natural disasters by reinvesting in and modernizing an aging public facility. Cleanup and redevelopment will include upgrades to building systems and site infrastructure that improve durability, indoor environmental quality, and operational reliability. The downtown, walkable location reduces reliance on vehicle travel and supports continuity of services during disruptions. A major component of the redevelopment includes the installation of a geothermal system to provide high-efficiency heating and cooling along with other energy efficiency upgrades to lighting and building systems, modern ventilation and air-quality controls and improvements designed to reduce energy consumption and operating costs. The project prioritizes reinvestment in an existing structure, which itself reduces embodied carbon compared to new construction.

Strategy for Leveraging Resource

e. **Resources Needed for Site Characterization** Site characterization is complete. With total funding of \$72,612 from the Chittenden County Regional Planning Commission (CCRPC) EPA-funded Brownfields Program, extensive testing has included: soil, groundwater and soil gas sampling; indoor air and vapor intrusion assessments; building materials testing and supplemental sampling. These activities have defined the nature and extent of contamination and required remediation. No additional assessment funding is required.

f. **Resources Needed for Site Remediation** The requested EPA funding is expected to be sufficient to complete the remediation based on the cleanup options and cost estimate identified in the draft ABCA. The final selected clean-up plan will be incorporated into a CAP for approval by the Vermont Department of Environmental Conservation (VT DEC). VT DEC has been reviewing all investigations to date and directing additional testing as warranted. EPA funds will be used exclusively for eligible cleanup activities including management of contaminated soils, vapor instruction mitigation, confirmation sampling and required regulatory oversight and reporting. The broader redevelopment of the property will be funded through separate, non-EPA sources.

g. **Resources Needed for Site Reuse:**

Sources	Amount	brownfields	Reuse Activity	Secured?
NMTC equity	6,050,000	no	yes	in pipeline

Vermont Dept of Libraries	500,000	no	yes	no
State CDBG	500,000	no	yes	no
Sanders CDS - HUD - City	1,000,000	no	yes	yes
Others Grants	1,160,997	no	yes	no
Capital Campaign	4,800,000	no	yes	underway
CHT Equity Grant	1,000,000	no	yes	yes
Equipment: CHCB - Sanders CDS HRSA	3,000,000	no	yes	yes
Geothermal Tax Credit	400,000	no	yes	tax credit
Amortizing Debt	2,000,000	no	yes	no
Social Impact Debt	2,000,000	no	yes	no
Winooski Equity Loan	1,300,000	no	yes	yes
Total Sources	23,710,997			

h. **Use of Existing Infrastructure** The site is served by existing municipal infrastructure including public water and sewer, electric and telecommunications utilities and roadways and involves the clean-up and reuse of an existing building.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. **The Community’s Need for Funding** Winooski is a small city in the northwest corner of Vermont and adjacent to the largest Vermont city, Burlington. With a population of 8,200 residents within just about 1.4 square miles, it is one of the most densely populated cities in Vermont. As a small city with limited internal capacity for environmental remediation and redevelopment, Winooski relies on partnerships with experienced nonprofit developers such as CHT and the CCRPC to advance complex brownfield projects. The O’Brien Community Center is located in an Opportunity Zone and Vermont Neighborhood Development Area because it is within a census tract where household and per capita incomes are significantly lower than city, county and state averages and where the poverty rate is 14.3% - above regional benchmarks. These economic conditions limit the City’s ability to absorb the costs of environmental remediation. An EPA Cleanup Grant is critical to address contamination that has already led to the temporary shutdown of the City library and that must be resolved to allow safe, long-term reuse of the property.

b. **Health or Welfare of Sensitive Populations** According to the US Census Bureau’s most recent estimates, over a quarter of Winooski’s residents are in the sensitive age categories of under age 18 or over age 65 indicating substantial populations of children and older adults who may be more vulnerable to environmental health concerns. Additional sensitive populations include residents living below the poverty line (14.3% vs. 10% in VT) and women of childbearing age (27% vs. 22% in VT). In 2024, environmental testing identified vapor intrusion was affecting indoor air quality in the library with detected concentrations of PCE exceeding applicable screening limits for non-residential use. The identification of a completed vapor intrusion pathway raised concerns for library patrons, including many children and older adults, as well as library staff. In response, the library was temporarily closed in summer 2024 while interim measures were implemented to address indoor air quality; however permanent remediation is required to eliminate exposure and allow for the expansion of the facility. In late 2025, further environmental testing identified PAH and lead contamination in soil within the community garden area of the Site. The garden is a highly used public space where residents grow fresh vegetables and gather for educational programs, informal socializing, and intergenerational activities. Because children and older adults frequently garden, handle soil, and consume produce grown in the plots, they face increased risk of exposure to contaminants that can affect neurological development, cardiovascular health, and long-term wellbeing. If soil contamination within the garden is not addressed, the community will lose an important source of fresh food, outdoor recreation, and social connection, further compounding the vulnerabilities of residents who rely on accessible green space and locally grown produce. Additionally, over 7% of residents in the target area lack health insurance compared to 4% in VT, further exacerbating the impact of this site on this community. The proposed cleanup will eliminate exposure pathways through removal of contaminated materials and mitigation of vapor intrusion, supporting healthy indoor and outdoor environments for public and healthcare uses. Completion of cleanup activities will enable the continued and expanded delivery of essential services including the federal-qualified health clinic and protect the health and welfare of sensitive populations who depend on this centrally located community facility.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions According to the US CDC, the census tract containing the priority site and two neighboring tracts in Winooski experience asthma (11.3%, 11% and 11% m respectively) at a greater prevalence than the US (10.6%). CDC data also indicates that Chittenden County experiences birth defects that can be associated with environmental exposures at a higher rate (per 10,000 births) than the state including hypospadias (83.3 vs 81.7), transposition of the great arteries (4.7 vs 3.0) and tetralogy of Fallot (4.7 vs 4.5). These adverse health conditions are exacerbated by the potential exposure of residents to site contaminants such as lead, PCE, PVOs and PAHs. The O'Brien Community Center site presented a documented indoor air quality concern that has been mitigated with temporary measures and documented soil contamination that has yet to be mitigated. The proposed clean-up will permanently eliminate these known environmental concerns. In addition, the planned expansion of the on-site Federally Qualified community health and dental clinic will increase access to primary and preventative healthcare services for low-income residents in the surrounding area. Co-locating expanded health services on a fully remediated property will support earlier identification and management of health conditions that may be exacerbated by environmental factors.

