June 5,2025, CD Board Meeting Minutes
ACCD-Calvin Coolidge Conference Room 6th Floor, National Life
Virtual Microsoft Teams (Meeting ID: 279 497 588 308 Passcode: UkwmpA)

Board Members in attendance in-person: Cynthia Gubb, Angus Chaney, John Kascenska, Maura Collins, John Biondolillo and Gabriel Lajeunesse

Board Members in attendance virtually: none

Board Members Absent: Liz Ruffa, Lisa Sullivan**,** Gregg Over (Resigned from Board)

Staff in attendance in person: Alex Farrell, , Ann Kroll, Julia Connell, Nathan Cleveland, Brett Chornyak, Patrick Scheld, Juliann Sherman, Cindy Blondin, Grace Vinson, and Kristie Farnham, Veronique Beittel, Elisabeth Nance.

Members of the public: None

Angus chaired the meeting and called the meeting to order at 9:00 a.m. He welcomed John Biondolillo a new board member. Ann noted Gregg Over has resigned because he has permanently relocated to North Carolina. There were no members of the public in attendance for Public Comment.

Town of Craftsbury – Craftsbury Saplings Expansion
Brett presented the open issues of the Town of Craftsbury's application to provide a $1,000,000 subgrant Craftsbury Saplings construct a childcare facility for 35 new full-time equivalent childcare slots, located at 1773 East Craftsbury Road, Craftsbury, VT 05826.

Brett said the project would increase the number of available childcare slots from 35 to 54 children and will create 9 FTE jobs. Craftsbury Presbyterian Church is leasing the building site for the new childcare facility in the amount of $1/year. First Children Finance and the Vermont Community Loan Fund (VCLF) are in support of the project. He said 54% of Capital Campaign has been secured and anticipated to be at 70% at the end of September. The project is not dependent on Congressional Delegation Spending funds, if received it would reduce the amount of debt on the project. CDBG funding is critical for the project to obtain New Market Tax Credits (NMTC).

The following individuals came before the board to present on behalf of the Town of Craftsbury: Via Teams: Isaac Wagner, Consultant; Melissa Jacobs, Craftsbury Saplings Executive Director; Bruce Urie, Town of Craftsbury, Selectboard Member and Michelle Warren, Town of Craftsbury, Town Clerk

Questions, comments, and discussions raised by the board, staff, and applicants:

Melissa Jacobs has been the Executive Director of Craftsbury Saplings for the last 3 years. She said it's a high-quality childcare facility. She said typically childcare facilities have high employee turnover rates, but their facility has been fortunate 9 out of 11 employees have been with the program for the last 2 years. Their program supports foster care children and families in small rural communities. She said they have a 5-year lease with Craftsbury Presbyterian Church. Their program has been in existence for 8 years. She said the original budget was $1.5 million but costs have increased after the pandemic. She said there is a high need to have childcare in the town and available for the surrounding area. This site in East Craftsbury is the most viable option. She said they have done a lot of value engineering, so it fits within the budget.

Isaac stated there is momentum happening in the community for the project.

Cynthia noted this is a very competitive round and asked what the impact would be if no funding was received. Isaac said they would not be able to start the NMTC process without this commitment. Isaac noted they have $300,000 since April for the capital campaign.

Maura noticed in the budget the Town had ARPA funds and were pursuing CDS funding and wondered if they have some funds that must be spent by the end of 2026. Isaac said they have resubmitted their application for CDS funding and understands the federal climate but are hopeful to receive the funding. He said its either the NMTC or CDS model, and they are currently looking at NMTC and would know this fall in October or November. Melissa the ARPA funding was for planning and has already been spent.

John K. said looking forward and if they were in a perfect financial climate and adding 9 new employees questioned if they foresee any challenges with hiring. Melissa said the employment market has gotten better. She said they currently have a stable workforce and have some interns coming in. She said they are trying to bring more young people into the industry. She knows there are people there for the positions.

Cynthia asked if they had any federal funding for operations in jeopardy. Melissa said they currently don't use the federal food program but could use it. She said they are mainly state funding.

