

City of Burlington / 2015 CDBG Application Form

Project Name: Burlington Brownfields Program

Project Location / Address: City Hall, Burlington, Vermont

Applicant Organization / Agency: Community and Economic Development Office (CEDO)

Mailing Address: Rm 32 – City Hall, 149 Church Street, Burlington Vermont

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EIN #: 03-6000410 DUNS #: 830418245

<p style="text-align: center;">CDBG Funding Request: <u>\$111,635</u></p> <p>Check <u>ONE</u>: <u> </u> 1 year <u> </u> 2 years (Equal Access, Health, (Childcare, Early Childhood, Youth) Development Projects)</p>

1. Type of Organization

- Local Government Non-Profit Organization (please provide copy of your
 For-Profit Organization IRS 501(c)(3) tax exemption letter
 Faith-Based Organization Institution of Higher Education

2. Conflict of Interest: N/A Please complete and sign attached form.

3. List of Board of Directors: Burlington City Council

Certification

To the best of my knowledge and belief, data in this proposal are true and correct.
I have been duly authorized to apply for this funding on behalf of this agency.
I understand that this grant funding is conditioned upon compliance with federal CDBG regulations.
I further certify that no contracts have been awarded, funds committed or construction begun on the proposed program, and that none will be prior to issuance of a Release of Funds by the Program Administrator. In addition, this project is ready to proceed as of July 1, 2015.

Signature of Authorized Official

Peter Owens
Name of Authorized Official

Director, Community & Economic Development Office
Title

January 12, 2015
Date

(Refer to NOFA for required information for each question.)

I. Demonstrated Need

1. What is the need/opportunity being addressed by this program/project and how does that contribute to CDBG's national objectives?

The City has numerous "brownfields" sites, properties that are complicated with real or perceived contamination issues. These issues often make redevelopment difficult or impossible to achieve, with a disproportionate impact on the older neighborhoods in the City. The Burlington Brownfields Program, created in 1997, provides direct funding and technical assistance to private, public, and non-profit property owners, developers, and managers to resolve contamination and site development issues in the context of alleviating poverty and reducing blight. This work has directly addressed CDBG national objectives such as helping to create decent housing (e.g., Waterfront Apartments, Elmwood Ave. Habitat House), expanding economic opportunities (e.g., Bus Barns redevelopment, dealer.com), and creating a suitable living environment (e.g., renovations at Bobbin Mill, Wharf Lane, and City Neighborhoods, City Market). The Program also works to promote quality of life by mitigating hazards at City assets, such as the waterfront, harbor, Urban Reserve, and Moran building through leveraged state, regional and federal funding.

The Brownfield Program addresses a pressing need: with over 225 years of commercial activity and intensive land use in the City of Burlington, contamination from a wide variety of activities can be found in hundreds of locations. Most vacant commercial properties left in the City are suspected brownfields. Contamination is widespread in the soil and groundwater, and each year there are sites discovered that have a profound impact on human and ecological health. There are also dozens of undiscovered underground storage tanks in the City, beneath sidewalks and Rights of Way.

II. Program/Project Design

1. Describe the program/project activities. [UWCC]

The Brownfield Program provides staff support and technical assistance, supported by direct and leveraged funding for Environmental Site Assessments leveraged through multiple sources including CDBG, EPA Brownfields, Vermont DEC, CCRPC, and Vermont Economic Development. The Brownfields Program is able to help move complex projects through the program activities of assessment, cleanup and redevelopment through direct service to clients, while leveraging relationships forged with the regulatory and funding community.

2. Why is the program/project designed the way it is? Explain why the program activities are the right strategies to use to achieve the intended outcomes. [UWCC]

The use of targeted funding and direct staff support to work through environmental issues can turn a financially "upside down" project into a viable redevelopment with risk and liability issues resolved. Contaminated sites tend to impact low and moderate income neighborhoods disproportionately, with costs of environmental assessment and cleanup often unpredictable. The Program, as designed, fills a critical gap between the services provided by the state (which is primarily in the form of helping to secure large Federal grants) and the project developers throughout the City. These strategies are what lead to completed projects, which provide housing and economic opportunity (while mitigating environmental hazards) for families in need. Without these program activities, there would be no entity working directly with developers on brownfield and hazard sites.

