

Deferiet Minutes 10/10/25

Offer PO property to Neighbor?

Would village be interested in selling PO property?

Map of who owns what of village development sites..

Next Steps?

BOA, Redevelopment plan, potential changes

Alert EDA of the situation at the RESTORE grant site

Brookfield

Summary

Asbestos Challenges in Redevelopment Project

The meeting focused on discussing challenges with a site's redevelopment, particularly concerning the presence of ACM (asbestos-containing material) that was underestimated during initial assessments. The project's current contract value is around \$7-8 million, with additional funds needed to complete the work. The group acknowledged that plans will likely need to be significantly revised from previous concepts, and they are working with consultants on a Brownfield Opportunity Area plan.

Contaminated Site Cleanup Project Update

The meeting discussed the \$10.2 million project, which included \$8.5 million in restore funds, \$300,000 from National Grid, and \$650,000 from ARPA funds, with an additional \$750,000 from the county. The project aims to remove contamination from the site and grade it, though the actual costs exceeded initial estimates due to tonnage miscalculations. The group acknowledged that the site's future development plans may need to be re-evaluated, and they discussed the need for site security and ongoing costs after the transfer of ownership. The tax-exempt status of the organization and its impact on revenue was also mentioned, though the specifics were unclear.

Village Property Financial Challenges

The meeting focused on financial and operational challenges related to a village property, including lost revenue from disconnected utilities and potential tax issues. Participants discussed the need for maintenance, such as mowing the grass, and explored options for repurposing funds or seeking grants for site improvements. They also considered selling the old post office to a neighbor at a reasonable price to generate revenue and reduce liability. The group acknowledged ongoing challenges with site contamination and development restrictions, emphasizing the need for further investigation and potential EPA involvement.

Village Budget and Redevelopment Planning

The group discussed the village budget, which was larger than expected at 1.25 million, and reviewed tax revenue from three properties including the mill site, post office, and treatment plant. They acknowledged the need to restart discussions with consultants about the redevelopment plan, with a focus on potentially carving out 5-acre developable sites. The group also discussed the need for better mapping of property boundaries and the condition of existing fencing, which will require maintenance and possibly replacement. They agreed to schedule their next meeting after the upcoming IDA board meeting, and to reach out to Brookfield for representation in future discussions.