

It Takes a Village to Revitalize a Historic Downtown Block

Revitalizing New England
Brownfields Summit 2022
EPA Region 1
Devens, MA



Partners & Presenters

- **Sarah Bartlett**

- Vermont Department of Environmental Conservation

- **Susan Westa**

- Windham Regional Commission

- **William Colvin**

- Bennington Industrial Corp. & Regional Commission

- **David Abrahamson**

- Nobis Group



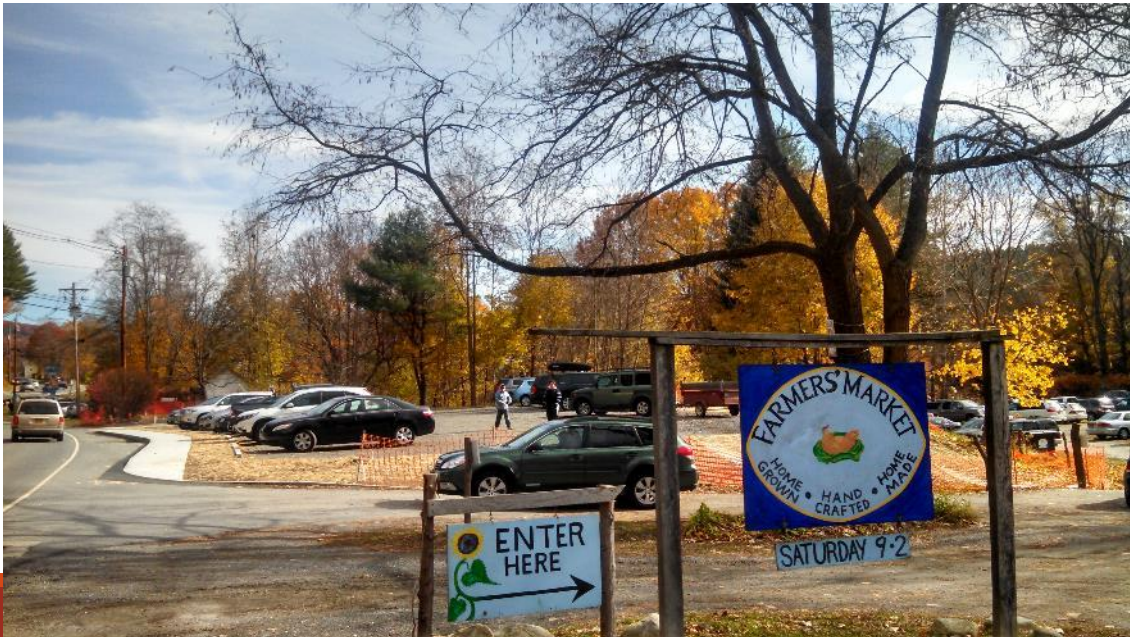
Windham Region

- 27 Towns in Southeastern VT
- Population – 48,500
- Historic industrial development
 - Powered by region's rivers and streams
 - Wool, lumber, paper, organ manufacturers & many others
- Putnam Block is located in the Bennington Region to our west



Brownfields Redevelopment

New industrial & business uses,
affordable housing, a farmer's
market & a visitors center



Putnam Block

- WRC provided funds for the initial assessment & clean up
 - Phase I ESA - \$3000 grant
 - Clean up - \$430,000 loan
 - To clean up underground storage tanks, contaminated soils & asbestos
 - Leveraged other funds
- Sharing funds across regions



Putnam Block, Phase I

- Residential



Putnam Block, Phase I

- Commercial/Retail



Putnam Block, Phase I

- Office Space



Putnam Block, Phase I



Putnam Block, Phase I



Putnam Block, Lessons Learned

There's no such thing as free money

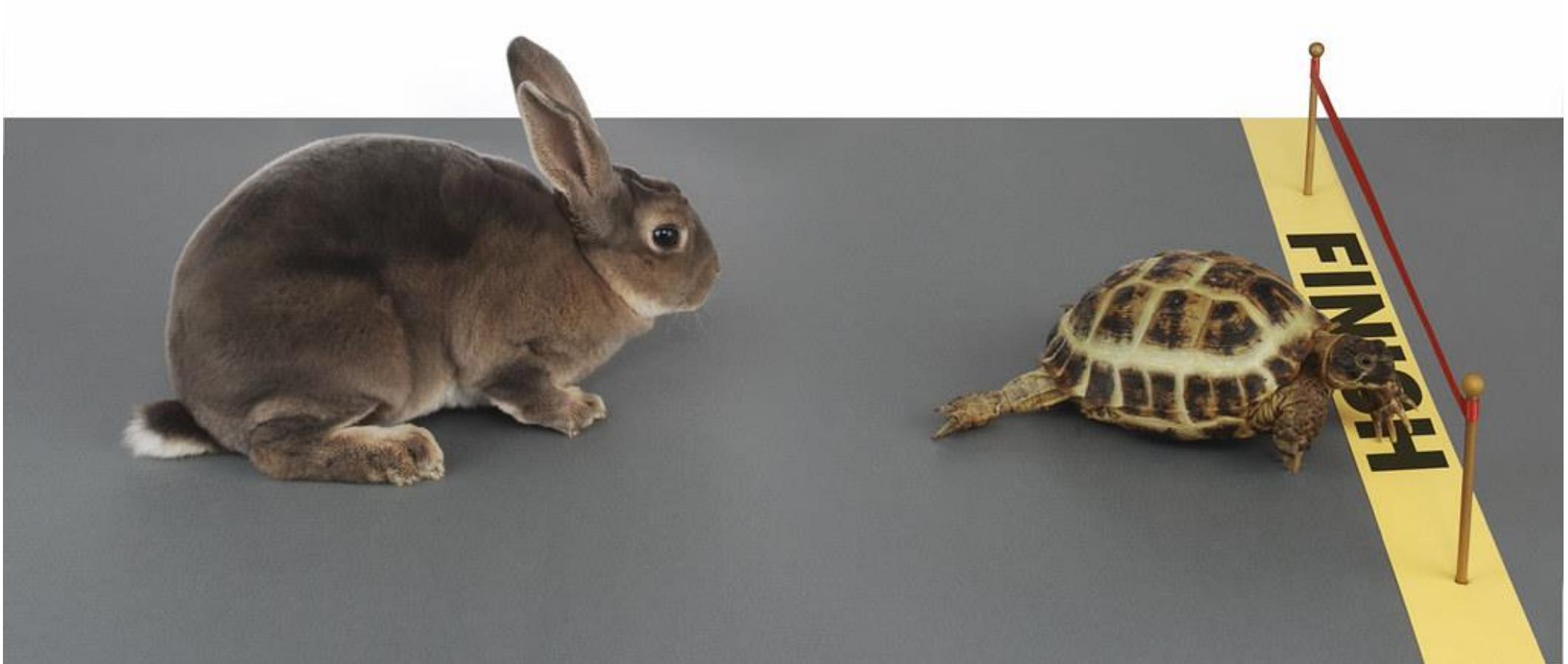
Know all funding requirements, including reporting & match

