Approved Minutes

Vermont Community Investment Board

6/22/2026

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, arrived at 11:16.
☒ 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, arrived at 11:10.
☒ Laura Trieschmann, State Historic Preservation Officer
☒ Michael Desrochers, designated by the Commissioner of Public Safety
☒ Michael Gaughan (Vice Chair), designated by the Vermont Bond Bank
☐ Michael McDonough, appointed by the governor, representing local government
☒ Peter Trombley, (alternate) State Treasurer's Office.
☒ Matthew Arancio, designated by the Secretary of Transportation
☒ Josh Hanford, designated by the Vermont League of Cities and Towns

Community Planning and Revitalization (CP+R) Team Members (1): Jenni Lavoie

Guests (1): Farida Ibrahim, DED

1. **Start of Meeting:**
   Alex Farrell brought the meeting to order at 11:01 a.m. and 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**
   Alex Farrell opened the meeting to public comment; there were no public comments.

4. **April 27, 2026, Draft Meeting Minutes**
   Laura Trieschmann made a motion to approve the April 27, 2026, meeting minutes, and Michael Gaughan seconded. All were in favor, none opposed, Josh Hanford, and Cathy Davis abstained.

5. **Future Land Use Area (FLUA) Map Comment – Bennington County Regional Commission**
   Community Investment Board members reviewed and discussed the Bennington County Regional Commission's regional plan and FLUA maps.

   Board members commented that legacy centers appeared to have been significantly expanded, which could have the consequence of much larger areas becoming eligible for program benefits. Additional comments spoke to tying planned growth areas to water and sewer. Comments spoke to the expansion of water and sewer when it's adjacent to a planned growth area, which is something board members generally would like to see.

   Chip Sawyer made a motion; 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 for 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. Michael Gaughan seconded.

   Prior to a vote on the motion by the board, Jaime Lee offered a friendly amendment to the last sentence of the motion to add, "or expanded". Therefore, amending to read, "Also, the Community Investment Board supports the ability for 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 *or expanded* centers would implicitly detract from historic and legacy centers. Both Mr. Sawyer and Mr. Gaughan approved of the friendly amendment.

   A roll call vote was taken on the revised motion. Ayes: Cathy Davis, Chip Sawyer, Christian Meyer, Jaime Lee, Jen Mojo, Josh Hanford, Kevin Chu, Laura Trieschmann, Matthew Arancio, Michael Desrochers, Michael Gaughan, Peter Trombley, and Alex Farrell, none opposed. The motion carried.

6. Old Business / New Business

Legislative Updates
Alex Farrell provided a legislative update, noting that amendments to Act 181 in S.325 repealed Tier 3 and the “road rule,” while narrowing tax credit eligibility to centers with historic districts. Despite a tight budget year, an increase in the tax credit pool from $3 million to $3.5 million passed. Additionally, S.327 includes “grandfathering” language to maintain eligibility for three legacy New Town Centers.

Michael Gaugahn spoke to the new special assessment bond provisions that were recently passed and aim to assist with the expansion of municipal infrastructure.

7. Adjourn

Josh Hanford made a motion to adjourn the meeting, Chip Sawyer seconded. Alex Farrell adjourned the meeting at 11:26 a.m.

The next Community Investment Board meeting will be on **Monday, July 27, 2026.**

Respectfully submitted, Jenni Lavoie