Angus advised the grant awards will be made not later than July 3, 2025, and asked if the award conditions were acceptable. Isaac and Melissa confirmed they were.

<u>Town of Fairlee – Bridge & Main</u>

Julia presented the open issues of the Town of Fairlee's application to provide a $890,000 subgrant to Village Ventures LLC to rehabilitate eleven existing rental units across three buildings. Eight units will be constructed across two buildings using Other Resources. A total of 19 units will be assisted through this project. All units will serve households at or below 80 Area Median Income.

Julia said this is a private developer and they will be rehabbing 11 units with CDBG funds. She said they are currently enrolled in Brella and are likely going to need to do an environmental review (ER) Corrective Action Plan (CAP). They are hopeful the ER will be done in October 2025 and will begin the project after that. She said since this is a new private developer staff have some concerns with compliance of regulations, but staff are planning on providing technical assistance to them. She said they are currently seeking 4% tax credits and it's odd because they will need to work to relocate tenants over income. She said their funding requests to VHCB and VHFA will be decided by the end of the month.

Angus asked if the project required Acquisition. Julia said no the developer had previously acquired the property before knowing they would be requesting funding from us.

The following individuals came before the board to present on behalf of the Town of Fairlee: Via Teams: Jonah Richard, Village Ventures; Austin Meehan, Village Ventures; Samantha Dunn, Consultant; and Ryan Lockwood, Town of Fairlee

Questions, comments, and discussions raised by the board, staff, and applicants:

Jonah said they acquired property in 2023 and there was a lot of deferred maintenance from previous owner. He said it's their First time working with Low Income Housing Tax Credits (LIHTC). He noted there have been a handful of studies done to look at the housing demand for the area. He said there is only 1 unit available in the area to rent. He said this would be the first LIHTC for the Town of Fairlee. He said there are 4 buildings across 3 locations, and they plan to demolish one building and add some new buildings to include 8 new units.

Austin, all units will be affordable with units at 60% LMI.

Jonah said this is a gut rehab to 3 buildings and there will be new mechanicals. He said the plan on keeping the framing and foundations. He said these properties are the first you see as you come into town and should be revitalized to make them look more appealing. He said they would be doing clean up and removing an underground storage tank to make it safe for residents in the future.

Austin said they will be doing demolition, structural improvements, HVAC, Mechanical Electrical Plumbing (MEP) system, interior finishes and appliances and fixtures with the CDBG funds. He said they anticipate 26 people will benefit from the rehabbed units, and 30 people would benefit from the new units (based on 1.5 people for each bedroom). The budget has an increased amount to the construction contingency and relocation. He said they uploaded the deeds to both properties that were previously purchased. He said HOME income forms were provided to all residents and a relocation plan for all of them. He said several months in advance residents will be notified when they are going to be relocated. He noted Hoskin Property Management will manage all the units. He said they worked with Two-Rivers Ottauquechee Regional Commission (TRORC) on the ER. They will comply with BABA. He noted Jennifer Garrows the Assistance treasurer with be responsible for 7F on the Grantees Roles and Capacity to ensure separation of duties.

John K. asked if the support services will be on site. Austin said yes, they would be on site. John K. asked what services would be available. Austin said there would be housing counseling and financial management classes.

Angus asked about the risk of losing or not getting the 3 Project Base Vouchers (PBV) for units. Maura noted PBV is going to be harder to come by and asked if 3 units slated to be for under 30% limit were taken away. Jonah said they will do their best to serve people at 30% LMI but VHCB had to remove them for underwriting purposes.

Gabe asked about the total sq. ft. Austin said somewhere between 16,000 - 17,000 sq. ft. combined, and said 8,000 sq. ft. for the rehab.

Angus asked about Hoskin Property Management and their current vacancies. Jonah said they have 40 units now and another 40 under contract. He said they anticipate using some of the units that are vacant for them to move folks in as they rehab the units.

John B. asked if Hoskin Property Management had any financial interest in the project. He also asked when the $200,000 deferred developer fee would be paid out. Maura said it will be paid back within 10 years.