3. How will this program/project contribute to the City's anti-poverty strategy?

Brownfields redevelopment substantially reduces risks to human health and the environment, and creates a profound positive economic and social impact on low and moderate income residents by revitalizing neighborhoods, creating new jobs, building affordable housing, expanding the tax base, and creating new green space. Studies show that a thriving economy (new jobs) and more access to green space have positive effects on relieving poverty. Affordable housing is potentially the most impactful result of the program, as our recently released Housing Study shows – we have a critical need for more affordable units City-wide. The brownfields program helps prepare sites for potential creation of affordable housing, most notably in the last year at the Bushey Auto and Bobbin Mill sites.

4. How do you use community and/or participant input in planning the program design and activities? [UWCC]

Brownfields redevelopment is a well-articulated priority in local and regional plans that were developed with robust public input including: PlanBTV, Common Ground, Champlain Connections, Champlain Initiative Action Plan, Burlington Consolidated Plan, Chittenden County Regional Plan, Comprehensive Economic Development Strategy, and Legacy Project Plans. All of these plans have specific references to the redevelopment of brownfields as a high priority. Site-specific public involvement is a critical component for brownfields redevelopment, with community

meetings, permit hearings, special events, and press announcements typical. The City's Zoning Ordinance also requires submittal of environmental data for every permit submitted, and Vermont DEC requires a 30-day notice for all cleanup projects - thus providing enhanced opportunities for informed participation. Of particular note this year, the City has embarked on Plan BTV South End to examine the brownfields along the Pine Street corridor with the assistance of the EPA through an Area Wide Planning grant. This has resulted in a series of ongoing public meetings to connect residents of the South End to the planning for multiple brownfield sites in the corridor.

III. Proposed Outcomes

1. What are the intended outcomes for this project/program? How are people meant to be better off as a result of participating? [UWCC]

The intended outcomes are to strategically renovate contaminated lands and buildings, reduce hazards to human health and the environment, and create powerful and lasting benefits to the community. Using funding and technical support to reduce the burden of increased cost and liabilities associated with brownfields redevelopment, the Program will continue to target resources to reduce poverty and increase quality of life; all while improving environmental conditions. The expansion of housing, economic opportunities and green space, and the elimination of blight are all benefits that result from this work. Clients reduce health risks, increase housing and economic opportunities, and expand recreational opportunities.

1. Reduce hazards to human health and environment at strategically selected sites
2. Provide links to funding and technical assistance on brownfields redevelopment
3. Increase affordable housing units and SF of office/employment space to add jobs to low income and/or economically distressed areas
4. Return properties to productive use, adding to the local tax base
5. Improve and add green space to the City

2. List your goals/objectives, activities to implement and expected outcomes (# of units, # of individuals, etc.)

The Burlington Brownfields Program promotes redevelopment as a means to recycle polluted sites into assets. These meet the national objectives of benefiting low- and moderate-income persons; and/or preventing or eliminating slums or blight.

Provide Decent Housing:

Dairy Queen: assist with moving project into construction: 25 housing units, 1,500 ft. retail

Bushey Auto: assist with moving project into construction: 25 housing units, 1,500 ft. retail (nearing completion)

Browns Court: Assist with soils management plan and disposal: new student housing/retail, \$1.2 million leveraged

Gateway Block: predevelopment activities to release bid for proposals to build new office/housing on key parcel

Sara Holbrook Center: predevelopment activities for a new center and affordable housing

Crate a Suitable Living Environment:

Moran Plant redevelopment: technical support for PIAP process: \$4.5 million leveraged

Urban Reserve: soils management for 2015 waterfront upgrades, planning process, green space for the entire city's population

Expand Economic Opportunities:

Rail Yard Enterprise District: work on multiple sites with leveraged funding – end number of units/jobs unclear

453/501 Pine St.: pre-development for 100,000 sq. ft. building and creation of space for at least 100 jobs

Intervale Center/Gardener's Supply: predevelopment activities (formerly Food enterprise Center) for a new parking facility

Other Sites: As needed

IV. Impact / Evaluation

1. How do you assess whether/how program participants are better off? Describe how you assess project/program outcomes; your description should include: what type of data, the method/tool for collecting the data, from whom you collect data, and when it is collected. [UWCC]

The Brownfields Program and Vermont DEC collect and record data on each site as it moves through the assessment, cleanup, and development process. Each step of the process is memorialized in reports to EPA, on the Vermont DEC website, and in data

collected for CAPER reporting. EPA reports are entered into a comprehensive database that now has site information going back to 1998. This is an ongoing process that will continue under the new funding.

