

FIGURE 1:
Location Map of TIF Districts

Previously Approved by the Vermont Legislature & Grandfathered in by Act 60 (1998):

Burlington Waterfront—Active (6)
Newport City—Retired (1)

Created by Special Legislation (2000):
Winooski—Active (5)

Approved by VEPC Under EATI Program (1998):
Milton North/South—Retired (3)

Approved by VEPC under Act 184 (2006):
Milton Town Core—Active (4)
Colchester Severance Corners—Dissolved
Burlington Downtown—Active (7)
Hartford Downtown—Active (10)
Barre City Downtown—Active (9)
St. Albans City Downtown—Active (2)
South Burlington City Center—Active (8)

Approved by VEPC under Act 69 (2017):
Bennington Downtown—Active (11)
Montpelier Downtown—Dissolved
Killington—Active (12)

Tax Increment Financing Program

Summary of Annual Report 2023

July 1, 2021 – June 30, 2022

The Annual Report can be found on the ACCD website following the link:

[Link](#)

Prepared by:

Angie Farrington

VEPC Program Manager

VT Economic Progress Council

Angela.Farrington@vermont.gov

802-461-6421

Contents

- Improvements and Developments
- Incremental Revenues
- Overall Performance
- Impact of the Pandemic on TIF Districts
- TIF District Profiles
- Current TIF District Activity

Improvements & Developments

Proposed Public Infrastructure	\$274,060,616
Incur Debt of up to	\$223,269,123
Local Approved Debt	\$184,622,008
Incur Debt	\$100,949,579
Repaid Debt	\$37,637,704
Grand List Value Increase- FY22	\$464,355,361

Please note the numbers provided in the table are for the
9 active TIF Districts

Incremental Revenues FY22

Incremental Property Tax Revenue	\$104,565,902
Infrastructure and related costs	\$95,182,399
Education	\$61,691,995
Municipal	\$33,490,403
Tax Authorities	\$9,385,509
Education	\$7,325,320
Municipal	\$2,058,184

Newport TIF District disbursed \$146,010 to the Education Fund in fiscal year 2016 and the Milton North/South TIF District disbursed \$131,087 to the Education Fund in fiscal year 2020.

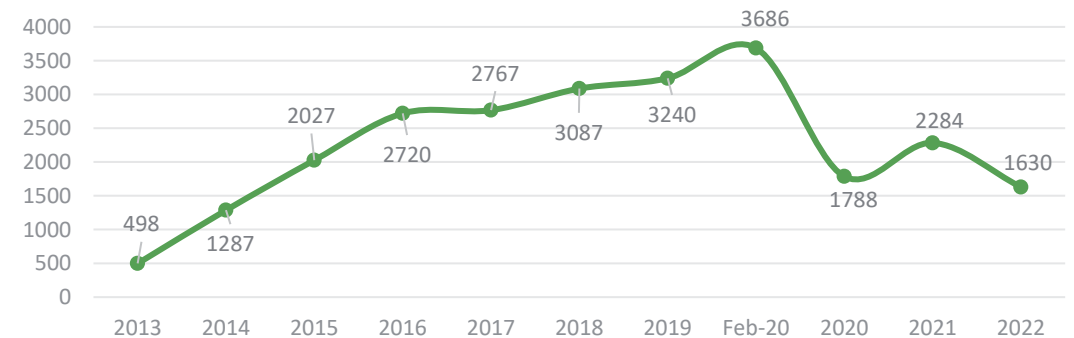
Overall Performance

Total Increase in Taxable Value	\$515,845,033
% Increase in Taxable Value	76.59%
At the End of the Life of the TIF District	
Projected Taxable Value	\$1,630,243,971
Total Increase in Projected Taxable Value	\$956,730,344
% Increase in Projected Taxable Value	142.05%

Please note the numbers provided in the table are for all 11 TIF Districts which includes Newport and Milton North/South TIF District.

Job Growth & VT Firms

- Net Increase of 1,630 jobs
- A decrease occurred in FY22, largely due to a loss of jobs in St. Albans City from the United States Citizenship and Immigration Services vacating their offices
- Since Montpelier TIF District has dissolved, data from that District is not included in the FY22 value.
- TIF Districts reported an aggregate of \$117.2 million in the amount of work that has been performed by Vermont firms in the Districts since 2013, an increase of \$7.1 million since fiscal year 2021.



Impacts of the Pandemic

- Districts reported that projects continued to be delayed for reasons such as labor and supply shortages and increased construction costs. Many TIF Districts reported delays in private improvements for the same reasons.
- During the 2023 legislative session, the Barre and Hartford TIF Districts requested additional extensions for their periods to incur debt and to retain education tax increment. Those Districts reported to VEPC that additional time is needed due to the impacts related to COVID such as inflation, staffing shortages, and lack of contractors and supplies, causing delays in project implementation. Barre also reported impacts from the pandemic triggered their review and reassessment of their original TIF District Plan and infrastructure needs to support private development in the District. VEPC staff will continue to monitor the effects of the pandemic on the TIF Districts through semi-annual monitoring visits and annual reporting.