Angus talked about HUD Rapid Rehousing RRH.

Angus advised the grant awards will be made not later than July 3, 2025, and asked if the award conditions were acceptable. Austin and Jonah confirmed they were.

Town of Hartford – 444 Sykes Mountain Avenue

Julia presented the open issues of the Town of Hartford application to provide $1,000,000 to subgrant to Twin Pines Housing Trust to construct 48 new affordable housing units at 444 Sykes Mountain Ave, White River Junction, VT. Twin Pines Housing Trust will partner with Evernorth for this project. This project is part of a larger master development slated to construct 242 units of housing.

CDBG funds will be used and only 7% of the funding is committed. There is potential to receive LIHTC. Exempt from act 250. The town has an RLF with ED focus. What if they had to wait until June 2026. Not all funding will be committed until May 2026.

The following individuals came before the board to present on behalf of the Town of Hartford: Via Teams: Bill Kelsey, Twin Pines; Lori Hirshfield, Town of Hartford; Henry Severance, Evernorth; Matt Moore, Evernorth.

Questions, comments, and discussions raised by the board, staff, and applicants:

Bill Kelsey said Twin Pines is working with Blackrock on 48 units of affordable housing and the site will also have 192 units of market rate housing. Some of the amenities are public water, sewer and access to public transportation. He said they do need to make some edits to the site plans to both parcels.

Matt Moore said in terms of funding for the project there is strong support from VHCB awarded as they have funded over $5M on the heels of VHFA, LIHTC. He said it did not receive a VHFA award, but the project is favorable and will be reapplying next year to VHFA. He said they still have some big applications out there, one to New York FHLB which they applied to in April 2025 and anticipate a decision December 2025 for $2M. He said they also plan to apply to Boston FHLB with a decision in December 2025. He said they have received a commitment up to $2M from Evernorth Loan Fund specifically from the Upper Valley loan fund, a fund capitalized by businesses in the upper valley to build housing.

Lori noted the Town of Hartford is the 9th largest community in the state. She said it has a high demand for housing. It's the crossroads of two interstates. She said the Town has hired a new Housing and Development Specialist to help with the Towns housing needs. She didn't want the federal climate to impact the need for CDBG partnership for this project.

Cynthia asked about the amount of VHCB funding that was received. Matt said the amount for VHCB is the aggregate of National Housing Trust (HTF) and HOME program, they applied for $7M but received $5. Cynthia asked if a project can you apply to two Federal Home Loan Banks (FHLB). Matt said yes. He said that Mascoma bank will be part of the project. Cynthia asked how much requesting for Boston FHLB? Matt said the maximum.

John B. asked if Blackrock construction was out of South Burlington? Matt said no, it's a local developer in the Upper Valley, Simpson development. Maura believes they are out of Springfield. Matt said they worked with them on Wentworth 1 & 2 projects in Hartford.

Maura asked about PBV impacts if not received. Matt said the prospect of not having PBV will prevent a challenge for underwriting. He said he didn't have a solution right now. Maura asked if the ITC $280,000 in the budget is at risk. She said the new Community Housing Infrastructure Program (CHIP) could be used as a gap funder. He said they will need to look at solar and seek potential other resources. He said there is private infrastructure for this project.

Lori said the Town already has a TIF district and asked if any clear determination to be excluded. The project falls outside of the TIF district. Maura said it may be eligible for CHIP.

Angus advised the grant awards will be made not later than July 3, 2025, and asked if the award conditions were acceptable. Lori and Matt confirmed they were.

<u>Town of Hinesburg – Riggs Meadow</u>

Julia presented the open issues of the Town of Hinesburg application to provide a $850,000 to subgrant to Champlain Housing Trust to construct 36 new affordable housing units across four buildings as part of a mixed-income, mixed-tenancy neighborhood in the designated growth center of Hinesburg village located at Riggs Road and VT Route 116, Hinesburg, VT 05641.