The Burlington Brownfields Program also tracks the number of redeveloped sites; new and renovated housing, commercial, and public space, and park areas – along with new/retained jobs and tax revenues. CEDO has submitted over 50 detailed quarterly reports to EPA since 1998 with details on assessments started; assessments completed; assessments completed with leveraged funding; clean-up activities completed and; redevelopment (or pre-development) activities underway. The following (partial) list shows project examples and leveraged funding sources since program inception in 1997:

<u>Brownfield Site</u>	<u>Leveraged Funding Source</u>	<u>Status</u>
Metalworks **	Site Owner	complete: 7 jobs retained
Food Enterprise Ctr. ****	EPA	negotiating full transfer to IC
<u>Waterfront Apartments</u> *	EPA	complete: 24 new housing units
City Market **	City of Burlington	complete: new grocery store
<u>Vermont Transit Bus Barns</u> *	EPA, Site Owner	complete: mixed-use development
453/501 Pine Street **	Site Owner, VT DEC	in pre-development
Multigenerational Center ****	Non-Profit Developer	complete: senior center/daycare
Havey Property ***	City of Burlington, VT DEC	leased by dealer.com, parcel sold to VTR
Specialty Filaments **	EPA and Private Developer	complete: dealer.com
Public Works Building ***	City of Burlington	complete: DPW/Parks facility
131 Battery/Cornell Trading **	USEPA, owner	in pre-development
Moran Plant Redevelopment ***	EPA, CCRPC, DEC	WF North site work in 2014/2015
East Avenue Co-Housing ****	EPA	complete: Coop housing
Urban Reserve ***	EPA, donated services	Upgrades in 2014/2015
Mill View Apartments **	Non-Profit Developer	complete: affordable housing
Former Barrett Trucking **	Private Developer	complete: self-storage facility
151 South Champlain ****	EPA, VT DEC	in pre-development by private party
157 South Champlain ****	EPA, CCRPC	in pre-development by private party
102 Archibald Street **	EPA, site owner	mitigation complete: TBD
660 Pine Street **	Private Developer	sold to investor: retail space
Vermont Railway ***	Vermont DEC	assisting in expansion of yard
Marriott Hotel **	Private Developer	complete: hotel expanding
<u>Gosse Court Armory</u> *, ***	EPA, Air National Guard	complete: Miller Community Center
Burlington Harbor/Shoreline ***	City of Burlington, USACE	ongoing: open space/parks
Brown's Court ****	EPA, CCRPC	Champlain College under option
Airport Bldg. 890 **	EPA	complete: Heritage Flight
219 Elmwood Avenue ***	EPA	complete: Habitat for Humanity home
Howard Bank Block **	Private Developer	partially complete: CHT offices, hotel, housing
"Superblock" ***	EPA	feasibility: TBD
Architectural Salvage **	EPA, VT DEC	complete: mix of retail/restaurant
53/55 Main Street **	EPA	complete: mix of retail/restaurant
Skate Park (original) ***	EPA	complete: recreational amenity
Bannister Roofing (134 Archibald)	EPA	Complete: renovated
<u>City Neighborhoods</u> *	EPA*	Fully renovated
Wharf Lane	EPA	Fully renovated
Bobbin Mill	EPA	Fully renovated

* **EPA Region One "Success Stories"**

- ** direct technical assistance provided
- *** City of Burlington Project
- **** City in partnership with non-profit

2. How successful has the project/program been during the most recent reporting year for your CDBG project? Report the number of beneficiaries you intended to serve with which activities (as noted in your last Attachment A) and your final outcomes (as noted on your Attachment C) from June 2014 (or June 2013). For non-CDBG participants – just report on your achievements from the previous year.