Understand compatibility with other funding sources and restrictions

Make sure all funders understand Brownfields issues and review this early on

PUTNAM BLOCK LESSONS LEARNED

The turtle wins the race.



PUTNAM BLOCK LESSONS LEARNED

Plan for the unexpected.



Putnam Block, Lessons Learned

Must get community buy-in,
but not everyone will support the project

Community outreach early
and frequently is key

Brownfields Funding – Key Funding

Leveraged over \$30 M

Experience helped to obtain
\$500,000 EPA Brownfields
clean-up grant
for next stage of project



It Takes a Village!

Many partners are needed to bring a brownfields site back to life

BFADC BELLOWS FALLS AREA DEVELOPMENT CORPORATION
DEVELOPING THE FUTURE SINCE 1965

EPA

Project: Robertson Paper Mill Brownfields Remediation and Site Redevelopment
Owner: Bellows Falls Area Development Corporation / Island Holdings LLC
Project Partner: Brattleboro Development Credit Corporation
Contractor: Adams Trucking and Excavation LLC

Funding Partners:
Town of Rockingham Revolving Loan Fund
U.S. Environmental Protection Agency
Vermont Agency of Commerce and Community Development
Vermont Community Development Program
Vermont Brownfields Revolving Loan Fund
Windham County Economic Development Program
Windham Regional Commission Brownfields Revolving Loan Fund

ROCKINGHAM-VERMONT
SETTLED IN 1793

VERMONT
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT

WINDHAM REGIONAL COMMISSION

Coming Soon - Business Opportunity
Commercial and/or industrial uses on 1.67 acres
Walking distance to shopping and dining in our vibrant downtown
access to freight rail, and inter-city passenger train and bus

Development@rockbf.org
Business friendly economic development office is ready to assist with local resources and accessing state and local incentives.

A Project of the Bellows Falls Area Development Corporation (BFADC)
Contact: Gary Fox (802) 376-5425

The property is located in a:
- New Market Tax Credit Tract
- Opportunity Zone
- Designated Downtown

Permitted Uses include:
- Business Center/Professional Offices
- Enjoyed Manufacturing

Ample BOD wastewater capacity for any type of production including breweries and food production

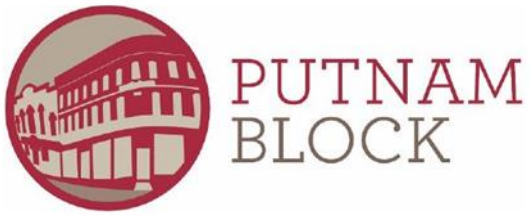
Property For Sale

Services include:
- Access to 3-Phase Power
- Town Water and Sewer
- Police and Fire Dept.

Putnam Block Redevelopment Bennington, VT

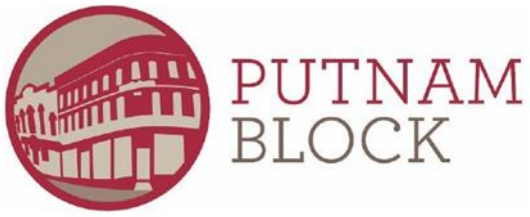
A Case Study in Planning and Partnerships





Putnam Block Redevelopment Why Now?

- Shrinking Population (faster than Vermont)
 - ACCD Projection – down 3.5% by 2030
 - Rest of VT: down by 0.5%
- Aging Population
 - ACCD Projection – 30% of population >65 by 2030
 - 2010 Census: 17.6%
- Tourism Revenues Rebounding More Slowly Than Northern VT
 - Rooms & Meals Tax Receipts
 - NW VT: +37%; Southern VT: +11%
 - Retail Sales
 - NW VT: +4%; Southern VT: -11%
- Need for additional downtown vitality