Julia said our funding is the last funding source and everything else is committed. She said the environmental review will be completed this month. This is the affordable housing piece of a larger project. Champlain Housing Trust (CHT) and Evernoth are working on a sewer easement and are expecting that in late June. She said new infrastructure will be added to this site. She said 8 units will be market rate, and the rest are affordable. She said there will be a childcare component on site. The Town has provided $50,000 to overall, $25,000 to Windy Ridge for infrastructure and rest as the Habitat of Humanity loans.

Angus asked if the award conditions were only for Riggs Meadow 36 units. Julia said yes.

The following individuals came before the board to present on behalf of the Town of Hinesburg: Via Teams: Todd Odit, Town of Hinesburg; Javier Garcia, CHT; Matt Moore, Evernorth; and Carl Bohlen, Hinesburg Housing Committee

Questions, comments, and discussions raised by the board, staff, and applicants:

Todd Odit is very excited for the project for development on their core. He said the project has been in talks for 10 years and the town has committed $50,000.

Javier Garcia said the project is on Rte. 116 and is half a mile from the village center. He said the land is being donated to CHT. He said this is the 1st phase of CHT's master development. It will be a community asset. It will have a childcare option. A bicycle path will be constructed. It is close to the high school. He said they are working with Vermont Gas Systems (VGS) for the thermal heating.

Carl Bohlen is the chair of Hinesburg Affordable Housing Committee. He said when he retired, he didn't retire from working on housing issues just from the Department of Housing and Community Development. He said the housing committee is an advocacy committee. He said the real work is at the Town and nonprofits to get this work done. He said they have kept the housing needs assessment current. He said it's rare to have donated land and wouldn't want to see it lost. There has been no opposition to the project. He noted the revolving loan fund is a result of another VCDP project, the VT Smoke & Cure which has had issues hiring people. This project will help meet goals on Act 181. This project will have a high impact on the grand list for the Town.

Matt said they will be going out to bid in the fall. He said they plan to close by the end of year. They anticipate construction to start in Quarter 1. He said he needs to see numbers from DEW construction and is looking at all the options on when to start. VGS is the largest geothermal in the country. VGS is going to the public utility. Geothermal is made in South Dakota so compliance with BABA is solved.

Maura asked about the 5 PBV in project the impacts to the project if not received. Matt said the developers are still working and thinking creatively.

Angus asked about access to the project. There is no direct access to 116.

Maura asked if they could look into CHIP for this project. Matt said that would slow them down, they are currently working with the design team and DEW to get this going.

Angus asked about low and moderate income (LMI) beneficiary involvement. Javier said a third of CHT board's is LMI beneficiaries. CHT and Evernorth asset management do resident surveys. He said not everyone wants to be in the City of Burlington, some people want to be in rural communities.

Angus advised the grant awards will be made not later than July 3, 2025, and asked if the award conditions were acceptable. Javier and Matt confirmed they were.

Updates for next year from the Consolidated Plan
There will be two board meetings. 1st only for the Homeownership centers. 2nd board meeting for all other projects. Nathan said 45% of allocation will be set aside for the homeownership centers. Ann stated this only equates to about $500K.

Town of Rochester – Rochester High School Repurposing Project

Nathan presented the open issues of the Town of Rochester application to provide a $750,000 grant to the Town of Rochester to renovate the currently vacant former Rochester High School Building located at 222 VT Route 100, Rochester, VT 05767. When completed the building will be occupied by an early childcare center and senior citizen center to provide programing and meals to area seniors.

Nathan said the school is vacant except for the elementary school. The project is located in the designated Village Center. He said they had gone through an extensive planning process. He said they are at the halfway point with the Capital Campaign. He said the status of the congressional funding is still needed. He said there is limited space for meals on wheels. He said the Town will take over ownership on July 1, 2025.

The following individuals came before the board to present on behalf of the Town of Rochester: Via Teams: Kathryn Schenkman, Vice-Chair, Valley Hub Inc.; Kristen LaPell, Assistant Town Clerk & Treasurer, Grant Manager, Town of Rochester; Sarah Wraight, Senior Planner, TRORC; and Peder Rude, Development Consultant, North Hill Solutions, Ltd. Co.