Last year's application cited several specific sites, all of which have moved ahead substantially:

Site 1: "Bushey Auto": 256-262 North Winooski Avenue (Developers: Erik Hoekstra and Marsh and Gates Gooding)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
0.48 acres	1,450 sq.	3-story residential w/25	Phase I/II ESA's	This \$3.5 million project is in the

	ft. repair garage, 3 buildings	apartments and 1500 sq. ft. of retail.	complete, Cleanup Plan complete 95% complete	construction phase. Includes 5 units of affordable housing
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Site 2: “Dairy Queen”: 237 North Winooski Avenue (Developer: Erik Hoekstra)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
0.43 acres	1,500 sq. ft. food business	3-story residential, 25 apartments, 1500 sq. ft. retail	Phase I/II ESA’s and Cleanup Plan complete	This \$3.5 million project is in the construction phase. Includes 5 units affordable housing

Site 3: “Solomon Property”: 35-39 Bright Street (Developer: Champlain Housing Trust Limited Partnership)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
.3 acres	Duplex	Renovation into affordable units	Phase I/II ESA’s and Cleanup Plan started	Property is being “bundled” with several other properties

Site 4: “Abes’ Corner”: 196-202 North St./167 Elmwood Ave. (Developers: Stu McGowan and Erik Hoekstra)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
.25 acres (on two parcels)	Two vacant buildings	Renovate 6 apartments, new 3 story building w/7 apartments, 1,500 SF retail	Phase I/II Complete	This \$2 million project is now complete with 3 units affordable housing

Additional sites included in the FY2015/FY 2016 CDBG application included (with updates):

Mayor’s Public Investment Action Plan: Technical support for developers – all projects moving toward development

Moran Plant redevelopment: Supporting PIAP process, soils management for 2015 waterfront upgrades

Rail Yard Enterprise District: New EPA “Area Wide” grant obtained for community plan development, Vermont DEC “BERA” program engaged in redevelopment strategy and funding, significant activity on specific sites

453/501 Pine St.: Enrolled in Vermont DEC “BERA” program, secured funds for environmental and geotechnical

Urban Reserve Improvements: funding for bikepath soils mitigations secured, construction preparation underway

Harbor Oil Bollard Removal: Removal completed

Removal of Abandoned UST’s: none found in City ROW’s this year

Browns Court: Sale to Champlain College pending for housing/retail, working on soils management plan & clean-up

Gateway Block: The City will seek proposals for redevelopment of this site.

Food Enterprise Center: negotiating temporary lease to Intervale Center and or private business

Sara Holbrook Center: Assist with ESA for redevelopment of 56, 58 and 66 North Avenue into new Center and affordable housing

3. How does this data reflect beneficial outcomes of this project/program? Has this impacted your program planning at all? [UWCC]

This past year has been extremely successful, as important projects have moved into development. We will continue to work on projects with applicability to CDBG goals, experienced developers, solid re-use plans and budgets, and an ability to permit and finance. The Program anticipates several trends in FY2015/2016: a further weakening of federal and state support; a strengthening in the housing market with increased prices, increase in mortgage rates, and a continuation of a severe housing shortage in Burlington. We also anticipate a very busy year for waterfront development, the Pine Street Corridor and south end of Burlington. All these factors will play a role in FY2015/FY2016.

V. Experience / Organizational Capacity

1. What is your agency’s mission, and how do the proposed activities fit with your mission?

The Community and Economic Development Office is a department of the City of Burlington. We work with the community to: foster economic vitality; preserve and enhance neighborhoods, quality of life and the environment; and promote equity and opportunity for all residents of Burlington. In support of its mission, CEDO works in partnership with citizens, the public and private sector, and other city departments to: strengthen the quality of life in Burlington’s neighborhoods; preserve and develop decent, safe and affordable housing opportunities; maintain and improve the vitality of Downtown, the Pine Street area and neighborhood business districts; encourage a thriving small business sector; foster job growth and employment opportunities; increase civic engagement and citizen participation; support the delivery of human services; and revitalize Burlington’s waterfront.

Brownfields redevelopment is an integral part of CEDO's work: the vast majority of city sites have some form of contamination issues. Underground storage tanks, lead and asbestos in building envelopes, and endemic subsurface pollution from past commercial activities such as drycleaners, boat and vehicle repair shops, machine shops, rendering plants, service stations, power generation, and other industrial uses is pervasive. Often the costs and logistics associated with redeveloping these sites is out of proportion to available investment and expertise. The Brownfields Program closes these gaps with funding, professional consulting services, and close relationships with the state, regional, and federal brownfields regulators and funders.