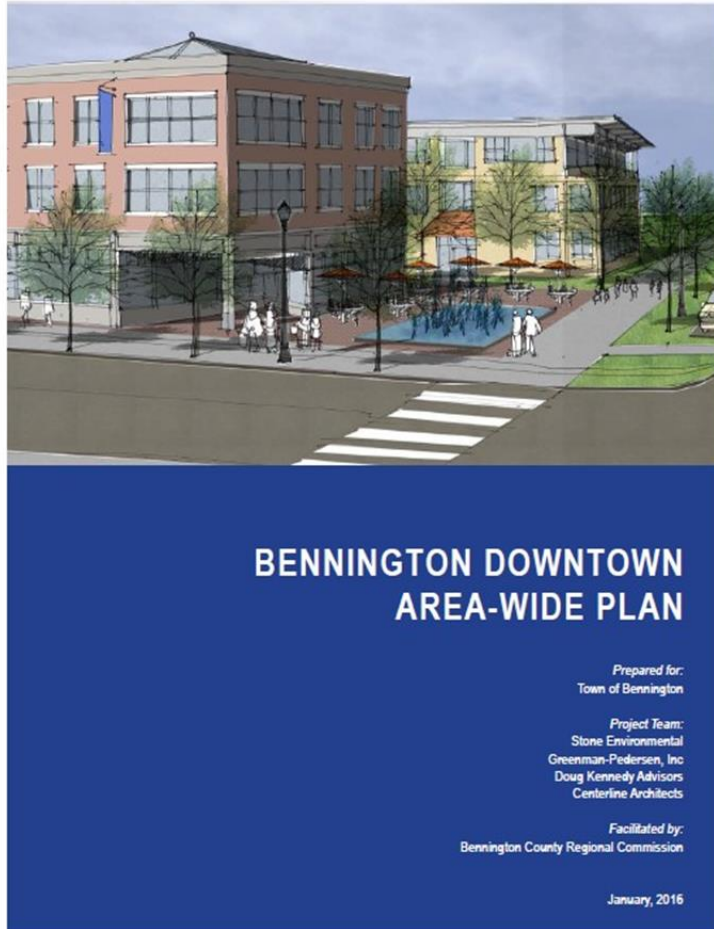


Putnam Block Redevelopment Why Now?

- Institutional and Business Leaders
 - Realized need to act
 - Nobody from outside going “save” Bennington
 - Decided action needed to be of significant scale
- Bennington Downtown Area-Wide Plan
 - Planning and redevelopment study – funded by EPA and State of Vermont
- 4+ Acre Downtown Property – Common Ownership

Bennington Downtown Area Wide Plan

VT DEC Disaster Recovery Funds - Municipal Planning Grant - BCRC In-Kind



- Review of Existing Conditions
 - Environmental
 - Infrastructure
 - Historic Uses
- Market Study
- Key Site Selection
- Conceptual Redevelopment Scenarios
- Feasibility Analyses
- Implementation Plan

Bennington Downtown Area Wide Plan



Figure 4.1: The Greenberg Block



4 CONCEPTUAL PLANS

Figure 4.2: Conceptual Redevelopment Plan Alternative A



Table 4.1: Conceptual Development Program: Alternative A

Renovation of Putnam Hotel, Winchew and Courthouse Buildings		Main Street Mixed-Use Building	
Putnam Hotel (3 Stories)		Retail (Ground Level)	12,000 s.f.
Retail (Ground Level)	8,500 s.f.	Apartment (Levels 2 and 3)	24 units
Office (Levels 2 and 3)	17,000 s.f.		
Subtotal Putnam Hotel	25,500 s.f.		
Winchew Building (3 Stories)		Washington Avenue	
Retail (Ground Level)	8,700 s.f.	Apartment (3 Levels)	48 units
Office (Levels 2 and 3)	13,400 s.f.	Creekside Park	1.5 acres
Subtotal Winchew Building	22,100 s.f.	Parking	
Courthouse Building (2 Stories)		Parking Main Block	90 spaces
Restaurant/Event/Meeting	8,200 s.f.	Parking Covered	50 spaces
Subtotal Courthouse	8,200 s.f.	Franklin Lane on-street	21 spaces



Figure 4.5: Bird's eye view of townhouses on Washington Street



Area Wide Plan – Development Priorities

- Residential Density
 - 1st - Rental Units; 2nd - Ownership
- Residential as Activator
- Office/Commercial Space
- Retail to Follow – Serve Residents/Niches

Site Prior to Construction



- ❖ 4 acres
- ❖ Heart of Downtown
- ❖ 90% vacant
- ❖ No active upper floor uses since late 1970's