Questions, comments, and discussions raised by the board, staff, and applicants:

Kathryn has been working on the project for 5 years. Community engagement was after rural development model. She said the planning grant was completed in 2022. The building is in the flood zone, and they have done mitigation work. She said they received 2024 congressional delegation. She said the biggest challenge right now is funding and supply chain issues due to the pandemic and tariffs. She anticipates the design work to be completed on June 23 which will give them definite costs. She said they could start tomorrow and are shovel ready. She said the RFP for early child center went out June 1, 2024. She said they will be able to manage CCV classes in the high school portion of the building. She said they do have money that will need to be spent by the end of the year. She said the building is rented for the summer and has broad community support.

Sarah with TRORC said the only outstanding issue is the construction documents. Everything has been uploaded to the environmental review and that will be complete.

Peder Rude said the Congressionally Designated Spending (CDS) is progressing forward. With all the changes/turnover with USDA Rural Development it has been slowed down. He is hopeful within the next couple weeks to have USDA funding. Kathryn said the NEPA review is in NY and is in process and the letter should be out soon.

Angus asked if they have seen other communities that have done repurpose of an old school. Kathryn said she hasn't but someone on the board that has seen one in California and Maine. She said the building will house an alternative high school program so it will continue to offer education. It will have a physical therapist. It's going to be a HUB. There will be classes for adults such as foster grandparent classes.

Peder said since the changes that came with Act 74, they need the community to move forward with a good model.

Sarah said the Town of Bridgewater did a project with their school but on a smaller scale for their community center.

Pat Havey said they are hoping to close on July 1 to purchase the building for $1.

Cynthia asked what the impact would be if they didn't receive funding. Kathryn said it's going to delay the project for the foreseeable future, and it will be at a standstill.

Maura asked if the project came before the board previously. Nate said no staff encouraged them to come in at a later round last year.

Peder said NBRC funds will assist with Phase II of the project.

Kathyrn said they will be adding insulation all around the building, and flood gates have been added and secured, so there will be no digging for storm flow. She said exterior insulation will improve the thermal envelop of the building and will help to reduce energy costs.

Cynthia asked if the current tenants would have the building cash flow in the positive. Kathyrn said they will still have open space. She said the money will go to the town and projections anticipate by the 3rd year it should be self-sustaining.

Peder said the study done in 2022 showed if 80% occupancy it should sustain affordable with a balance of nonprofit and for-profit tenants. Kathryn said they will have to maintain USDA occupancy criteria.

Angus asked if the bicycle and man on the property would still be staying. Kathryn said yes. Angus questioned if the scope of work had any digging. Kathryn said the only digging would be for a propane tank for the commercial tank.

Angus advised the grant awards will be made not later than July 3, 2025, and asked if the award conditions were acceptable. Kathryn confirmed they were.

<u>Town of St. Johnsbury - Caledonia Food Cooperative Project</u>

Nathan presented the open issues of the Town of St. Johnsbury application to provide a $1,000,000 to subgrant to The Caledonia Food Cooperative (CFC) for the renovation of the former Walgreens property at 502 Railroad Street to transform the space into a vibrant, community-owned, local and healthy foods-focused grocery retail store.

Nathan said they Term sheet of loan not the actual Loan. Market study should expect a certain about which would be 25% less a more conservative look. John asked for more info on 25% details.

The following individuals came before the board to present on behalf of the Town of St. Johnsbury: Via Teams: Peter Schweigert, Caledonia Food Cooperative Board Chair; James Sweeney, Caledonia Food

Cooperative Board Building Committee Chair; Chris Gilbert, Caledonia Food Cooperative Project Manager; Chad Whitehead, Town of St. Johnsbury Town Manager; and Frank Empsall, Select Board Vice-Chair

Questions, comments, and discussions raised by the board, staff, and applicants:

Chad Whitehead the Town Manager is excited about the project and noted there is community support for the Coop.