2. Please describe any indications of program quality, such as staff qualifications and/or training, adherence to best practices or standards, feedback from other programs or organizations you partner with, etc.

CEDO has thirty years of experience successfully implementing complex community, housing and economic development projects and programs. CEDO administers several HUD and EPA programs, including the Community Development Block Grant, HOME Investment Partnership, Lead Hazard Reduction and Brownfields programs.

The new project manager has experience handling a variety of community development projects through predevelopment to implementation including brownfields funded with local, state and/or federal funds. She worked closely with the previous project manager for the past seven years on several projects: Moran, Waterfront Access North, Urban Reserve, Railyard Enterprise Project, and 453/501 Pine Street. The manager has experience with various programs of the following federal entities: National Park Service, Federal Highway Administration and Housing & Urban Development. .

Jennifer Green, Sustainability Coordinator, has experience managing the EPA area-wide planning grant and will continue to manage this grant along with assisting in various other Brownfield programing activities.

Nathan Wildfire, Assistant Director of Economic Development has supervised the previous project manager for two years and will continue to supervise this project manager along with as assisting the day to day activities of the program.

3. What steps has your organization/board taken in the past year to become more culturally competent?

CEDO has a dedicated team that meets monthly to oversee/facilitate our continual understanding of what it means to be a culturally competent organization. This team helps plan and lead a cultural competency activity at the CEDO staff meeting and has worked to identify cultural competency goals for CEDO to work towards. These goals include–

- *Finalize a new mission/vision/values statement for CEDO*
- *Apply cultural competence to our work by having the CEDO WAB team continue to model that for staff and also apply it to how we engage community members and service users.*
- *Incorporate our newly developed cultural competence language into CEDO job descriptions and evaluations.*
- *Continue to give more structure to our CEDO WAB Team by assigning co-facilitators for and taking minutes of our monthly meetings. Also continue discussing, evaluating, and building upon the activities we use to engage CEDO staff in cultural competency work so we can continue to grow in our understanding of and commitment to cultural competency. Evaluate and assess the WAB team make up and rotate members as needed.*

In the past year, we've seen a significant change in the level of staff's resistance to and their attitudes towards learning more about inclusiveness and different cultures. Staff members have been changing, increasing, and enhancing their outreach efforts in the community, using information and resources they've gained from CEDO's increased cultural competency efforts.

4. Have you received Federal or State grant funds in the past three years? Yes No

5. Were the activities funded by these sources successfully completed? Yes No N/A

VI. Proposed Low & Moderate Income Beneficiaries / Commitment to Diversity

1. Will the program target a specific (solely) group of people? If so, check ONE below:

No, the benefits are available across the entire spectrum of residents; however, residents of affordable housing projects are the most notable beneficiaries.

2. For your proposed project, please estimate how the Burlington residents will break out into the following income categories during the total grant period.

Service / Activity:	Unduplicated Total # of Burlington Households / Persons to be Served:	# Extremely Low-Income	# Low-Income	# Moderate-Income	# Above Moderate-Income
a. Work on existing and newly discovered Brownfield projects	120 households, approx. 240 people*, and combined benefits for b/c	6 people and combined benefits b/c	24 people and combined benefits b/c	200 people and combined benefits b/c	10 people and combined benefits b/c
b. Public Outreach	City-wide benefit	City-wide	City-wide benefit	City-wide	City-wide benefit
c. Facilitate waterfront restorations: WAN, Urban Reserve, Moran	City-wide benefit	City-wide benefit	City-wide benefit	City-wide benefit	City-wide benefit

* based on full build out of projects listed above, final distribution of income an estimate based on project plans

3. a. Who is the project/program designed to benefit? Describe the project/program’s target population, citing (if relevant) specific age, gender, income, community/location or other characteristic of the people this program is intended to serve. [UWCC]

The benefits are available across the entire spectrum of residents. Historically, brownfields are found within or adjacent to economically stressed areas, therefore benefits are skewed towards low and moderate income residents.

b. How do you select and reach your target population?

There is no pre-selection of beneficiaries, however the overall focus of the program is to alleviate poverty through the renovation of distressed properties – which tend to be in low and moderate-income neighborhoods. Thus the residents of those neighborhoods realize the most benefit from the Program’s work.