d. Economically Impoverished/Disproportionately Impacted Populations The O'Brien Community Center is located in a census tract where the median household income is \$64,750 and per capita income is \$19,873 compared with \$77,020 and \$41,159 citywide respectively and where approximately 16.3% of residents live below the federal poverty line exceeding the City of Winooski (14.3%), Chittenden County (10.4%) and Vermont (10.2%) averages. Historic commercial and industrial land uses in downtown Winooski have resulted in contamination that persists near residential areas and essential public facilities limited residents' ability to avoid or mitigate environmental risks. The US CDC ASTDR indicates this census tract is in the 86th and 89th national percentile for proximity to Toxic Release Inventory sites and water pollution, respectively and the site's neighboring tract is in the 82nd national percentile for proximity to treatment, storage and disposal site. The temporary shutdown of the Winooski Memorial Library illustrates how legacy contamination disproportionately affects this economically disadvantaged community by limiting access to public services. The proposed clean-up and reuse strategy will reduce these disproportionate impacts and enable the long-term operation and expansion of library, healthcare, community gardens and community services in a centrally located facility. EPA Cleanup Grant funding will address environmental conditions that local resources cannot resolve.

Community Engagement

e. Project Involvement The City of Winooski is the owner of the O'Brien Community Center and the applicant for this EPA Cleanup Grant. Redevelopment of the project is being carried out through a partnership between the City of Winooski, Champlain Housing Trust (CHT), and Community Health Centers (CHC). The City has designated CHT to take the lead role in redevelopment based on its organizational capacity, 40+ years experience, and long-standing role as a community development organization. The project includes multiple nonprofit and public-serving tenants as listed in the chart below. The Chittenden County Regional Planning Commission (CCRPC) has been a key partner in environmental investigation activities and is expected to assist during cleanup implementation. The environmental investigation to date has been conducted in coordination with qualified environmental professionals and in consultation with state and regional partners with results shared regularly with tenants and stakeholders.

f. Project Roles

Name of Organization/Entity /Group	Entity's Mission	Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provided
City of Winooski	Municipal governance and public services	Elaine Wang; Ewang@winooski.vt.gov	Property owner; grantee; building occupant – library and municipal offices; community outreach
Champlain Housing Trust	Community development and affordable housing	Amy Demetrowitz amyd@champlainhousingtrust.org	Lead developer; property manager; environmental coordination and cleanup management; community outreach
Community Health Centers	Primary and dental healthcare services	Deb Purvis; dpurvis@chcb.org	Anchor tenant; capital campaign participation

Chittenden County Regional Planning Commission	Regional planning and technical assistance	Dan Albrecht; dalbrecht@ccrpcvt.org	Brownfields Program Assessment and RLF funds; community outreach
Vermont Works for Women	Workforce development	Suzanne Eikenberry; seikenberry@vtworksforwomen.org	Anchor tenant; coordination during cleanup
Winooski Partnership for Prevention	Community prevention services	Marielle Matthews; mmatthews@wcspsc.org	Tenant; coordination during cleanup
UVMHC Rehabilitation Services	Rehabilitation healthcare	Ashley Bond; ashley.bond@uvmhealth.org	Tenant; coordination during cleanup

g. Incorporating Community Input Community engagement is ongoing since Spring 2022 with multiple City Council discussions, board-level reviews by CHT and CHC, public zoning permit hearings, on-site neighborhood meetings, and direct outreach to adjacent property owners. Public meetings held at the site have solicited neighborhood input on design, access, and potential impacts, and feedback has been incorporated in the redevelopment planning. CHT, the City, and CHC maintained regular communication with building tenants via tenant meetings to share environmental testing results, cleanup planning updates, redevelopment designs, and solicit input. During cleanup and construction, CHT will convene weekly coordination meetings with tenant representatives to address sequencing, access, and impact mitigation. Project updates will also be shared and ongoing community input solicited through City and CHT communication channels, including online postings and email updates, to ensure accessibility beyond in-person meetings and that the project reflects community priorities.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The proposed cleanup will address contaminated soils through targeted excavation and engineered barriers in areas planned for redevelopment and areas where site users could be exposed to impacted soils. The existing library will need to be demolished in order to access the plume of TCE for excavation. Contaminated soils will be excavated to the depth necessary to meet Vermont Department of Environmental Conservation (VT DEC) requirements, transported off-site, and disposed of at approved facilities. Excavated areas will be backfilled with clean fill and capped with engineered barriers, including building foundations, paved surfaces, and soil caps, to prevent exposure and support long-term site reuse. Soil management will be integrated with redevelopment activities, including excavation within the new building footprint, utility corridors, stormwater infrastructure areas and the community garden, with contaminated soils removed and these areas capped using final engineered barriers such as the library slab foundation, stormwater detention features and clean soil to ensure long-term protection of human health. Additional soil testing will be conducted as needed to confirm the extent of contamination and ensure compliance with VT DEC requirements, including restrictions on stormwater infiltration through contaminated soils. In undeveloped areas not planned for immediate redevelopment, impacted soils will be capped with clean fill and a geotextile warning layer to prevent exposure and allow for future site improvements. Confirmatory sampling will be conducted following soil removal to verify that cleanup objectives have been achieved prior to backfilling. Existing vapor mitigation infrastructure will be removed as part of demolition activities. Design and installation of a new sub-slab depressurization system for the expanded facility will be addressed separately through the redevelopment project and is not included in the EPA-funded cleanup scope. This cleanup approach will eliminate direct contact and vapor intrusion exposure pathways, comply with VT DEC regulations, and support the safe redevelopment and long-term use of the site.

