

**Approved Minutes
Vermont Community Investment Board
11/24/2025
Calvin Coolidge Conference Room and MS Teams Virtual Meeting**

Members Present (14/16):

- ☒ Alex Farrell (*Chair*), designated by the Secretary of Commerce and Community Development
- ☒ Jonathan Cooper, designated the Regional Development Corporations
- ☒ Jen Mojo, designated by the Secretary of Natural Resources
- ☒ Bruce Cheeseman, appointed by the Governor, representing local government
- ☐ Cathy Davis, appointed by the Governor, representing the Vermont Association of Chamber Executives
- ☒ Christian Meyer, designated by the Vermont Association of Planning and Development Agencies
- ☒ Chip Sawyer, designated by the Vermont Planners Association
- ☒ Jaime Lee, appointed by the Governor, representing the Vermont Natural Resources Council and the Preservation Trust of Vermont
- ☒ Kevin Chu, representing the Office of Racial Equity
- ☒ Laura Trieschmann, State Historic Preservation Officer
- ☒ Landon Wheeler, (alternate) designated by the Commissioner of Public Safety
- ☒ Michael Gaughan, designated by the Vermont Bond Bank
- ☒ Michael McDonough, appointed by the governor, representing local government
- ☒ Peter Trombley, (alternate) State Treasurer's Office
- ☒ Amy Bell, (alternate) designated by the Secretary of Transportation
- ☐ Josh Hanford, designated by the Vermont League of Cities and Towns

Attending Community Planning and Revitalization (CP+R) Team Members (4):
Chris Cochran, Gary Halloway, Jenni Lavoie and Susie Powers.

Guests (7): *Kati Gallagher, VNRC; Dave Pelletier, Adam Lougee, Nate Formalarie, DHCD; Danelle Birong, Samantha Page, BCRC; Catherine Dimitruk, NRPC*

1. Start of Meeting:

Alex Farrell brought the meeting to order at 10:31 am. Alex welcomed everyone to the meeting.

2. Additions or Deletions to the Board Agenda

There were no further additions or deletions to the board agenda.

3. Public Comment Period - FLUA Map Comment

Board Chair Farrell opened public comment pertaining to the FLUA Map agenda items. Kati Gallagher, with VNRC, commented that FLUA maps had good community

engagement and did a good job with boundaries. Gallagher had more concern around Chittenden County's proposed FLUA maps and will be submitting her comments to the LURB.

4. October 24, 2025, Draft Meeting Minutes

Jonathan Cooper made a motion to approve October 24, 2025, Meeting Minutes, and Kevin Chu seconded.

Ayes: Amy Bell, Bruce Cheeseman, Chip Sawyer, Christian Meyer, Landon Wheeler, Jaime Lee, Jen Mojo, Jonathan Cooper, Kevin Chu, Laura Treischman, Michael McDonough, and Alex Farrell. Michael Gaughan and Peter Trombley abstained. The motion carried.

5. FLUA Map Comment – Chittenden County Regional Planning Commission

A Board member asked whether DHCD's memo had been shared with the LURB and if any initial comments had been received. Members also asked whether Chittenden County RPC had provided feedback in response to DHCD's comments.

The Chair noted that the statutory timeline for RPC review is extremely tight, which can make it difficult for RPCs to provide a written response. However, the LURB has a formal feedback process in place before an RPC submits its final application.

Board members also asked what lens they should apply when evaluating the differences among the three designation steps for centers.

During discussion, the staff provided an overview of the new step system that will be overseen by staff and not the board. Staff also emphasized the Board's role as a platform to leverage significant and coordinated investments in communities. Members underscored the importance of ensuring that historic centers are not disadvantaged or overshadowed by the new farmwork and review process.

Chip Sawyer made a motion that the Community Investment Board expects that the designation of Downtown and Village Center boundaries will represent all of the requirements set out in Act 181 and be snapped to parcel boundaries, except in extenuating circumstances, as appropriate. The Community Investment Board also supports the ability of nearly every community to have at least one area of land designated as a Downtown or Village center, but the Community Investment Board is hopeful that no newly designated center would implicitly detract from historic and legacy centers. Laura Trieschmann seconded.

All were in favor, none opposed. The motion carried.

Michael Gaughan noted he sits on the Planning Commission in Burlington. There is no perceived conflict with participation in the CCRPC agenda item.

6. FLUA Map Comment – Northwest Regional Planning Commission

Chip Sawyer recused himself from the Northwest Regional Planning Commission agenda item.

A Board member noted that the rural and agricultural components are particularly strong in the Northwest region and asked how this should be framed within the broader context of meeting housing targets in centers and downtowns.

Michael Gaughan made a motion that the Community Investment Board expects that the designation of Downtown and Village Center boundaries will represent all of the requirements set out in Act 181. Also, the Community Investment Board supports the ability of nearly every community to have at least one area of land designated as a Downtown or Village center, but the Community Investment Board is hopeful that no newly designated centers would implicitly detract from historic and legacy centers. Bruce Cheeseman seconded.

Ayes: Amy Bell, Bruce Cheeseman, Christian Meyer, Landon Wheeler, Jaime Lee, Jen Mojo, Jonathan Cooper, Kevin Chu, Laura Treischman, Michael Gaughan, Michael McDonough, Peter Trombley, Alex Farrell. The motion carried.

7. Old Business / New Business

Staff shares that the December 18, 2025, CIB meeting is the last meeting to approve formal legacy designations. Staff will present the new tiered step guidance at the December CIB meeting.

8. Adjourn

Alex Farrell adjourned the meeting at 11:43 a.m.

The next Community Investment Board meeting will be on December 18, 2025.

Respectfully submitted, Susie Powers