



The St. Albans Story:

Revitalization, Resilience, and Results

2026 Downtown & Historic Preservation Conference

St. Albans' Redevelopment Story

Vermont Downtown and Historic Preservation Conference 2026

Dominic Cloud, City Manager
St. Albans, Vermont







WELCOME



Chow Bella

Chow Bella

SEASIDE

Eaton's FINE JEWELRY

12





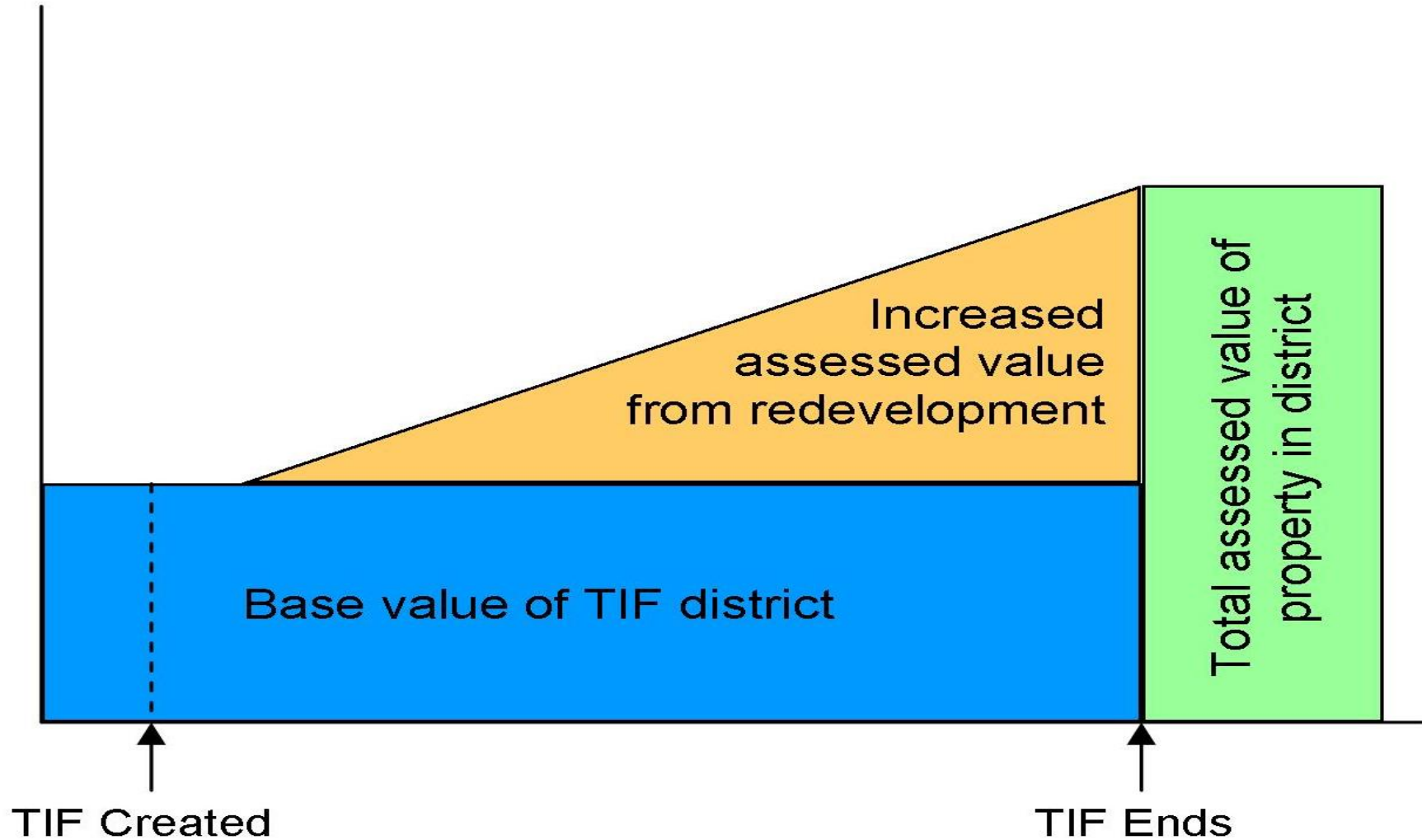


St. Albans House

Original taxable value	\$75,000
City grant	\$50,000
City loan	\$100,000
Historic tax credits	\$434,000
5 Market rate apartments	
5,000 sf office	
Current taxable value	\$1,300,000
Increase to taxes	\$0

Market failures require participation
in the development process to get
results the community wants.

Assessed Value of Property in District







Downtown Core

TIF Bonds and other public	\$15,000,000
New Tax Increment	\$30,000,000
Increase to taxes	\$0

Public / private partnerships offer
better projects, with greater
certainty, in alignment with the
town's policy vision.