It is estimated that to accommodate the engineered barriers at the Site, approximately 2,546 tons of soil will need to be removed from the Site. This estimate was calculated by determining the area of each type of engineered barrier at the Site and multiplying the area by the appropriate depth required for each type of engineered barrier.

Description of Tasks and Outputs

Task 1: Cooperative Agreement Oversight and Grant Administration

i. **Project Implementation:** Administer EPA Cleanup Grant; retain cooperative agreement compliance; conduct grant startup activities; procure Qualified Environmental Professional (QEP) and remediation contractors in compliance with federal, state, and local requirements; coordinate with EPA Region 1 and Vermont Department of Environmental Conservation (VT DEC); prepare required reports; track expenditures and coordinate drawdowns; maintain grant files; participate in EPA Brownfields training, including National Brownfields Conference. **Non-EPA resources needed:** City and CHT oversight will be in-kind.

ii. **Anticipated Project Schedule:** Grant award through closeout – duration expected to be 24 months.

iii. **Task Activity Lead:** City of Winooski; Champlain Housing Trust. CCRPC and procured QEP will provide technical support and reporting.

iv. **Outputs:** Executed cooperative agreement; procurement documentation; City enrollment in Vermont BRELLEA program; quarterly progress reports; ACRES reporting; Federal Financial Reports; DBE/MBE/WBE documentation; closeout materials, attendance at National Brownfields Conference.

Task 2: Community Outreach and Engagement

Project Implementation: Coordinate outreach with site tenants, adjacent property owners, and stakeholders; build on engagement underway since 2022; prepare Community Involvement Plan; conduct engagement at key milestones including all required public notice and hearings regarding the updated draft ABCA, clean-up progress and close-out (3 formal public hearings expected); utilize in-person meetings, electronic communications, and publicly accessible information channels to assure widespread access for feedback; respond to all questions and comments and integrate feedback as practicable.

Non-EPA resources: City and CHT oversight will be in-kind.

Anticipated Project Schedule: Early grant period through cleanup completion.

Task Activity Lead: Champlain Housing Trust; City of Winooski; QEP.

Outputs: Community Involvement Plan; public notices; meeting materials, minutes, comments and responses; stakeholder and tenant meetings materials; project updates.

Task 3: Site-Specific Cleanup Activities

Project Implementation: Implement cleanup in accordance with EPA-approved ABCA and VT DEC-approved cleanup plan; QEP to finalize cleanup documents and provide oversight; conduct targeted excavation of contaminated soils; transport and dispose of soils at approved facilities; install engineered barriers to eliminate exposure pathways; coordinate soil management with redevelopment activities, including demolition of the existing library to access contaminated soils, permanent engineered barriers installed as part of the final site configuration under redevelopment plans, stormwater detention areas, and community garden preparation; backfill excavated areas/engineered barriers with clean material. **Non-EPA resources:** City and CHT oversight will be in-kind. If necessary, the City and CHT will apply for supplemental funds from CCRPC and other brownfield programs.

Anticipated Project Schedule: Cleanup planning and procurement early in grant period; field cleanup coordinated with redevelopment over one to two construction seasons.

Task Activity Lead: Champlain Housing Trust; QEP; and remediation contractor.

Outputs: Final ABCA; cleanup plans; contaminated soil removal and disposal; engineered barriers and caps; clean backfill.

Task 4: Cleanup Oversight, Confirmation Sampling, and Completion

Project Implementation: Provide oversight during cleanup activities; conduct confirmatory sampling to verify achievement of cleanup objectives; prepare and submit cleanup documentation to VT DEC and EPA; complete and document EPA-funded cleanup prior to any property transfer; address building-specific protective measures associated with redevelopment separately. **Non-EPA resources:** City and CHT oversight will be in-kind.

Anticipated Project Schedule: Concurrent with cleanup activities; completion documentation submitted following EPA-

funded cleanup.

Task Activity Lead: QEP; Champlain Housing Trust; City of Winooski.