4. Describe the steps you take to make the project/program accessible, inclusive and culturally appropriate for the target population. [UWCC]

The City has a long-standing equal opportunity personnel policy. The City has completed an equal opportunity workforce analysis, which it uses to shape ongoing hiring, retention and promotion efforts. The City continues to expand its recruitment and job posting sources to encourage continuing diversity in its workforce. CEDO advertises nationally for certain professional positions to increase the diversity of its recruitment pool. Many CEDO staff members have participated in diversity/racism trainings. CEDO staff has mandatory staff retreats scheduled on cultural competency. CEDO includes an EO statement in our outreach materials. CEDO’s offices are accessible. Program information is available in French, Vietnamese and Serbo-Croatian in hard copy and online (with a link to an online translation site for additional languages/information). CEDO will arrange for interpretation services with advance notice and indicates that on outreach materials.

VII. Budget / Financial Feasibility

1. Budget Narrative: Provide a clear description of what you will do with CDBG’s investment in the program. How will you spend the money? Give specific details. [UWCC]

CDBG funding will be used to continue, improve, and expand the redevelopment of the City’s brownfield sites (defined by EPA as “...abandoned, idled or under-used properties where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination”), focusing on affordable housing development, small/medium business growth, and green space creation. This will be a combination of technical assistance, funding for Environmental Site Assessments, and leveraging additional funds from State, CCRPC, and other federal sources.

2. If you plan to pay for staff with CDBG funding, describe what they do in relation to the specific service(s) / activity(ies) in your Project/Program Design.

Specific Service / Activity	Position/Title	Work Related to CDBG-Funded Activity	# of Hours/ Week spent on Activity	% of Hours/ Week to be paid with CDBG
Burlington Brownfields Program	Special Projects Manager	Manage the Program	12	8
Burlington Brownfields Program	Sustainability Coordinator	Assist with program activities	6	4

Burlington Brownfields Program	Assistant Director of Economic Development	Supervise Burlington Brownfields Program	3	2
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3. Program/Project Budget

Line Item	CDBG Funds	Other	Total
Personnel	\$31,635	\$243,277	\$274,912
Environmental Consulting Services	\$80,000	\$200,000*	\$280,000

*application pending to USEPA

4. Funding Sources

	Project		Agency	
	Current	Projected	Current	Projected
CDBG	\$25,000	\$111,635	\$716,684	\$716,684
State	N/A	N/A	\$711,809	\$711,809
Federal	N/A	\$200,000*	\$630,095	\$1,738,428
Program Income	N/A	N/A	\$32,259	\$31,000
Other (specify)	N/A	N/A	\$562,541	\$558,541
Total	\$25,000	\$311,635	\$2,653,388	\$3,756,462

*application pending to USEPA

5. Of the total project cost, what percentage will be financed with CDBG?

$$\frac{\$ \underline{111,635}}{\text{CDBG Funding}} \div \frac{\$ \underline{311,635}}{\text{Total Program/Project Costs}} = \underline{35.8} \% \text{ Percentage}$$

6. Of the total project cost, what would be the total cost per person?

$$\frac{\$ \underline{311,635}}{\text{Total Program/Project Cost}} \div \frac{\underline{42,645}}{\text{\# Proposed Beneficiaries}} = \$ \underline{7.30} \text{ Cost Per Person}$$

7. Why should CDBG resources, as opposed to other sources of funding, be used for this project?

The Brownfields Program is in full alignment with CDBG priorities including remediating contaminated lands, creating new housing units, retaining and expanding business through the renovation and creation of commercial space, retaining and creating jobs, renovating and creating public facilities, and increasing the tax base. This work results in profound and lasting impacts on the lives of low and moderate income residents. Importantly, EPA Brownfields dollars are inadequate for personnel and administrative costs: CDBG funding is an essential tool to carry out the complex tasks involved with the successful implementation of this work.

8. Describe your use of community resources, including volunteers. Include any resources not listed in your budget. Will CDBG be used to leverage other resources?

