

Bring Back the Store – Concord, VT
Meeting #2: Thursday, November 17, 2022
Location: Concord Community Church

Agenda

1. Introductions
2. Joel Schwarz: Update on where things stand with Global LP
3. Irene Nagle: Her role with NVDA and how she/NVDA can potentially assist committee and town with remediation of Bernie's site
4. Steve Bean: Update on these types of tanks
5. Idea: talking to other towns about process of acquiring and managing similar sites?
6. Timing of a community survey?
7. Brainstorming other ideas
8. Schedule next meeting
9. Funds available

Members Present:

Joshua Abetti, Jaye Young, Joel Schwartz, Barb Corey, Steve Bean, David Kurtz, Irene Nagel, ???

Minutes

1. Joshua opened the meeting by asking Joel to give an update on where things stand with Global LP
2. Joel gave the following update:
 - Joel has requested records from Vermont division that oversees underground tanks but has yet to receive them.
 - Global has requested an extension from the state to leave tanks underground; Joel believes the state may grant an extension for a year.
 - Global has to justify leaving tanks in ground.
 - We know Global bought the original site for \$630,000.
 - The previous owner of Bernie's reported problems with the ground water and the septic system; condition of both is unknown.
 - The condition of the tanks and the surrounding soil is also unknown.
3. Irene Nagel, from NVDA, shared that there is money available for 'brown field' remediation.
 - NVDA awards assessment grants
 - DEC also awards \$
 - EPA—the TAB Program awards financial assistance as well.
 - Phase I funding would be for assessing the site, not for clean-up, though there is also money out there for clean-up.
 - Problem: Global won't consent to testing; prospective buyer would have to initiate process.

4. It was discussed that if the town or a prospective buyer made a proposal, that would start the process for testing the site and money is available for that process.
5. The BRELLA Program would also potentially provide funds for a prospective buyer to assess the site. The buyer would have to pay \$500 to apply for the funds.
6. Joshua reported that Terri Williams is talking to a person who is “very interested” in buying the site and their realtor has reached out to Global.
7. Irene has offered to reach out to DEC to see if they would be willing to meet with members from our committee to gain clarity on available funds for site cleanup if a municipality were to purchase the site.
8. Joel will be attending the Concord select board meeting on Tuesday, November 29, 2022.
9. We discussed the possibility of speaking to Albany Community Trust in order to learn more about how they raised funds to start/revitalize community stores, and to learn more about their ownership and management model. ??? shared she has former experience fundraising with Albany Community Trust.
10. Joshua shared that the VCRD has funds available for our committee to assist with something like a marketing feasibility study, a community survey, etc. We agreed to wait on a community survey until next year.
11. Steve gave an update on the tanks but said it is difficult to estimate cost of removal and/or installation of new tanks.
12. The group wants to stick with a deadline of June 1, 2023, as the decision date for deciding whether we continue to pursue the Bernie’s site as the new store site or look elsewhere.

Next meeting scheduled for Wednesday, January 11, 6:30-8:00pm at Concord Community Church

Respectfully,
Joshua Abetti