Outputs: Confirmatory sampling results; cleanup completion report; VT-DEC Certificate of Completion; EPA closeout documentation.

b. Project Implementation EPA Cleanup Grant funds will be used to implement site-specific cleanup activities at the O'Brien Community Center, including procurement of a (QEP) and remediation contractor; preparation, submittal, and approval of required cleanup and quality assurance documents; community involvement activities related to cleanup planning and implementation; execution of soil excavation, removal, disposal, and installation of engineered barriers; confirmatory sampling; and preparation of cleanup completion documentation. EPA-funded activities will be conducted in accordance with an EPA-approved Analysis of Brownfield Cleanup Alternatives (ABCA) and cleanup plan reviewed and approved by the Vermont Department of Environmental Conservation (VT DEC). The City of Winooski will retain full responsibility for grant administration, procurement, contracting, financial management, and compliance with all EPA cooperative agreement requirements. Champlain Housing Trust (CHT) will support implementation under City direction by coordinating day-to-day project activities, facilitating communication among project partners, assisting with community engagement, and coordinating with the QEP and remediation contractor. The QEP will provide technical services including preparation of cleanup and quality assurance documents, oversight of field activities, confirmatory sampling, and preparation of regulatory and completion reports. VT DEC will provide regulatory oversight and approve cleanup plans and closure documentation. The Vermont Department of Health will be involved in coordination related to health monitoring activities, as applicable, and in communication regarding public health protections. Non-EPA resources will be contributed to support and complement the grant. The City of Winooski and CHT will provide in-kind staff time for programmatic oversight, procurement support, grant administration, financial management, community outreach, and coordination with regulatory agencies and stakeholders. Redevelopment activities funded through non-EPA sources - construction, and installation of building-specific protective measures such as a sub-slab depressurization system - will be implemented separately but coordinated with EPA-funded cleanup activities to ensure efficiency, regulatory compliance, and timely site reuse.

c. Anticipated Project Schedule Grant award anticipated June 2026; cooperative agreement execution by September 2026; procurement of Qualified Environmental Professional and remediation contractor July–August 2026; public notice and hearing on draft cleanup plan with 30-day public comment period Summer 2026; final cleanup plan approval September 2026; initiation of EPA-funded cleanup activities September 2026; soil excavation and management coordinated with redevelopment September–December 2026; completion of field cleanup activities by December 31, 2026; confirmatory sampling and data evaluation January–February 2027; preparation and submission of cleanup completion documentation March 2027; VT DEC Site Management Activities Completed (SMAC) determination Spring 2027; EPA cleanup closeout following state concurrence.

d. Task/ Activity Lead The City with assistance from CHT will oversee all tasks starting with procuring the QEP and remediation contractor. The QEP will provide technical support, prepare and implement cleanup plans, oversee field activities and prepare required regulatory and completion documentation. CHT will coordinate day-to-day project implementation with City and QEP participation in all community engagement tasks. The Vermont Department of Health will be involved in review and coordination of health monitoring activities as applicable.

e. Outputs Executed EPA cooperative agreement; procurement documentation; Community Involvement Plan; public notices and meetings; stakeholder and tenant meetings; project updates; quarterly progress reports; ACRES reporting; Federal Financial Reports; DBE/MBE/WBE documentation (as applicable); attendance at National Brownfields Conference; finalized ABCA; VT DEC–approved cleanup plans; removal and off-site disposal of contaminated soils; installation of engineered barriers and caps; clean backfill placement; confirmatory sampling results; cleanup completion report; VT DEC Site Management Activities Completed (SMAC) determination or equivalent; EPA cleanup closeout documentation.

f. Cost Estimates

Budget Categories		CA oversight	Community Engagement	Clean-up Activities	Clean-up Oversight	Administrative Costs	Totals
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits						
	Travel	2,000					\$2,000
	Equipment						
	Supplies						
	Contractual	31,800	25,000		10,000	\$0	66,800
	Construction			844,200			844,200
	Other (include subawards and specific participant support costs such as stipends) (specify type)						
	Total						
Total Direct Costs							913,000
Indirect Costs							0
Total Budget							913,000

Cost Breakdown	
Task/Activity 1: Cooperative Agreement Oversight	
Qualified Environmental Professional (QEP) support for grant reporting, coordination with EPA and VT DEC, and documentation: \$31,800 ABCA estimate; travel costs: 1 person, 1 trip: \$2,000.	
Task/Activity 2: Community Outreach and Engagement	
Technical assistance cost of QEP for CIP preparation; public notices, public meetings and hearings. \$25,000	
Task/Activity 3: Site-Specific Cleanup Activities	
Excavation, transport, and off-site disposal of contaminated soils: approximately 2,546 tons of soil. Includes soil excavation, loading, hauling, disposal fees, clean backfill, and installation of engineered barriers.	
Task/Activity 4: Clean-up Oversight, Confirmation Sampling and Completion	
QEP oversight during remediation; confirmatory soil sampling; preparation of cleanup completion documentation and regulatory closeout: estimate: \$10,000	

b. **Plan to Measure and Evaluate Environmental Progress and Results** Progress toward achieving the expected project outputs and outcomes will be tracked through a structured system of internal project management, subcontractor reporting, and regulatory oversight. Throughout the planned 17-month schedule, The QEP, the City of Winooski, the CHT, and the CCRPC will maintain a detailed schedule and documentation record that aligns each task with its required deliverables, enabling clear measurement of both progress and performance. Project outputs will be monitored by confirming the completion of each task and the creation of the associated work products. Completion of Task 1 will be measured by the delivery of a finalized Site cleanup plan, execution of required subcontractor agreements, and submission of the updated finalized ABCA. Completion of Task 2 will be evaluated through the development of a comprehensive soil contamination profile for the former library footprint and stormwater infrastructure areas, along with submission of analytical results to the EPA and VT DEC. For Task 3, progress will be demonstrated by the preparation of complete waste characterization data packages and confirmation that the receiving landfill has accepted and approved the classification of all soils designated for off-site disposal. For Tasks 4 and 5, measurement of progress will rely on field documentation, including daily logs, manifests, and backfill confirmation reports, verifying that excavation, transport, disposal, and clean backfilling have been performed in accordance with the approved cleanup plan. Completion of Task 6 will be measured by