Bennington Redevelopment Group & Other Partners



Ways to Contribute



Leadership Equity



Preferred Equity



Private Loan or Guarantee



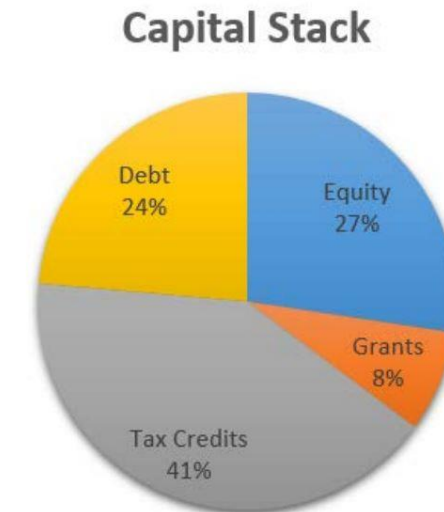
Charitable Contribution



Committed Tenant

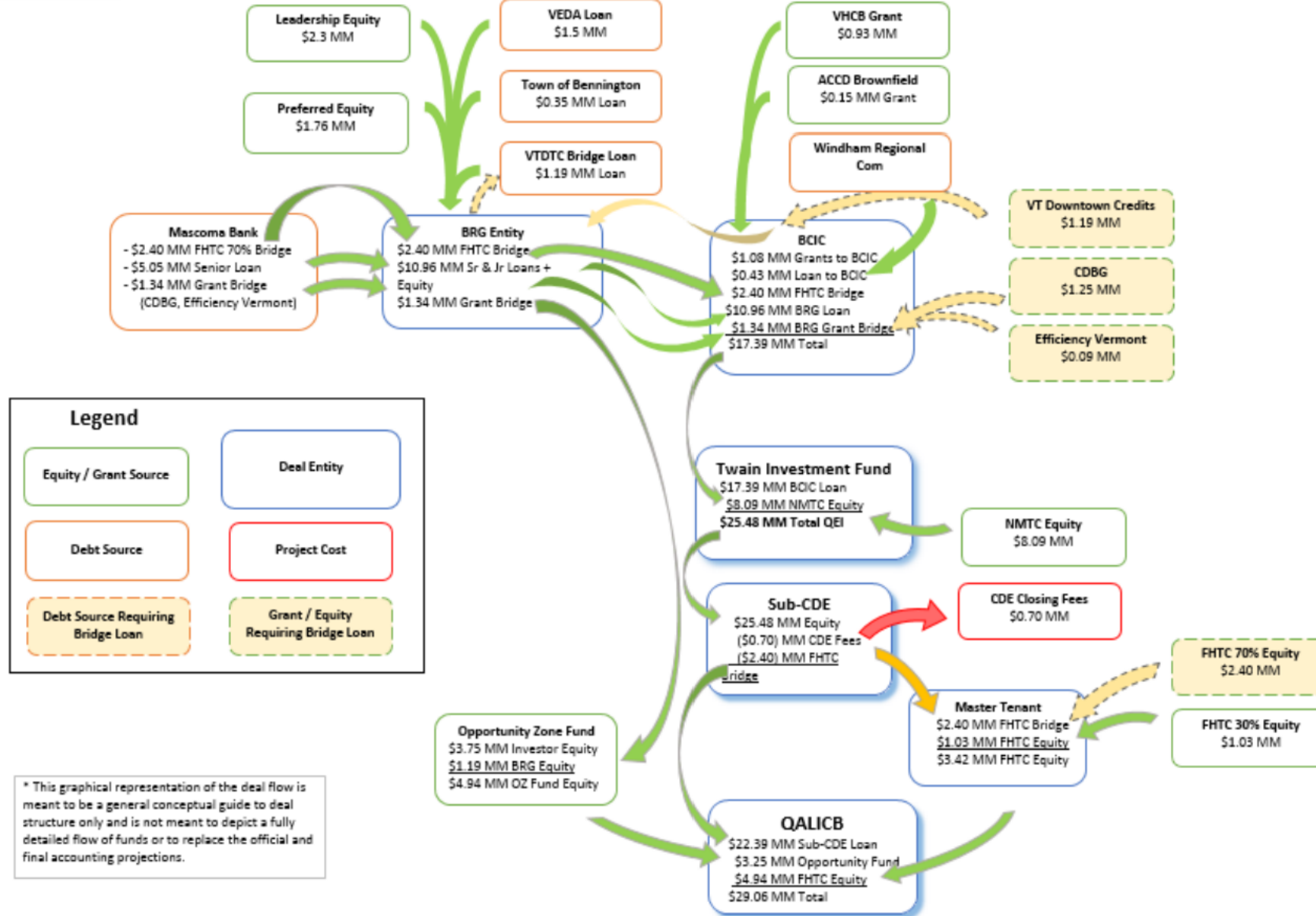
Capital Stack – Phase 1

Putnam Redevelopment Project - Capital Stack	
Source	Contribution
BRG Leadership Equity	\$2,311,191
BRG Member Loan	\$660,000
Preferred Equity	\$1,780,000
Opportunity Zone Equity	\$3,750,000
VT Community Development Block Grant	\$1,250,000
VT Housing & Conservation Board Grant	\$935,000
Efficiency Vermont	\$100,000
Federal Historic Tax Credits - <i>US Bank</i>	\$3,441,189
VT Downtown Credits - <i>Bank Benn, VT Mutual, Peoples</i>	\$1,186,000
New Markets Tax Credits - <i>US Bank</i>	\$8,141,250
Senior Bank Loan - <i>Mascoma Bank</i>	\$5,050,000
Junior Debt - <i>Vermont Economic Development Authority</i>	\$1,500,000
Brownfields Revolving Loan Funds - <i>WRC</i>	\$430,000
Brownfields Grant - <i>VT ACCD</i>	\$150,000
Town of Bennington Revolving Loan Fund	\$350,000
TOTAL PROJECT FUNDING SOURCES	\$31,034,630



Phase 1 Deal Flow

Putnam Phase 1 - Deal Flow*



Putnam Phase 1 Impacts

Putnam Project Impacts

- 20% Increase in Downtown Jobs
- 60% Reduction in Downtown Vacancies
- 47% Increase in Downtown Housing
- 15% Increase in Downtown Grand List
- \$3MM Increase in Annual Downtown Expenditures
- Brownfield Clean-up \$1.5MM
- Historic Preservation



Project Owner
The Bennington Redevelopment Group:

The Bank of Bennington
Southwestern Vermont Health Care
Bennington College
Dimitri Garder/Global Z International
Brian & Jennifer McKenna
Anthony & Jacqueline Marro
4 Putt Properties, LLC
M&S Development, LLC
Sheela Harden & Elisabeth Harden
Deborah E. Wiley
Ira Wagner

LEASING SPACE NOW!



GO PLAY.

Leave the work to us.

