

SRDC-Owned Properties in Springfield, VT

Springfield Regional Development Corporation (SRDC) has been one of the most aggressive RDC's in Vermont in its willingness to take on property ownership to move development projects forward. As an RDC, SRDC is eligible for a variety of financial incentives and liability protections not available to a for-profit developer. SRDC has served in this role for a variety of sites in the region, including the former Idlenot Dairy (now Black River Produce), what is now known as One Hundred River Street, the LBL Fabrications facility (owned twice). SRDC has also constructed commercial facilities, which have been sold, including most recently Blake Hill Preserves and Vermont Farmstead Cheese in Windsor.

SRDC is known as the premier RDC in Vermont in taking on challenging brownfield properties in the region. These sites, once central to Springfield's economy, now represent both environmental liability and economic opportunity. Over the past five years, SRDC has successfully secured close to **\$16 million in grants** to stabilize, remediate, and begin repurposing these properties. SRDC works closely with the Mt Ascutney Regional Commission (MARC) on these brownfield projects. SRDC also pays property taxes on all owned properties and does not take any portion of these grants for operational expenses. The organization assuming full responsibility for these costs and debts.

1. J&L Plant 1 (280 Clinton Street – 12 acres) – Act 250 permit

- **Status:** Brownfield; ECAA (Evaluation of Corrective Action Alternatives) in process in advance of an amendment to the CAP (Corrective Action Plan) for the site. The ECAA will also include an amendment to the MOU (Memorandum of Understanding) with the Division of Historic Preservation for the remaining north end structure. Cleanup plan for the riverbank is awaiting TSCA (Toxic Substances Control Act) review/approval.
- **Recent Action:** Parking lot sold in 2023, with a Dunkin' Donuts opened in 2025.
- **Future:** SRDC will oversee redevelopment systematically; property is Springfield's only state-designated Opportunity Zone.
- **Grants:** ~\$9.1 million secured.

2. J&L Plant 2 (Robert S. Jones Industrial Center) – Act 250 permit

- **Status:** Active, fully leased.
- **Tenants:** Not public information
- **Future:** Continued industrial and business use with ownership by SRDC
- **Not a brownfield liability**, but represents an important adaptive reuse success.

3. Bryant Grinder Property (Partial Use) – Act 250 permit

- **Status:** Brownfield. The ends of the building are in use by four businesses.
- **Issues:** Roof project in 2024; environmental and structural issues remain. Portions may need to be demolished.
- **Future:** South End redevelopment plans in development. Could be subdivided and/or marketed together with J&L 1.

- **Debt:** ~\$500,000.
- **Grants:** ~\$500,000 awarded for brownfield work.

4. Park Street School (60 Park Street)

- **Status:** Brownfield; under redevelopment.
- **Current Use:** BRIC (Black River Innovation Campus) tenant; gymnasium in use by the Town.
- **Planned Use:** Housing (24 lofts), BRIC, possible public use including Senior Center, Recreation Department, gyms, auditorium, office/business/innovation space.
- **Grants:** More than **\$5.8 million committed** across multiple sources.

5. Parks & Woolson (33 Park Street)

- **Status:** Brownfield.
- **Environmental Work:** Phase II environmental investigation and emergency product removal completed in winter 2023–24. ECAA (Evaluation of Corrective Action Alternatives) work plan approved in 8/25.
- **Grants/Support:** MARC (Mount Ascutney Regional Commission) and the VT Department of Environmental Conservation (DEC) funding assessment and immediate-need cleanup work, currently more than **\$500,000**.
- **Future:** “Many years out” from reuse; site is still in investigation/sampling stage.

Summary

SRDC has positioned itself as Vermont’s most experienced redevelopment entity, holding and remediating Springfield’s toughest sites in addition to taking on risk onto the organization’s balance sheet.

- **Actively in transition:** J&L Plant 1, Park Street School, Bryant Grinder.
- **Too early to tell:** Parks & Woolson.
- **Success stories:** J&L Plant 2 (fully leased). One Hundred River Street (property redeveloped and sold).

These projects matter not only for **public safety and environmental health**, but also as **catalysts for Springfield’s economic revitalization** — unlocking prime sites for business, housing, and community facilities.