preparation, submission, and approval of the Corrective Action Completion Report by the EPA and VT DEC. Evaluation of environmental outcomes will focus on the long-term benefits achieved through the cleanup effort. The successful removal and proper disposal of contaminated soils, combined with the placement of clean backfill, will directly reduce potential exposure pathways for community members, and enable the planned Site redevelopment. This will enable future economic and community uses of the Site, increase access to primary/preventative healthcare services for low-income residents in the surrounding area, and contribute to reduced public health risks. As redevelopment proceeds, additional outcomes may include the creation of new jobs, and the continued use of the property to support community-serving facilities and green spaces.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. **Organizational Structure** The City of Winooski is the current property owner and grant applicant and is partnering with CHT to serve as the lead developer responsible for overall project coordination and compliance with EPA grant requirements and to assist with financial management and reporting. CHT will manage the procurement of a QEP and will work with them to develop and implement a CIP and to manage all cleanup activities. The City and CHT will be the lead in all community engagement efforts. The QEP will be responsible for finalizing the Analysis of Brownfield Cleanup Alternatives (ABCA), preparing regulatory submittals, overseeing remediation activities, conducting confirmation sampling, and preparing cleanup completion documentation. Cleanup activities will be implemented in coordination with the VTDEC, which will provide regulatory oversight and approval of cleanup plans, reports, and closure documentation. The CCRPC will provide technical assistance and support, drawing on its experience managing EPA Brownfields grants and coordinating cleanup projects across the region.

b. **Description of Key Staff** The City of Winooski will provide administrative and financial oversight for the grant through its senior management team. Elaine Wang, City Manager, will provide executive oversight and ensure coordination across City departments and alignment with municipal priorities. Angela Aldieri, Finance Director, will be responsible for financial management, including drawdowns, accounting, and financial reporting in compliance with EPA grant requirements and federal cost principles. City staff have experience administering state and federal grants and will work closely with CHT to ensure timely reporting, accurate financial controls, and compliance with all administrative requirements. On behalf of CHT, the project will be led by Amy Demetrowitz, Chief Operating Officer, who has extensive experience managing brownfield redevelopment projects and coordinating environmental cleanup efforts in partnership with municipalities, state regulators, and EPA-funded programs. Ms. Demetrowitz has participated in multiple brownfield cleanup projects, including the Vermont Transit Bus Barns redevelopment and the Bright Street Cooperative project both in Burlington, both of which required careful coordination of environmental remediation with financing, community engagement and complex redevelopment objectives. CHT staff will oversee the procurement of the QEP and remediation contractor, grant compliance, procurement, invoicing, and reporting, and will coordinate closely with QEP, CCRPC, VT DEC, and City staff to ensure cleanup activities are completed on schedule and in compliance with all regulatory and grant requirements. Dan Albrecht, Brownfields Program Manager at the Chittenden County Regional Planning Commission (CCRPC), will provide technical assistance informed by his experience administering EPA Brownfields assessment and revolving loan fund programs; and Darren Schriber, Senior Environmental Planner at CCRPC, will assist with coordination, technical review, and integration of cleanup activities with regional planning and redevelopment objectives.

c. **Acquiring Additional Resources** Contractors will be selected through an advertised competitive bidding process, DBE encouraged to apply, with the contract awarded to the lowest responsible bidder capable of meeting all environmental, technical, and project-specific requirements.

Past Performance and Accomplishments

e. **Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

(1) **Purpose and Accomplishments** - The City of Winooski has a strong record of managing federally funded projects involving contaminated conditions, environmental oversight, and regulatory compliance comparable to the proposed EPA Brownfields Cleanup Grant for the O'Brien Community Center site. While the City has not previously received an EPA Brownfields grant, it has successfully administered multiple USDA Rural Development loans and grants in support of the

Main Street Revitalization Project and related water and wastewater improvements. Beginning in 2018, USDA Rural Development awarded the City more than \$20 million in combined federal loans and grants to replace aging underground infrastructure and implement corridor-wide improvements. These awards were later supplemented by an additional USDA Community Facilities loan. Collectively, these funding sources required compliance with federal environmental review, procurement standards, reimbursement procedures, reporting requirements, and audit oversight similar to those required under EPA cooperative agreements. The Main Street Revitalization Project included construction in areas with known contaminated soils, requiring coordination with environmental professionals and implementation of contamination-aware construction practices. Project outcomes included replacing underground utilities, installing green stormwater infrastructure, and completing roadway and pedestrian improvements that enhanced environmental performance and supported reinvestment in historically impacted areas.

(2) Compliance with Grant Requirements - The City consistently met all workplans, schedules, procurement, reimbursement, and reporting obligations associated with USDA-funded projects. The Main Street Revitalization Project and related federal funding were reviewed under the City's Single Audit conducted in accordance with Uniform Guidance, with no findings, questioned costs, or compliance deficiencies identified, demonstrating strong internal controls and effective grant management. This experience directly prepares the City to manage the proposed EPA Brownfields Cleanup Grant, including oversight of the Champlain Housing Trust, quarterly reimbursement through federal payment systems, required reporting, public engagement, and grant closeout activities for soil cleanup at the O'Brien Community Center site

FY26 EPA Cleanup Grant Application

Threshold Criteria

1. Applicant Eligibility

- a. The City of Winooski **affirms** that the city is a General Purpose Unit of Local Government, and an eligible applicant for a brownfield cleanup grant.
- b. The City of Winooski is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2. Previously Awarded Cleanup Grants