FOR LEASING INFORMATION, CONTACT
njm@tpw.com

Special Thanks:

Special thanks to the Bennington community for its ongoing support of this project and all the local businesses that helped make today's event possible, including:

Oldcastle Theatre • EZ Way Rental Center
Bringing You Vermont

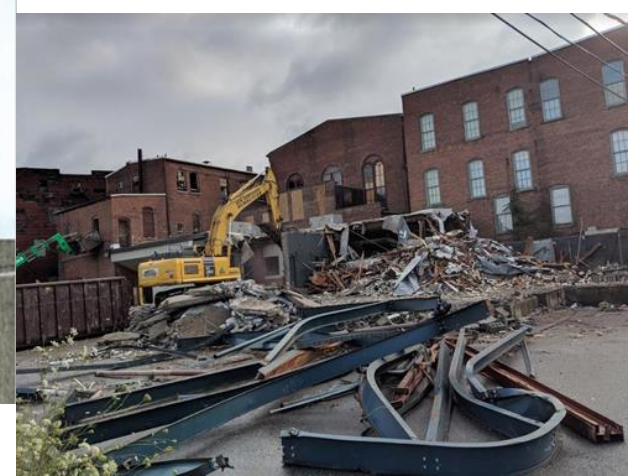


The Putnam Block Redevelopment Project

**GROUNDBREAKING
CELEBRATION**

**Revitalizing
Bennington's
Historic Downtown**

WEDNESDAY, AUGUST 7, 2019



Funders:

U.S. Bank
Vermont Rural Ventures
Mascoma Community Development, LLC
Mascoma Bank
Mid-City Community CDE, LLC
VT Agency of Commerce & Community Development
Vermont Community Development Program
Vermont Downtown Program
The Brownfields Revitalization Fund

Vermont Economic Development Authority
Vermont Housing & Conservation Board
People's United Bank
The Bank of Bennington
VT Agency of Natural Resources
Town of Bennington
Vermont Mutual Insurance Group
Windham Regional Commission
Efficiency Vermont

Investors:

Putnam Block Opportunity Zone Fund, Inc.
The Vermont Community Foundation
Anthony & Jacqueline Marro
Preservation Trust of Vermont (PTV)
Citizens for a Greater Bennington, PTV & Vermont Natural Resource Council
Vermont Energy Investment Corp
Pedkham Family Holdings
Terrence R. Dermody
David J. Newell
Elizabeth Coleman

David K. Corey
Neil S. Moss & Joan Goodrich
Peter & Lynn Green
Kathleen Hoisington Eckstein
Don & Melanie McKenna
The Robert Howe 1996 Revocable Trust
William GF Botzow II
Ruth K. Botzow
Tom & Susan Blandy
Charles R. & Linda C. Putney
Suzanne Kirkpatrick
Anonymous (3)

Speakers:

10:30AM UNDER THE TENT

Welcome: Jim Brown
President & CEO of The Bank of Bennington,
Bennington Redevelopment Group

Honorable Philip B. Scott
Governor of Vermont

Congressman Peter Welch

Chris Saunders
Field Representative, Office of Senator Patrick Leahy

Sheila Reed
Outreach Representative, Office of Senator Bernie Sanders

Ben Alderton
Senior Project Manager,
Assistant Vice President, U.S. Bank

Beth Boutin
Vice President for Community Investments,
Vermont Rural Ventures

Michelle LeClair
VP Tax Credit Lender, Mascoma Bank,
and Chief Investment Officer,
Mascoma Community Development, LLC

Michael Schirling
Secretary, VT Agency of Commerce
& Community Development

Gus Seelig
Executive Director,
Vermont Housing & Conservation Board

Stuart Hurd
Town Manager, Town of Bennington

Donald Campbell
Chair, Bennington Select Board

Conclusion: Bob Stevens
Principal, M&S Development, LLC

Project Partners & Supporters:

The Greenberg Family
Bennington County Regional Commission
Oldcastle Theatre
Shires Housing
Housing Vermont
TPW Real Estate LLC
Hale Resources, LLC

Development Consultant Team:

M&S Development, LLC
Bennington County Industrial Corporation
Downs Rachlin Martin

Design Team:

Stevens & Associates, P.C.
MSK Engineering & Design
John F. Penney Consulting Services, P.C.
Union Studio Architecture & Community Design
DuBois & King, Inc.

Construction Manager:

Bread Loaf Corporation



PUTNAM
BLOCK

The Putnam Block Redevelopment Project

“...the largest groundbreaking celebration I have been to as Governor.”

– Vermont Governor Phil Scott



“... a national model for rural economic development.”

– United States Congressman Peter Welch



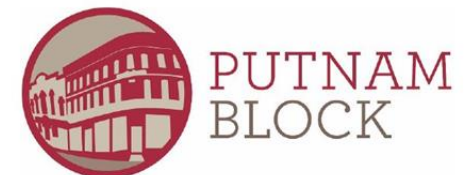
“...the most important thing happening in economic development in the State of Vermont. Period.”

– VT Deputy Secretary of Commerce Ted Brady



“...the most complex real estate deal in which we have been involved.”

- US Bankcorp VP Ben Alderton





Municipal/Public Sector Roles

- Municipal Planning Grant ✓
- Vermont Community Development Program (CDBG) ✓
- Tax Increment Financing (TIF)
- Downtown Tax Credits ✓
- Tax Stabilization
- Revolving Loan ✓
- Advocacy ✓