Burlington Waterfront TIF District Profile



- The first phase of the Moran building was open to the public in November of 2022. During the spring of 2022 and continuing through the fall, the components of phase 1 were completed which include signage, lighting, temporary gravel paths that connect the site to Burlington’s Greenway and Waterworks park, as well as paths through the frame.
- Over 80 businesses along Lake Street, Battery Street and Cherry Street, and other areas within the district now thrive in locations where previously no economic activity was occurring. Examples include:
 - 62,726 sf of commercial/office/retail space at Lake & College Streets
 - 40 units of mixed rate housing at 300 Lake Street
 - Leahy Center for Lake Champlain - ECHO Lake Aquarium and Science Center
 - 29 units of market rate housing at 200 and 216 Lake Street



Year Created	1996
Increase in Taxable Value	\$100,553,732
Tax Revenues Generated from Increment in FY'22	\$2,269,794
To Education Fund	\$78,590
To Municipal GF	\$0
To TIF District Fund	\$2,191,204
Cumulative Public Investment	\$32,832,670
Total Debt Incurred	\$20,689,489

Winooski TIF District Profile



- The Winooski TIF District is nearing the end of the District’s retention period.
- All debt has been incurred and all infrastructure projects have been completed. Improvements that were funded using TIF include water, sewer, and stormwater system improvements, riverwalk development overlooking the Winooski River, transportation enhancements and streetscape, a public park inside of the Winooski Circulator and East Allen Street, municipal parking garage, and electrical substation improvements.
- In FY2022, Winooski businesses have seen significant recovery from losses weathered during COVID-19. Between July 1, 2021, and June 30, 2022, total taxable receipts for Sales & Use dropped by 1.17%, while Meals, Rooms and Alcohol showed an overall increase of 65.48%. The total change for both Sales & Use and Rooms & Meals was an increase in taxable receipts of 25.99%. Total Winooski taxable receipts for FY22 were \$36,825,699.
- During FY22, Winooski worked with their finance commission and City Council to plan for the expiration of the TIF District, which will occur in FY24. This included financial modeling by staff for increment and other funding that has been dedicated to debt service repayment that will be reverting to the general fund in the future and discussion with the community about the best strategic use of funds and the priorities of the City to move forward.



Year Created	2000
Increase in Taxable Value	\$79,239,800
Tax Revenues Generated from Increment in FY'22	\$2,511,871
To Education Fund	\$31,764
To Municipal GF	\$0
To TIF District Fund	\$2,480,107
Cumulative Public Investment	\$52,154,551
Total Debt Incurred	\$21,098,000

Milton Town Core TIF District Profile



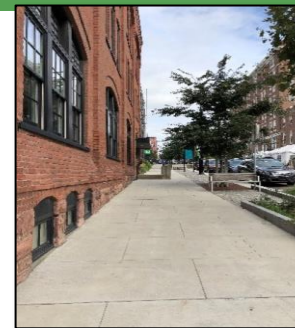
- Milton completed streetscape improvements for the southern portion during FY22 with the assistance of a \$850,000 VTrans grant. The work area included both sides of Route 7 approximately from the Papaseraphim property south to the intersection of West Milton Road.
- Hourglass Intersection: The Town entered into an agreement with VTrans in 2017 to design and build the Southern leg in conjunction with the Northern leg. An earlier component of the project required Milton to acquire lands associated with the southern end and intersection of the hourglass project. As of the end of FY22, the town still has not be able to acquire such land. Due to this, the town advised VTrans to move forth with an alternative plan for the Southern leg project which has allowed VTrans to continue their work and not cause delays with the Northern Leg. Once VTrans has completed their project, it is likely that the Town will have its own contractor build the Southern leg of the Hourglass project to prevent any future delays and to ensure that it is completed before the TIF District retention period ends in FY31.
- While there were no new affordable housing developments during the reporting period, Milton has documented 70 completed affordable housing units within the boundaries of the TIF District since its creation. In addition, 212 other housing units have been completed, 12 residential units have been approved, and a 51-unit general residential development is proposed comprising of 25 duplex buildings and 1 single-unit building.
- Milton identified 36 potential development and redevelopment projects in their TIF Plan and Application. Of those projects, 15 are complete, and an additional 2 are partially complete.
- Milton has documented 70 completed affordable housing units within the boundaries of the TIF District since its creation.



Year Created	2008
Increase in Taxable Value	\$47,154,995
Tax Revenues Generated from Increment in FY'22	\$1,097,578
To Education Fund	\$199,642
To Municipal GF	\$74,752
To TIF District Fund	\$823,183
Cumulative Public Investment	\$6,460,300
Total Debt Incurred	\$9,582,600

Burlington Downtown TIF District Profile

- During FY22 voters approved a bond in the amount of \$27,390,000, for the Main St from S. Union to battery St project. By June 2022 project design was 15% complete, as the City Council accepted a preferred concept in May 2022.
- 3 new market-rate housing units on South Champlain Street have previously been completed. Development of 48 rental units began in August of 2022, its expected that this will be completed in FY24.
- The VFW on South Winooski Avenue, which anticipates 38 units of mostly affordable housing to be developed, along with VFW program and office space for the Burlington Community Justice Center. Estimated construction start date of September of 2023 with completed in FY24. During FY22, the project was advancing through the permit process.