Peter Schweigert Chair of Coop board said the Coop will provide natural foods with bulk options. It will be community owned at $100 per household. There are currently 1391 members of which 105 are households in Caledonia County. He said each household has one vote. There is a Board of Directors made up of 11-members from local residents. He said there has been overwhelming community support. The Coop opened in 2019. The community raised $300,000 for the deposit to purchase the building and then raise almost $1M in 2023 and 2024. They purchased the building in April 2024 and hope to open in the summer of 2026. He said the anchor store will attract 2,000-3,000 people to the area. He said there will be 31 FTE jobs between full and part time positions with 39-40 anticipated by year five. He said the total project is just over $7M with a current funding gap of over $1.5M. To fill that gap would be to supplement a CDBG award with funding from a capital campaign happening now. This project will create jobs, support local food, support supply chain resiliency, and boost the community.

Gabe asked about the job creation. He also asked if they had a calculation of how people are shopping now vs. how they will be coming to support this store? Chris said they don't want to take revenue from other stores or jobs from other employers. Nathan said the northeast kingdom has a higher unemployment rate in the state.

Cynthia asked what the goal was for the capital campaign. Peter said $1.4M over 12-18 months. Cynthia what is the capacity for the area, with the $300,000 response so quickly for the non-refundable deposit. He said some feel the community is tapped out and have given what they can but capacity remains to be seen.

Angus said looking at the funding stack some require products to be made in America which could also be impacted by tariffs and wonder if everything needed would be received on time and on budget. Peter said they are scoping out refrigeration in Wisconsin.

John K. asked if $1M was received would it help with the gap and with other funders. Peter said if other funding comes in place, it provides a reality to allow others to come on board. He said there is a lot happening in the community right now, the community hospital is expanding, the town is looking for new facilities and the local high school will have facilities needs in the near future.

Angus asked if the 2,000 to 3,000 was actual people or shopping trips. Peter said it's calculated by shopping trips.

Angus advised the grant awards will be made not later than July 3, 2025, and asked if the award conditions were acceptable. Chad confirmed they were.

<u>Town of Waitsfield– Wastewater Infrastructure Project</u>
Julia presented the open issues of the Town of Waitsfield application to provide $1,000,000 to grant to the Town to support the infrastructure initiative serving Irasville and Waitsfield Village. The project will establish wastewater infrastructure and advanced treatment and disposal, replacing 111 aging and failing private wastewater systems. The area in which it will be served is an Area-Wide benefit census tract.

The following individuals came before the board to present on behalf of the Town of Waitsfield: Via Teams: JB Weir, Town of Waitsfield; York Haverkamp, Town of Waitsfield; and Jon Ashley

Questions, comments, and discussions raised by the board, staff, and applicants:

York said the project will replace many old wastewater systems (38) for one municipal system. He said there is aging infrastructure. $36,000 is the median household income for the area. He said it will allow for higher density housing. Modern infrastructure capitalizes community growth. They anticipate final designs by Jan 30, 2026. He said 90% of property owners are interested in connecting. He said this project supports HUD Consolidated Plan goals of housing, economic development and infrastructure. He said there has been strong public engagement.

Jon Ashley said it's a Munn Site for centralized treatment. He said there are no environmental constraints on the site. He said the full buildout of the project is $19M. He said there is currently an active review happening for the project by Department of Environmental Conservation (DEC), Agency of Transportation (VTrans), Historic Preservation (HP) and Environmental Review teams.

JB Wier said it is an important project. They are in a dire housing crisis and their community is at the base of 3 ski areas.

Maura questioned the ARPA funding and other funding sources. JB said they have a very active team and have looked at all funding sources that are out there. He said the ARPA money is currently being used for design work. He said they are waiting to hear from USDA.

John K. asked if they had any idea on the timeframe when they would hear from USDA. JB said it's a process we know, the application was sent in late 2024 to USDA. He said they have identified new people they will be working with at USDA and the offer should come within the next couple of weeks.

JB met with Misty last week hopefully by the end of June. Largest unsewered village in the area

Nathan asked about how many septic units were serving rental units vs. single family residential. Jon said it's more rental than single family. York said the selectboard is actively looking at removing barriers for housing.