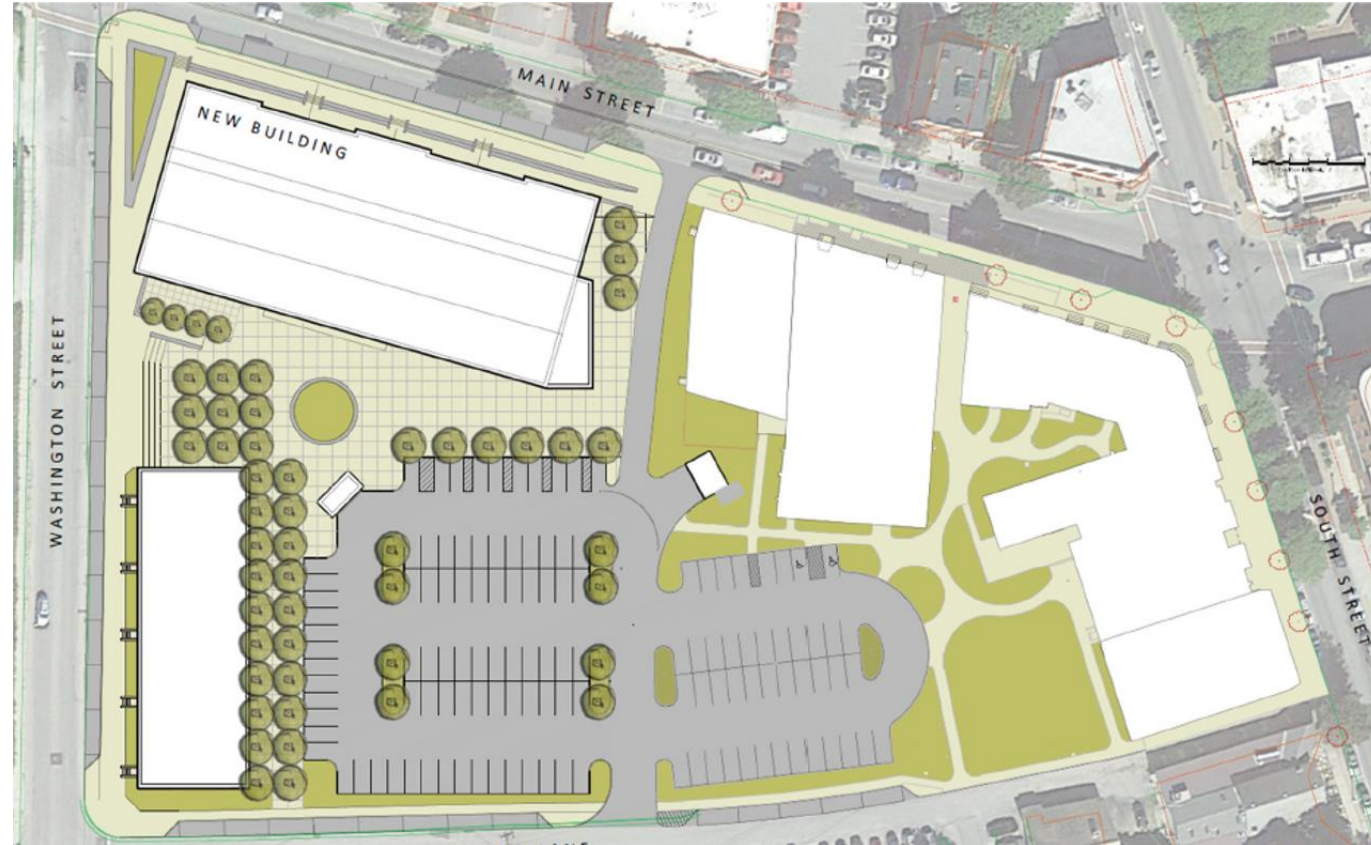
Some Take-aways

- Multiple ways to get to a development
 - Municipality/Public Sector can play varied, yet always critical, role(s)
- Bennington – Town set the table for hand off to Private Sector
 - Remains key strategic and tactical partner
- Private Sector Involvement is Key – Align Interests
- RDCs/RPCs can be Valuable Partners



PUTNAM
BLOCK

Phase 2 – Coming 2024





PUTNAM
BLOCK

Phase 2 – Coming 2024





PUTNAM
BLOCK

Phase 2 – Coming 2024



Housing

60 New Housing Units
10 Units at 80% MFI



Jobs

48 Permanent Jobs
200 Construction Jobs
Medical Jobs are Livable Wages with Benefits



Environmentally Sustainable

Energy Efficient
Infill Development with Walkability
Brownfield Remediation



Downtown Economy

Housing generates \$2.5MM in annual economic benefit
Property Tax Generation \$200,000 annual