The City of Winooski **affirms** that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The applicant, the City of Winooski, does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City of Winooski owns the property at 32 Malletts Bay Ave. in fee simple. It was purchased on October 29, 2007,

5. Basic Site Information

- a) O'Brien Community Center
- b) 32 Malletts Bay Avenue, Winooski, Vermont 05404

6. Status and History of Contamination at the Site

- a. The Site is contaminated by hazardous substances.
- b. the operational history and current use(s) of the site;**
Prior to the City purchasing the site in October 2007, the property was used as a multi-tenant commercial building since the late 1970s, which included past uses such as a bank, grocery store, retailers, the YMCA, and as a dry-cleaning facility (for at least a decade). Prior to being occupied by the commercial building, the property was the location of the Vermont Furniture Company and Richard Lumber Co., Inc., dating back to 1942, and the Richard Lumber Company and residential properties back to circa 1919. Since the City took ownership, the property has been used as the O'Brien Community Center supporting municipal and non-profit uses including the Winooski Memorial Library, Winooski Parks and Recreation Department, Community Health Center, Vermont Dental Clinic, Vermont Works for Women, UVMMC Rehabilitation Therapy and Winooski Partnership for Prevention.

c. environmental concerns, if known, at the site; and

Environmental investigations conducted at the site have identified contamination in soil, groundwater and soil gas associated with historic land uses. Documented contaminants include polycyclic aromatic hydrocarbons (PAHs), lead, and chlorinated volatile organic compounds (CVOCs), including tetrachloroethylene (PCE). Environmental concerns at the Site include potential direct human contact to contaminated soil, and inhalation of contaminated CVOc vapors. Vapor intrusion of CVOcs and indoor air quality risks in the current on-site library building were mitigated in 2024 by installation of Sub Slab Depressurization Systems (SSDS) beneath the building, but the CVOcs remain in the subsurface.

d. how the site became contaminated, and to the extent possible, describe the nature and extent of the contamination

The northern portion of the O'Brien Community Center building was formerly used as the Winooski Launderette. A historical spill is on record for the Winooski Launderette with the VT DEC, which states that ten (10) gallons of chlorinated solvents spilled at this location in 1982 (believed to have been inside the building), which was cleaned up by employees. The VT DEC visited the Site to witness the release and required no additional investigation at that time. However, chlorinated VOCs detected in site soils and soil gas indicate that additional releases of solvent had likely occurred on the site.

Soil gas testing completed in May 2024 identified the presence of PCE and TCE at concentrations above the residential and non-residential vapor intrusion standards (VIS) beneath the Winooski Public Library portion of the building. The source of the PCE and TCE detected in soil gas is believed to be associated with the former use of this building space as a dry-cleaning facility. PCE was reported at concentrations above the residential VIS at soil gas sampling locations SG24-01 and SG24-06 (underneath the current public library) and at SG-2. The reported concentration of PCE in the samples ranged from 2.28 – 5,180 ug/m³ (residential VIS = 21 ug/m³ and non-residential VIS = 170 ug/m³). TCE was also reported at a concentration above the residential and non-residential VIS at SG24-01 and below the VIS at SG24-04. Based on the findings to date, it is estimated that 25 percent of soil beneath the current library footprint, down to 18 inches below grade is impacted with CVOcs. In addition, PAHs, and lead have been identified in shallow soil (0-18") and deeper soils (3-4 fbg) throughout the property above the Residential Vermont Soil Standards (VSS) and Vermont Urban Background. These impacts are widespread and consistent throughout the north-northwestern and south-southwestern portions of the site and are believed to be attributed to the presence of non-native fill material and the adjacent Railroad use. Although in situ remedial technologies might be effective to clean up CVOcs, they would not effectively address the lead and PAH contamination in shallow soils. Thus, as noted in the ABCA, cleanup of these contaminants in soils beneath the building will require excavation and off-site disposal.

7. Brownfields Site Definition

The City of Winooski **affirms** this site meets the definition of a brownfield site and is eligible for Brownfield Funding. The site is: a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on

consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

A Phase I Environmental Site Assessment (ESA) was completed May 18, 2022 following ASTM 1527-13. The ASTM E1521-21 was not formally adopted until February 13, 2023. This Phase I ESA met EPA's All Appropriate Inquiry (AAI) definition at the time of completion and is sufficient. As documented in the January 5, 2026, letter from the Vermont Department of Environmental Conservation regarding oversight and assessment sufficiency.

A Phase II Environmental Site Assessment was conducted in accordance with a Brownfield Assessment Work Plan dated May 30, 2024, and revised June 7, 2024, the Site-Specific Quality Assurance Project Plan Addendum (SSQAPP) dated June 21, 2024 and revised July 22, 2024, and current Vermont Department of Environmental Conservation (VT DEC) requirements as presented in the *Investigation and Remediation of Contaminated Properties Rule* (I-Rule) document dated February 23, 2024. These environmental assessments were funded via a Brownfields Assessment and Cleanup Cooperative Agreement Grant #BF00A01259, managed by the Chittenden County Regional Planning Commission (CCRPC) Brownfield Program, and with the support of CCRPC's nineteen member municipalities in Chittenden County.

As confirmed by VTDEC, the Phase II ESA and other environmental investigation reports met the requirements of ASTM E1903-19 and achieved the necessary level of Environmental Assessment required to proceed to site cleanup in accordance with VTDEC regulatory requirements.

