



Meeting Minutes Berkshire Brownfield Committee Meeting December 14, 2021

Committee Members Present: John Olander (JO); Mike Nuvalle (MN); Rebecca Ferguson (RF); Nate Joyner (NJ); Tom Matuszko (TM); Grant McGregor (GM); and Ben Lamb (BL).

Others Present: Caprice Shaw (CS), DEP; Saadi Motamedi (SM), DEP; Tom Biolsi (TB), TRC; Jamie Stapleton (JS), TRC; Eammon Coughlin (EC) Town of Adams; Rich Griffin (RG), MassDevelopment; and Melissa Provencher (MP), BRPC.

Committee Members Not Present: Sheila Irvin (SI); Jim Byrne (JB); Marilyn Hansen (MH); and Chris Rembold (CR).

Call to Order

MP called the meeting to order at 3:10 pm

1. Approval of Minutes

BL moved to approve the minutes of the April 22, 2020 and May 20, 2021 meetings. RF seconded the motion. A roll call vote was conducted:

JO – aye	NJ – aye	BL – aye
MN – aye	TM – aye	
RF – aye	GM – abstained	

The motion passed.

2. Revolving Loan Fund

Hoosac Valley Coal & Grain, Adams: MP introduced the site and explained that the Town has submitted an application for a subgrant of \$150,000 to augment the Town's EPA Cleanup Grant. RF presented the application on behalf of the Town. The parcel is Town-owned and was taken in tax title. There are two buildings on site, including a feed and grain elevator. Historically the site sold feed and grain along with fuel. The cleanup includes soil remediation and some removal inside the buildings. Some abatement has been completed in one of the buildings. The site is adjacent to the Ashuwillticook Rail Trail and the Berkshire Scenic Rail. It is a heavily trafficked area and is proposed for redevelopment as park, which will include passive play, a dog park, and reuse of existing structures. The site is shovel ready with 100% design. EC explained that the Town is looking to reuse the historic structure that included the feed and grain elevator. This is still some years off, but the Town is hoping that the cleanup and park development will be a catalyst to the reuse of the building.

TB explained that the soil remediation is focused on petroleum contamination and removal of coal. There is a foundation that remains, which will be removed, and the top three feet of soil will be removed and backfilled. There is a suspected UST, which will be pumped out and removed. There is an existing AUL for soil contamination located at depth, which can be extended if contamination is found at depth.

MP explained that it is a complicated site from the funding perspective. There is an existing cleanup grant that has not been exhausted yet. There are both hazardous and petroleum funds that have been awarded to the Town. There is enough funding within the RLF and program income resulting

from the repayment of the New England Log Homes site loan to support the request. MP suggested that the approval include approval to work with Jim Byrne at EPA to determine how the funds are allocated to piece together eligible expenses with the appropriate funding source.

MP further explained that although this application would deplete our resources we have been encouraged to submit an application for supplemental funding. The RLF was originally awarded to BRPC in 2007 and has been extended several times with the award of supplemental funds. Typically when reaching the fifteen year mark, we would need to submit a new application. However, EPA is implementing a new approach that would allow us to request supplemental funding and start a new fifteen year cycle. In addition, the Bipartisan Infrastructure Law (BIL) has infused additional funding into the Brownfields Program and BRPC is being encouraged to apply for \$7M to recapitalize the RLF.

MP explained that there are other sites that are in the queue, but none of the sites are ready to advance at this time. These sites form a reasonable basis for the request for supplemental funding, but would not be negatively impacted by the funds being depleted.

TM moved to approve the application for \$150,000 and to work with Jim Byrne to determine how to allocate the funding. JO seconded the motion. A roll call vote was conducted.

JO – aye	NJ – aye	BL – aye
MN – aye	TM – aye	
RF – aye	GM – aye	

The motion passed unanimously.

34 Bridge Street, Great Barrington: MP updated the Committee on the status of the loans. There has been a change of management which appears to be a positive step toward resolving issues and ultimately being repaid. BRPC has been working closely with our attorney, and the attorneys for the bank and the secondary lender. It had appeared that the prime lender was close to some resolution to moving forward with a payment agreement and forbearance plan. Unfortunately, they are not as close to resolution as it had appeared and Powerhouse Square is still in default with the prime lender. BRPC has extended both loans with new due dates of 6/30/22 and 12/31/22. We hope that this will provide time for the new management to fully take over, work things out with prime lender and come up with a payment plan. There is the risk of not being repaid, which is the nature of the program, but there is still the potential to be repaid. It is also important to note, as was discussed at the last meeting, that a lot of benefits have resulted from the project. The site has been remediated and redeveloped. The Co-op Market doubled in size and has since expanded its footprint within the building further.

MP also noted that the status of this loan and the issues have no impact on our ability to receive supplemental funds. Although we would not be able to revolve the funds if we are not repaid, we would not be penalized.

3. Other

TB explained that he will be leaving TRC at the end of December 2021. TB introduced JS, who will be taking over for the Hoosac Valley Coal & Grain site.

MP also reminded the Committee that a flyer was circulated about the BIL funding for Brownfields. Additional funding is available in every category including assessment, cleanup, technical assistance and funding to states. There is more funding per grant and per site than typically available, which could be a great opportunity. BRPC did submit an application for additional assessment funding earlier in December 2021. Awards are expected to be announced in May 2022 and, if awarded, funds will be available in October 2022

BL made a motion to adjourn. NJ seconded the motion.

JO – aye	NJ – aye	BL – aye
MN – aye	TM – aye	
RF – aye	GM – aye	

The motion passed unanimously.

Materials & Exhibits

- Hoosac Valley Coal & Grain RLF Subgrant Application

Minutes Prepared by Melissa Provencher