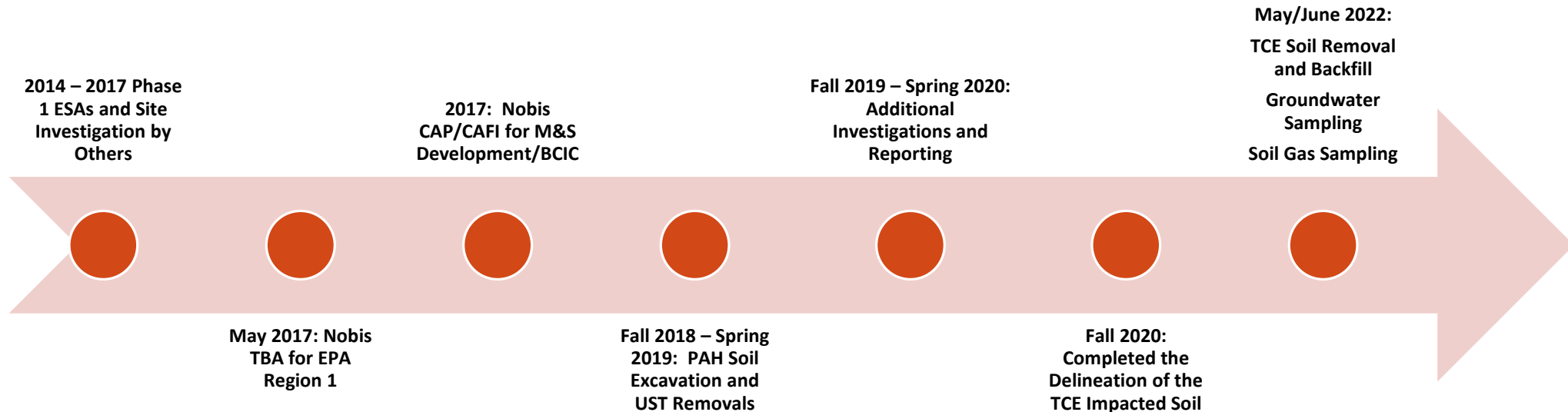
nobis



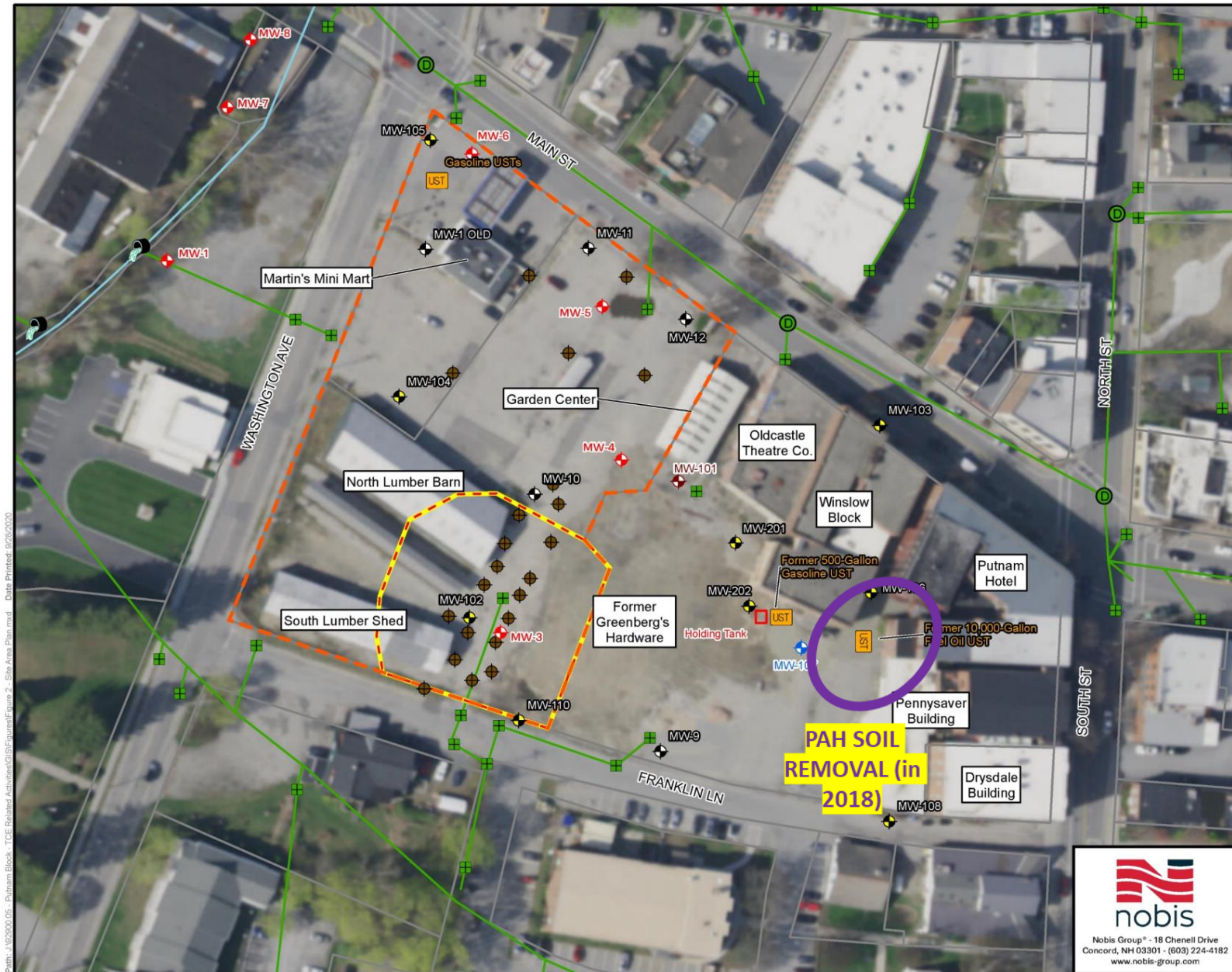
Putnam Block - Environmental Summary

David Abrahamson, PE, PMP

Timeline of Environmental Activities



- ✓ Several Phase 1 ESAs and Updates
- ✓ Community Involvement Support
- ✓ Soil, Groundwater and Soil Gas Sampling
- ✓ On-Call Services and Reporting



Notes:

1. Site sketch was developed from several sources including, observations made by Nobis and from the aerial photography provided by ESRI. Sewer and storm drain data from the City of Bennington, VT.
2. Location of site features depicted hereon is approximate and given for illustrative purposes only.

- Legend**
- Previous Soil Boring
 - Decommissioned Monitoring Well
 - Inaccessible Monitoring Well
 - Monitoring Well Installed by Nobis
 - Monitoring Well
 - Potentially Destroyed Monitoring Well
 - Catchbasin
 - Outfall
 - Stormwater Manhole
 - Storm Line
 - Stream
 - TCE Delineation Area
 - Site Boundary
 - Property Boundaries
 - Holding Tank
 - Underground Storage Tank

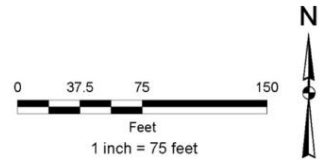


FIGURE 2

SITE FEATURES PLAN
 PUTNAM BLOCK
 MAIN STREET
 BENNINGTON, VERMONT

PREPARED BY: JRS	CHECKED BY: SH
PROJECT NO. 92900.05	DATE: SEPTEMBER 2020

Path: J:\02900\05 - Putnam Block - TCE Related Activities\GIS\Plumes\Figure 2 - Site Area Plan.mxd Date Printed: 6/26/2020

