

Town of East Hampton
Brownfields Redevelopment Agency
Monday, March 27, 2017
Regular Meeting – 7:00 P.M.
East Hampton High School T-Bell

DRAFT MINUTES

Present: Carla Sylvester, Scott Bristol, Kay Willson, William DeMore (7:10), Mary Ann Dostaler

Absent: Daniel Wolfram

Call to Order: Chairperson Sylvester called the meeting to order at 7:04 P.M.

Adoption of Agenda: Mr. Bristol made a motion, seconded by Ms. Willson, to adopt the agenda. Voted 4-0 in favor.

Approval of Minutes:

Regular Meeting, February 27, 2017: Ms. Dostaler made a motion to approve the minutes, seconded by Ms. Willson. Voted 4-0 in favor.

Public Comment: None

Staff Reports: No report. Ms. Dostaler stated that she previously requested written staff reports pertaining to the 1 and 13 Watrous Street properties, and she would like to find out if they will be provided. She stated that the Agency should be afforded greater communication and that the website was updated, but the Agency had no information provided, though written information was requested.

Mr. Bristol and Chairperson Sylvester spoke with the Town Manager and the Finance Director and offered the Agency's services in regards to 1 Watrous St. Ms. Dostaler stated that she is concerned that the Agency be kept in the know about matters relevant to the Agency and Town, such as when that property was acquired. She feels it is an obligation of the Agency to know what is going on with properties in the Brownfield area. She again requested a written staff report on what the Town knows about the property.

Ms. Willson noted that if the Agency's inventory list is a resource for people to look at, it is not accurate if it doesn't reflect the properties the Town owns. Mr. DeMore stated that the Town should be seeking the advice of the Agency, or another professional firm, on the questions of environmental status of a property prior to taking ownership. He noted that it

is not necessarily their purview, but that the Agency is a resource for the town, and if they choose not to take advantage of that it is fine. Ms. Dostaler stated that if the town does not take advantage of the Agency as a resource, then perhaps the Agency should be disbanded.

Brownfields Agency Liaison Reports: Chairperson Sylvester attended the Economic Development Commission's meeting on March 21 to find they are planning on reaching out to the Village Center business owners for feedback on issues. She also mentioned that the East Hampton Events Magazine was successful, the EDC is updating their site, and a vendor fair/showcase will be held at the new Bevin Bed & Breakfast on August 23, 2017.

Chairperson Sylvester noted that if the EDC does reach out to Village Center businesses, the Brownfields Agency could participate as a useful resource. Ms. Willson suggested giving business owners information about Brownfield sites, remediation costs, etc. This could include explanation on 13 Watrous such as what has been spent, what is left, and potentially on what other towns have done to rehabilitate Brownfields sites.

She also recapped that the Water Task Force has three bids coming in for possible interconnectivity of smaller water systems to help the Village Center. There was discussion on the possibilities that exist for this, especially as related to the Pelletier development on S. Main St., which Ms. Dostaler noted was another example of something that should be included in a staff report to the Agency.

Continued Business:

DECD STEAP Grant (13 Watrous Street): There has been no movement on the site from Anchor or Weise since the last update at the February meeting. Weise has provided a cost estimate, but no work has been done because of payment and contract issues.

There are still funds available to complete investigation and remediation at the site. Mr. Bristol came up with some potential sampling scenarios. Ideally Anchor will complete this work, or it will have to go out to bid to a contractor. After looking at the old data, Mr. Bristol suggested limited, directed soil sampling, then potentially excavating all the soil in the front as waste rather than spend an inordinate amount on sampling. He feels the more targeted approach, with an eye toward excavating and replacement of all soil outside the building footprint to 2' is the way to go. He figures the estimate to do this, with clean fill, gravel and allowance for additional sampling included is around \$230,000.

Chairperson Sylvester noted that the hand-dug well on site was discussed with the Town Manager and Finance Director. Mr. Jylkka was going to reach out to Mr. Smith at the WPCA to learn his thoughts on this. There was discussion on the depth of the well, along with possible interconnectivity or installing a new well. Ms. Willson asked if anything was being done with the industrial supply well on site. Chair Sylvester stated that Anchor will have to asked about this.

Ms. Dostaler asked if work on the site would be conducted through the summer. It was noted that the STEAP grant is available only until June, unless another extension is granted.

It was discussed that water is not flowing from the pipe anymore. However, this is due to the fact that the pond is dry, not because the issue was resolved. Public Works has been monitoring the water flow, they will be asked the status. Weise still has site work to do, such as fence replacement.

There was further discussion regarding the previous work done on the site, and the specific grant and/or self-implementing plan that was used at the time. There was also discussion on the money that the EPA and DEP made available and how it was disbursed in the Village Center, and how it pertained to the soil at 13 Watrous.

New Business:

1 Watrous Street: There was discussion about this property, which is the same one that had the water tower that was removed in 2015. There was discussion on the manner of property acquisition. The Town Manager has reported that the Town is now trying to determine whether they also are the owners of the contents of the building and that the town hasn't made a decision on the intent for this building. Ms. Dostaler asked for a correct understanding of how the property was acquired, as there has been speculation and differing explanations made. It was noted that the town took ownership of the building 4/1/2016, and the particulars of this were discussed especially pertaining to the details of the Town being awarded this building through the Court.

Public Comment (pertaining to current agenda items only): None

Confirm next meeting (April 24, 2017): Confirmed at the High School TBell.

Adjournment: Chairperson Sylvester adjourned the meeting at 8:05 P.M.

Respectfully submitted, Eliza LoPresti, Recording Clerk