9. Site Characterization

Per 9. c. attached is a current letter from the Vermont Department of Environmental Conservation regarding oversight and assessment sufficiency. VT DEC **affirms** that:

- The City of Winooski has requested oversight for this project.
- The O'Brien Community Center site is listed for oversight with the Sites Management Section (SMS) as site #2024-5436 and has been enrolled in the Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program.
- Based on the environmental site assessments performed to date, as well as information provided by the applicant, VT DEC concurs that the property has undergone a sufficient level of site characterization for the development of a Corrective Action Plan (CAP) and for remediation work to begin.

10. Enforcement or Other Actions

The City of Winooski **affirms** there are no known ongoing or anticipated environmental enforcement or other actions related to this site.

11. Sites Requiring a Property-Specific Determination

The City of Winooski **affirms** that this site does not need a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

The City of Winooski, the owner, acquired property after January 11, 2002, in 2007. The City asserts they meet the BFPP liability protection and that they complied or are complying with all of the requirements listed below.

- The owner acquired title to a property October 29, 2007.
- The owner conducted all appropriate inquiries (AAI) prior to acquiring the property within one year prior to property acquisition.
- The owner is not liable in any way for contamination at the site or affiliated with any other person potentially liable for the contamination.
- All disposal of hazardous substances at the site occurred before the owner acquired the site.
- The owner has exercised appropriate care by taking reasonable steps to address releases, including stopping continuing releases and preventing threatened future releases and exposures to hazardous substances on the site.
- The owner will comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls associated with response actions at the site.
- The owner will provide full cooperation, assistance, and access to authorized people.
- The owner will comply with any CERCLA information requests and administrative subpoenas, and provide all legally required notices with respect to the discovery or release of any hazardous substances found at the site.
- The owner will not impede performance of a response action or natural resource restoration.

- (a) Information on the Property Acquisition - The City purchased the property through negotiated sale with a private individual on October 29, 2007, in fee simple. The City purchased the property from the Pomerleau Family Partnership. The City has no familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the property.
- (b) Pre-Purchase Inquiry – The City conducted All Appropriate Inquires prior to the purchase of this property within 180 days prior to acquisition including “*Phase I ESA by Clay Point Associates, Inc. (CPAI), dated August 8, 2007*” and “*Limited Phase II Environmental Site Assessment Report, prepared by Leggette, Brashears & Graham, Inc. (LBG), dated October 4, 2007*”. The City **affirms** these assessments were conducted by Qualified Environmental Professionals.
- (c) Timing and/or Contribution Toward Hazardous Substances - Disposal of all hazardous substances at the site occurred prior to the City’s acquisition of the property. The City **affirms** they have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

- (d) Post-Acquisition Uses - The City has operated the property exclusively as a community center with uses including the YMCA, teen center, library, Community Health Center and non-profit office and program space. All identified contamination was due to uses prior to City ownership. **Describe** all uses of the property since you acquired ownership through the present, including any uses by persons or entities other than you. Please **provide** a timeline with the names of all current and prior users during the time of your ownership; the dates of all uses; the details of each use, including the rights or other reason pursuant to which the use was claimed or taken (e.g., lease, license, trespass); and your relationship to the current and prior users.

The City began operation of the O'Brien Community Center in 2008, occupying some space with municipal offices including the Parks and Recreation department, city-run teen center, the Winooski Municipal Library and community gardens. In 2008, anchor tenants with commercial leases included the YMCA, The Winooski Community Health Center, Vermont Works for Women. The Community Health Center and Vermont Works for Women continue to occupy the property with long-term commercial leases. The YMCA vacated the property in 2017 and that space was leased to the UVMC Physical Therapy Center which continues to occupy the space. Other small non-profit organizations have leased spaces over the years with short-term, commercial office leases including the Howard Family Services Center, AALV, and Winooski Partnership for Prevention (WPP) – only the WPP remains. In 2019, North End Studios began managing the gym, community room and kitchen as spaces available for community events/gatherings, wellness and fitness classes and meetings. That agreement ended in 2021. In July 2021, the City entered into a master lease of the property to the Champlain Housing Trust and assigned all active leases for CHT management. The master lease is still in effect. All uses since City ownership have included offices, health and dental clinic, physical therapy, library and community gathering.

- (e) Continuing Obligations - In 2008 a historic a 10,000-gallon number 6 heating oil underground storage tank (UST) was encountered at the site. The City took appropriate action in coordination with VTDEC by hiring a qualified environmental professional to prepare the "*UST Closure Assessment Report, prepared by LBG, dated September 24, 2008*" oversee the "*Emergency Corrective Action Plan Final Report, prepared by LBG, dated January 15, 2009*". Environmental investigations in 2024 and 2025 identified contamination in soil, groundwater and soil gas including PAHs, lead, CVOCs, specifically PCE associated with the drycleaner. Sub-slab soil gas and indoor air sampling identified vapor intrusion within the library space with indoor air concentrations exceeding applicable Vermont screening values for non-residential use. As a result of these findings, interim measures were implemented, including temporary closure of the library and installation of air treatment systems. To prevent or limit further exposures the city is pursuing the development of a corrective action plan and Seeking EPA funding to address contaminated soils and vapor instruction risks.

The City of Winooski **affirms** they are:

- complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls;
- assisting and cooperating with those performing the cleanup and providing access to the property;

- complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- providing all legally required notices.

13. Cleanup Authority and Oversight Structure

To ensure that the cleanup project protects human health and the environment, the City of Winooski has requested oversight for this project.

The O'Brien Community Center site is listed for oversight with the Sites Management Section (SMS) as site #2024-5436 and has been enrolled in the Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program.