The Program leverages pro bono services and technical support from community and business leaders, non-profits, environmental consultants, state and federal agencies, legal professionals, lenders, commercial brokers, investors, developers, and those with a vested interest. Since 1997, over \$9 million in public and private assessment, cleanup, and construction funds have been leveraged through CDBG and EPA investments and on Brownfield sites that have benefited from the technical assistance of Program staff. This year, the Burlington Brownfields Program:

- Obtained \$25,000 in consulting services from CCRPC's EPA Brownfields Program to support sampling related to bike path;
- Obtained \$25,000 in consulting services for a comprehensive study of the Pine Street corridor;
- Leveraged \$30,000 from Vermont DEC for a Phase II ESA for the Vermont Railway property;
- Leveraged funding for the QT's, Bright Street, and Bushey Auto redevelopment projects from CCRPC and Vermont DEC.

9. If your organization has experienced any significant changes in funding levels during the past year, please explain.

There has been a steady decline in award amounts from our Federal and State funders. Declining revenue will seriously impact our ability to provide services.

10. What cost-cutting measures has your organization implemented?

In the last year, the organization has eliminated a position and kept another position vacant for the last 6 months in an effort to cut costs. In addition, CEDO continues to search for funding sources to pay for consulting and direct remediation.

VIII. Collaboration/Efficiency

1. Share specific examples of how your agency collaborates with other programs or agencies to address the needs of the people you serve. Do not just list organizations with whom you collaborate. [UWCC]

We work with developers, funders, and others who provide technical support. Partners include (partial list): Chittenden County Regional Planning Commission, Champlain Housing Trust, Burlington Community Development Corporation, GBIC, Housing Vermont, Burlington Housing Authority, V/T Commercial, Encore Redevelopment, University of Vermont, Redstone Development, Lake Champlain Community Sailing Center, Vermont Agency of Commerce and Community Development, Vermont Department of Environmental Conservation, US Environmental Protection Agency, US Army Corps of Engineers, Burlington Public Works/Parks, Burlington International Airport, Offices of Senators Leahy and Sanders. The Program also utilizes a competitive contracting process, with at least eighteen consulting firms (excluding subcontractors) engaged since the inception of the City's Brownfield Program in 1997.

2. Describe your agency's efforts at becoming more efficient in achieving your outcomes or managing your project/program.

Each development project demands unique and targeted actions, and at any given time, there are 4 - 8 priority brownfield sites in different stages of development requiring attention. The core strategies of the Brownfields Program are forging cooperative agreements around specific projects, leveraging resources for projects completion, with intensive staff follow up and problem solving to move projects forward. In recent years, the partnerships with Vermont DEC, CCRPC, and Vermont Economic Development's Brownfields Programs have greatly expanded the scope of expertise and resources to complete projects.

3. What other agencies provide similar services or programs? [UWCC]

U.S. EPA, Chittenden County Regional Planning Commission, Vermont Economic Development, and the Vermont DEC Brownfields program all provide grant and/or loan funding for environmental consulting services. This is especially important for City-owned properties (Moran, Waterfront North, Urban Reserve, 339 Pine Street, Bike Path) which are ineligible for direct EPA funding obtained by the City. This proposal for CDBG funding is differentiated from these other programs, however, as the City's activities are on the front lines of development, providing direct local assistance to clients, leveraging funds from other sources, and resolving site-specific issues. CDBG also provides staff salary support, which is not available through the above sources.

IX. Sustainability

1. How will this project have a long-term benefit to the City of Burlington? If this project ends, will that benefit continue?

The redevelopment of brownfields in Burlington reduces threats to human health and the environment; creates new jobs, housing units, and park space; improves neighborhoods, and enhances the tax base. Each successful project increases the visibility of the movement to reclaim polluted land while increasing investor confidence and building political, community, and financial support for projects. The physical, social, and public health changes created by redeveloping contaminated sites are permanent, the positive impacts are numerous, significant, and lasting.

2. If CDBG funding ends, will the project be able to continue?

The Brownfields Program is highly dependent on staff support for viability, and it would be difficult to replicate CDBG support for staff salary. The Brownfields Program aggressively seeks new resources, including EPA, HUD, CCRPC, US Army Corps of Engineers, State of Vermont DEC and Economic Development, and philanthropic sources – none of which provide adequate staff

salary support. The Program leverages lease fees, obtains funds from legal settlements and special purpose grants to promote redevelopment - if not for the injection of CDBG resources, it is unlikely that these leveraging activities would occur.