Angus advised the grant awards will be made not later than July 3, 2025, and asked if the award conditions were acceptable. York and JB confirmed they were.

City of Barre – Turning Point Enhancement

Julia presented the $300,000 enhancement for the turning point project. Delays due to environmental work. Turnover for the Exec director at turning point. Have revised the scope. They are eligible for another $300,000. This project has gone out to bid. $1.4 M gap. They are working on value engineering. They thought there was some duplication in the budget.

Kristy talked about the VRF funds

The following individuals came before the board to present on behalf of the City of Barre: Paul Dettman-Turning Point & Chip Castle; Janet Shatney, Director of Planning;

Questions, comments, and discussions raised by the board, staff, and applicants:

Paul Dettman said there was a request for bids on the environmental review work on May 19, and they only received one bid. He said they are eliminating under the basement work and reducing the footprint of the addition. He said they will be reducing the historic preservation work. He said the $300,000 would complete the gap with the change of scope of work. Julia asked if all the other resources are committed now and Paul said all $2.7M of other resources are committed.

Cynthia asked if other companies gave a reason why they didn't submit a bid. Paul said due to regulatory oversight. He said it's a historic building and with a corrective action plan needed. Neagley & Chase provided the only bid.

John B. questioned if the $3M didn't include CAP etc. if they ever considered leasing instead of buying. Paul said the whole purpose of the project was for a building that they owned. Julia said this is the turning point center of Central VT, they have satellite offices elsewhere, this would be the HUB.

Gabriel asked how many would be served. Paul said 450 to 500 people now and this project will allow them to increase the number of people they serve. There were impacts due to the flooding. Chip said the new location will reduce the stigma of area and population served. He said it needs to be accessible and serving place. The building is right next to the bus stop.

<u>Town of Pittsford – Pittsford Village Farm Adaptive Reuse</u>

Brett presented the $300,000 enhancement request still a $456,000 gap. The remaining gap can be reduced by valued engineering.

The following individuals came before the board to present on behalf of the Town of Pittsford: Issac Wagner; Lorri Byrom

Questions, comments, and discussions raised by the board, staff, and applicants:

Isaac said the environmental review took a year, which increased the cost by 15%, and then their original contractor went out of business. He said they are now working with Naylor and Breen. He said the CRRP and NP funding would be sunsetting at the end of next year. He said he put in four different enhancement requests for other funders. He is hopeful they will be able to secure additional funding from VHCB. Limited scope with contractor to have them start in August. He said the enhancement that will create 2 new housing units and childcare for the village of Pittsford.

John K asked if the $300,000 was received how will they commit to fill the remainder. Isaac said he thinks it will help with the other requests and has some confidence that VHCB will support the project more. VHIP funding may be available.

Lorri said they have a ground-breaking ceremony planned for June 19, and in addition to tossing some dirt, will be announcing the beginning of the public phase of their capital campaign. She said they feel confident that the construction will spark new fund-raising energy and success.

Lorri said Rutland Parent Child Center had a plan to move already and they selected them because they have been operating for many years, and are fully aware of the regulations, and First Children's Finance is involved as well.

Nathan asked about the daycare slots with the partnership Rutland Parent Center for LMI. Isaac confident will serve more than 51% LMI.

<u>November 13, 2024, Board Meeting Minutes</u>

Cynthia made a motion to approve the draft minutes from November 13, 2024, board meeting, John K. seconded the motion. None opposed.

The motion carried 6 - Yes – 0 Abstention -0 No

Cynthia – Yes
Angus - Yes
John K – Yes
John B - Yes
Gabriel - Yes
Maura – Yes

<u>Award Condition Extensions</u>

The Award Extension requests were presented to the Board. Staff went over the projects.

Cynthia made a motion to approve the award condition extension list to November 1, 2025 as presented by staff to extend each of the grants award conditions until their next progress report. Gabe seconded the motion.

The motion carried – 6 Yes – 0 Abstention -0 No

Cynthia – Yes
Angus - Yes
John K – Yes
John B - Yes
Gabriel - Yes
Maura – Yes

<u>Planning Grant Consent Agenda</u>

Maura moved to fund the Planning Grant as presented by the Consent Agenda at the level below. John B seconded the motion.