In addition to State oversight the City will hire a Qualified Environmental Professional prior to the start of cleanup activities. On behalf of City, the project will be led day to day by Amy Demetrowitz, CHT Chief Operating Officer, who has extensive experience managing brownfield redevelopment projects and coordinating environmental cleanup efforts in partnership with municipalities, state regulators, and EPA-funded programs. All qualified subcontractors will be selected through a competitive bidding process, with the contract awarded to the lowest responsible bidder capable of meeting all environmental, technical, and project-specific requirements.

The project does not anticipate any impact on adjacent or neighboring properties.

14. Community Notification

a) Draft Analysis of Brownfield Cleanup Alternatives

During the meeting, the City of Winooski and the Champlain Housing Trust presented the draft application and ABCA as proscribed by the grant guidelines and responded to public comments. The draft ABCA was updated after receiving public comment. The O'Brien Community Center draft ABCA dated January 27, 2026 – attached.

b) Community Notification Ad

The applicant provided the community with notice of its intent to apply for an EPA Brownfields Cleanup Grant on January 12, 2026, and that City of Winooski will host a meeting during the scheduled City Council meeting to solicit public input on January 26 at 6 pm at Winooski City Hall 27 West Allen Street, Winooski VT.

- i. The community notification stated: The City of Winooski and the Champlain Housing Trust are seeking public comment on the Draft FY26 Application to the Environmental Protection Agency's (EPA) Brownfields Cleanup Grant. The City of Winooski is applying for an EPA Cleanup Grant to request funding for the remedial activities for the O'Brien Community Center located at 32 Mallets Bay Avenue, Winooski, VT. As part of the application process, the City of Winooski will host a meeting during the scheduled City Council meeting to solicit public input on January 26 at 6 pm at Winooski City Hall 27 West Allen Street, Winooski VT. During the meeting, the City of Winooski and the Champlain Housing Trust will discuss the draft application and respond to public comments. A copy of the draft application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review at Winooski City Clerk's Office Winooski City Hall 27 West Allen Street, Winooski VT. Public comments can also be received via email at amy.demetrowitz@champlainhousingtrust.org by January 28, 2026. The City website includes

information about how to access information in different languages and modalities, and the meeting is a hybrid with video option.

c) **Public Meeting**

- i) The public meeting and discussion were incorporated into the regular City Council meeting that had options for in person, virtually, and/or by teleconference and was accessible to persons with limited English proficiency and persons with disabilities.
- ii) From the meeting, the applicant produced: The OBrien Community Center EPA Grant public meeting summary with comments and responses – Attached
 - (1) the comments or a summary of the public comments received; The OBrien Community Center EPA Grant public meeting summary with comments and responses – Attached
 - (2) the applicant's response to those comments; The OBrien Community Center EPA Grant public meeting summary with comments and responses. Attached
 - (3) meeting notes or a summary of the public meeting(s); and The OBrien Community Center EPA Grant public meeting summary with comments and responses – Attached
 - (4) meeting sign-in sheet/participant list. Attached.

d) **Submission of Community Notification Documents**

- i) The City of Winooski **has attached** the items listed below to the application submitted to EPA:
 - (1) A copy of the draft January 27, 2026 ABCA – Attachment B
 - (2) A screen shot of the public notice on the City's website was taken on January 12, 2026, at 3:16 pm 14 calendar days before the application was submitted to EPA – Attachment C.
 - (3) the comments or a summary of the comments received - The OBrien Community Center EPA Grant public meeting summary with comments and responses – Attached.
 - (4) the applicant's response to those public comments; The OBrien Community Center EPA Grant public meeting summary with comments and responses – Attachment D.
 - (5) meeting notes or summary from the public meeting(s); and The OBrien Community Center EPA Grant public meeting summary with comments and responses – Attachment D.
 - (6) meeting sign-in sheet/participant list. Attachment E.

15. Contractors and Named Subrecipients

Contractors.

N/A. No contractor has been selected.

Named Subrecipients.

N/A. No subrecipients are anticipated and none have been named at the time of this application submission.

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 5, 2026

City of Winooski
Attn: Elaine Wang, City Manager
27 West Allen Street
Winooski, VT 05404

Dear Ms. Wang:

Please accept this letter as an acknowledgement that the Vermont Department of Environmental Conservation (VT DEC) has received notice the City of Winooski, in partnership with Champlain Housing Trust (CHT) intends to conduct cleanup of a brownfield site, and is applying for a FY26 EPA Brownfields Cleanup Grant.

The City of Winooski has developed an application requesting site-specific federal Brownfields Cleanup funding for the O'Brien Community Center brownfield site, located at 32 Malletts Bay Avenue in Winooski, VT.

VT DEC affirms that:

- The City of Winooski has requested oversight for this project.
- The O'Brien Community Center site is listed for oversight with the Sites Management Section (SMS) as site #2024-5436, and has been enrolled in the Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program.
- Based on the environmental site assessments performed to date, as well as information provided by the applicant, VT DEC concurs that the property has undergone a sufficient level of site characterization for the development of a Corrective Action Plan (CAP) and for remediation work to begin.

VT DEC is appreciative of your intent to support brownfields cleanup and redevelopment in Vermont. Please know that VT DEC is here to support your organization with the cleanup activities at this property, and we look forward to continued collaboration with the City of Winooski and CHT as you progress in your cleanup activities.

Best of luck in the competition.

Sincerely,



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

CC: Jim Byrne – US EPA
Katy Deng – US EPA
Amy Demetrowitz - CHT