-
- 4.3-acre site
 - GW: 5-7 feet bgs
 - Fill, Silty Sand and Sandy Gravel
 - Very Low GW flow Gradient
 - Impacted Soil and GW on Site
 - Public Water Available



-
- 630+ CY of Soil to approx. 5 feet bgs impacted PAHs, Lead and Arsenic (Removed in 2018)
 - 110+ Tons of gasoline impacted soil
 - GW: Low levels of trimethylbenzene, naphthalene and trichloroethylene (TCE)
 - TCE in Soil: Max. concentration of 6.5 ppm
 - 1,400 CY to be excavated and disposed off-Site in 2021








































Mini Mart - Gasoline UST Removal (2021)

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Legend

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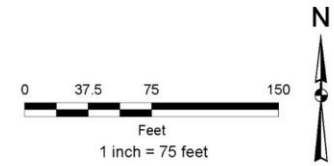
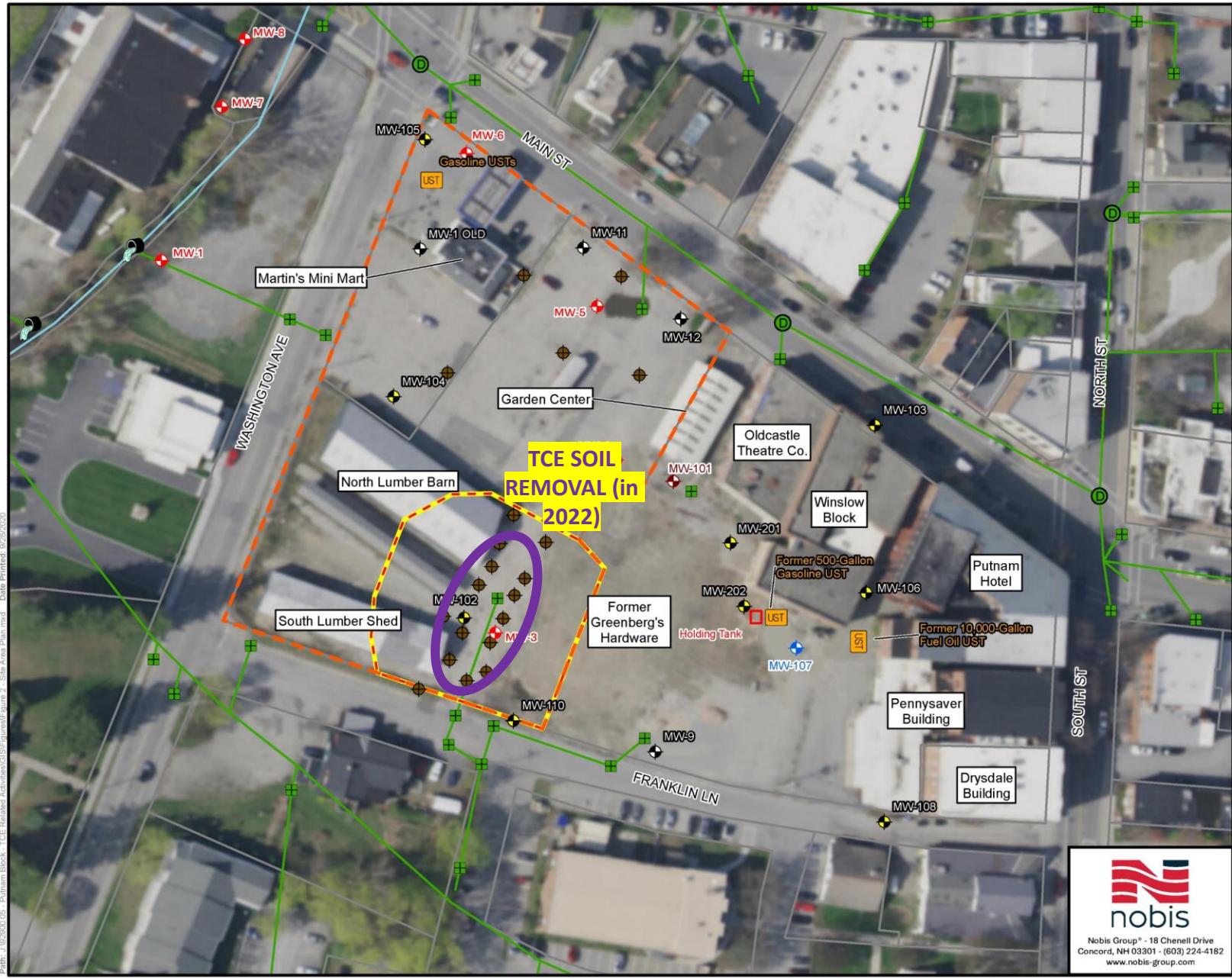


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Nobis Group® - 18 Chenell Drive
 Concord, NH 03301 - (603) 224-4182
 www.nobis-group.com



Path: I:\92900.05 - Putnam Block - TCE Related Activities\GIS\Figures\Figure 2 - Site Area Plan.mxd Date Printed: 9/29/2020



TCE Excavation Area

Waste Pre-Characterization Sampling Event

- Nobis and Subcontractor's total Costs to Date: \$350,000 for EPA and Developers
- 630+ CY of PAH/Metal Impacted Soil Removed
- 110+ Tons of Gasoline Impacted Soil Removed and Disposed off Site
- Approximately 1,400 CY TCE Soil to be Removed in 2022. Soils will be live loaded.





Questions?