AL	3	<i>Acer rubrum</i> 'Sleens'	Sienna Red Maple	2 1/2" - 3" CAL	B&B, Full	PROPERTY OF LIP A Garnache
AA	2	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	2 1/2" - 3" CAL	B&B, Full	PROPERTY OF Virginia Rozic
AS	1	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" - 3" CAL	B&B, Full	PROPERTY OF City of St. Albans
SHRUBS						PROPERTY OF Coley P. Garnache Family Trust
AB	1	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1" - 5" HT./B&B	Multi-stem	
CS	20	<i>Cornus sericea</i> 'Kelsay'	Kelley Dwarf Dogwood	18" - 24" SPD	Full	
RH	32	<i>Rhus aromatica</i> 'Sora Low'	Sora Low Fragrant Sumac	18" - 24" SPD	Full	
SB	33	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	24" - 30" SPD	Full	
GRASSES						
CK	95	<i>Calamagrostis x acutiflor</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 GAL	SPACING 30" o.c.	REMARKS









HARD ROCK
ST. ALBANS
9/23/23

AFTERGLOW Music Festival
Suicide Awareness

FAMILY FRIENDLY
GOOD MUSIC
@afterglowmusicfestival.com

WELCOME

SAINT ALBANS
BIENVENUE

SAINT ALBANS
DOWNTOWN

Main St
Congress St

S & MAIN

PEDESTRIAN CROSSING
ONE WAY

Congress and Main

Original Taxable Value	\$1,404,800
Tax Increment Finance	\$2,500,000
City, State, Federal Sources	\$4,500,000

35 units of LMI housing
35 units of workforce housing
20,000 sf office / restaurant space

Current Taxable Value:	\$10,644,900
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Be the most flexible and pragmatic partner in the deal; the Town is often the only who can.





Town of
St. Albans
City of
St. Albans

Completed
Commercial Building

DEVELOPMENT SUMMARY

BUILDING	BUILDING FOOTPRINT	PARKING SPACES	UNITS	UNIT TOTAL
(A) WING	15,560 SF			33
Level 1		29		
Level 2			11	
Level 3			11	
Level 4			11	
(B) WING	23,050 SF			54
Level 1		50		
Level 2			18	
Level 3			18	
Level 4			18	
TOTAL				87

UNITS: The proposed market rate apartment building is using 750sf - 1,200sf unit mix for a total of approximately 87 units (not including Cathedral Square).

BUILDING STYLE: The proposed building is a podium style building with parking on the ground level (Level 1). A-Wing and B-Wing have an aerial connector that is 3-stories the square footage for the aerial connector is calculated in A-Wing

New Multi-Use Pathway

New Public Street

Proposed
Residential Building
4 Stories

"Cathedral Square"
Proposed Senior Housing
Residential Building

Lower Newton Street

KEY

- ① Building Entry
- ② Flexible Use/Open Lawn
- ③ Retaining Wall
- ④ Garage Entry/Exit
- ⑤ Dog Walking Area

PARKING SUMMARY

EXTERIOR SPACES	79
INTERIOR BUILDING	95
TOTAL	174
RATIO	2.00





Fonda Redevelopment

Original Taxable Value	\$350,000
Tax Increment Finance	\$1,000,000
Other State and Federal Funds	\$5,000,000
10 % Vermont and VHFA RLF	\$9,800,000
120 units of Senior, Mixed, and Market Housing	
Projected Taxable Value:	\$25,000,000
Increase to tax rate	\$0

The cost of doing nothing is often
greater than the cost of doing
something.



SAINT ALBANS
LEWIS CHURCH
BAPTIST CHURCH
800-388-1115

PathStone
Helping You Grow

BELLEVUE



Vote Yes

September 10

*Let's keep the
momentum going*



ABOVE: The proposed State Office building, left. Proposed five-story parking garage, center.



The city's Streetscape is almost complete - a vital part of the city's revitalization.

Vote Yes

**TUESDAY,
SEPTEMBER 10**
at St. Albans City Hall

7 A.M. - 7 P.M.

Vote to **build the parking garage** that will be
one of the key anchors to St. Albans City's future growth...
'...the greatest opportunity to come before the city in decades.'



LIZ GAMACHE, MAYOR



RYAN DOYLE



TIM HAWKINS



AARON O'GRADY



JIM PELKEY



CHAD SPOONER



JEFF YOUNG

Members of the St. Albans City Council

Principles of Town Led Development Projects

1. Create the vision, sell the vision, and champion the project.
2. Use your governmental powers around capital, risk, and return to achieve something greater because the Town was involved.
3. The ballot box is a strength and an opportunity not a weakness.
4. Never waste a crisis.

Let's Connect!

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