The motion carried – 6 Yes – 0 Abstention -0 No

Cynthia – Yes
Angus - Yes
John K – Yes
John B - Yes
Gabriel - Yes
Maura – Yes

Grant Identifier	Project Title	Amount
07110-PG-2024-Cabot-18	Cabot Flood Resiliency Master Plan	$0
07110-PG-2024-Marshfield-13	Marshfield Old Schoolhouse Common	$60,000
07110-PG-2024-Swanton V-14	SV Hydro Facility Capital Assessment	$60,000
07110-PG-2024-Woodstock-19	Keystone Block	$0
	Total Funds Recommended	**$120,000**

<u>CDBG Funding Recommendations Implementation Grants & Enhancements</u>

Angus stated when looking at enhancements the need to look at with a lens to see if it's still viable. Alex said our part of the funding is not what it used to be, we are looking at doing fewer but larger projects.

John B. thought the funding for the Barre project seemed high.

Maura noted with costs the need to evaluate to be sure we want part of the project and/or if costs seem unreasonable. The funding is not just like $600,000 to build it, but you also have to clean dirty dirt, help the homeless etc. We're getting more than just housing.

John K. said contingencies are not keeping up with the costs of housing. Housing is a gigantic need. Every time we delay, we're not keeping pace.

John B. liked and thought the reuse for Rochester was a great project.

Maura feels housing is a higher priority and CDBG money should only go to housing, economic development and accessibility.

Kristy said Swanton is not eligible for other brownfield sources. They have a soil management plan.

Kristy encouraged funding the enhancements due to the potential risk of loss of other resources.

Gabe moved to fund the Implementation Grants at the levels below. Cynthia seconded the motion.

The motion carried – 6 Yes – 0 Abstention -0 No

Cynthia – Yes
Angus - Yes
John K – Yes
John B - Yes
Gabriel - Yes
Maura – Yes

Grant Identifier	Implementation Grant Project Title	Funding Recommendation
07110-IG-2024-Craftsbury-12	Craftsbury Saplings Expansion	$ 0
07110-IG-2024-Fairlee-18	Bridge + Main	$500,000
07110-IG-2024-Hartford-15	444 Sykes Mountain Avenue	$0
07110-IG-2024-Hinesburg-01	Riggs Meadow	$850,000
07110-IG-2023-Rochester-12	Rochester High School Repurposing Proj	$0
07110-IG-2024-St. Johnsbury-04	Caledonia Food Cooperative Project	$600,000
07110-IG-2024-Waitsfield-14	Wastewater Infrastructure Project	$0
	Turning Point	$300,000
	Pittsford	$100,000
	Total Funds Recommended	$2,350,000

<u>City of St. Albans - Hope Grove Recovery House RHP Grant</u>
Julia presented the open issues for the City of St. Albans Hope Grove Application that is requesting $614,750 from the Recovery Housing Program.

Questions, comments, and discussions raised by the board, staff:

Julia said the funding is for acquisition and there currently is an option agreement. They are working on the environmental review with the necessities of having a pool onsite and that is still underway. She said the budget in their response was different. It's a 7-bed facility for women. Hope Grove is a new entity and not well established. There are some compliance aspects that need to be worked through. They have hired a consultant who is a new consultant to CDBG. Staff reached out to AHS, and they scored project. Staff are not recommending funding right now until the environmental review is completed, compliance concerns have been gone through, and the project is ready to move forward.

Gabe moved to defer funding the City of St. Albans Hope Grove RHP grant and set up a special meeting in the near future when project is ready to move forward. Cynthia seconded the motion.

The motion carried – 6 Yes – 0 Abstention -0 No

Cynthia – Yes
Angus - Yes
John K – Yes
John B - Yes
Gabriel - Yes
Maura – Yes

<u>Adjourn</u>
Gabe moved to adjourned, John K seconded.
The meeting adjourned at 4:13 PM, all were in favor, the meeting adjourned.