Year Created	2011
Increase in Taxable Value	\$108,736,266
Tax Revenues Generated from Increment in FY'21	\$2,493,762
To Education Fund	\$414,800
To Municipal GF	\$0
To TIF District Fund	\$2,078,963
Cumulative Public Investment	\$8,149,596
Total Debt Incurred	\$5,220,000

Hartford TIF District Profile



- During FY22 several projects such as surface parking in the Towns South Main Street and Town Square parking lot, construction of streetscape, sidewalks, utility improvements on Pine Street, Market Street and Currier Street extension, all entered the final engineering phase with anticipated construction to occur in FY23 or FY24. It was reported that these delays have been COVID related and due to supply chain and labor shortages.
- During FY22, construction was completed for the first section of the wastewater, stormwater and roadway improvements on South Main, North Main, and Gates Streets. The second segment of the project commenced during FY22.
- South Main Street Apartments, a new construction of 69-unit market rate housing was completed during FY22, which includes 3,000sf of commercial space.

Year Created	2011
Increase in Taxable Value	\$29,657,200
Tax Revenues Generated from Increment in FY'22	\$8,818,565
To Education Fund	\$128,120
To Municipal GF	\$76,578
To TIF District Fund	\$613,924
Cumulative Public Investment	\$5,742,805
Total Debt Incurred	\$11,159,528

St. Albans TIF District Profile



- Kingman Street: Reconstruction of the sidewalks and roadway to implement complete streets designs and add pedestrian amenities to the streetscape was completed in FY22.
- Federal Street Multi-Modal Connector: Planning and design for the North Federal Street phase continued during FY22. Construction is anticipated to commence in calendar year 2024 or 2025.
- Core Brownfield: Work on site 4 (Federal Street) commenced during the reporting period and included an environmental assessment and a TIF bond in the amount of \$500,000 which was approved by voters in March 2022. Work on Site 6 (Courthouse) commenced during the reporting period and included an environmental assessment.
- Fonda Brownfield Clean Up: An environmental assessment and remediation activities occurred during FY22 in preparation of the site and removal of the entire concrete slab which is expected to occur in 2023. The City received voter approval on Town Meeting Day 2022 for a bond in the amount of \$500,000 for brownfield remediation and site preparation associated with 100-120 Federal Street.
- Main & Congress: Completed in FY22 and included 25,000sf of commercial space, 30 new affordable housing units, and 33 market rate housing units.

- Public Safety Building: Renovations of the building were completed in FY22.
- Davis Redevelopment (Dressing Room Building) located at 34 No. Main: Renovations of the upper floor were completed during FY22.
- Old Courthouse: The city sold the property to a developer in FY22, and an environment assessment began in preparation for renovations.



Year Created	2012
Increase in Taxable Value	\$60,127,218
Tax Revenues Generated from Increment in FY'22	\$1,691,153
To Education Fund	\$271,576
To Municipal GF	\$0
To TIF District Fund	\$1,419,577
Cumulative Public Investment	\$31,660,609
Total Debt Incurred	\$20,500,000

Barre TIF District Profile



- During FY22, several businesses opened within the TIF District creating approximately 18 new jobs, these included Taste of Brazil, Pearl Street Pizza, Rainbow Bridge Community Center, Gypsy Moth Quilt Shop, and Amy’s Armoire. Several businesses relocated from the North end of City into the District, adding 16 new jobs.
- Structured Parking between Keith and Pearl Streets: Surface parking completed in FY21 adding 100 new spaces, and a “pedway” between North Main Street and the new parking lot. No planning, design or construction of structured parking has been started
- New and expanded enterprises includes retrofitting a portion of the Rouleau Plant, construction of City Place, completion of Blanchard Block and construction of 22 Keith Avenue Property.



Year Created	2012
Increase in Taxable Value	\$9,185,580
Tax Revenues Generated from Increment in FY'22	\$357,389
To Education Fund	\$38,943
To Municipal GF	\$50,404
To TIF District Fund	\$418,122
Cumulative Public Investment	\$4,967,509
Total Debt Incurred	\$2,200,000

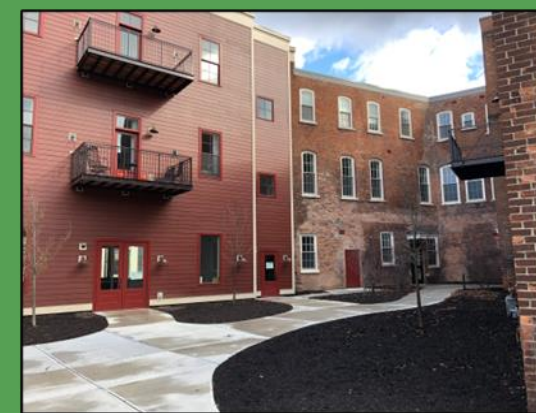
South Burlington TIF District Profile



- Garden Street: During FY22, the right-of-way acquisition phase started. Engineered plans to construct this commercial street between Dorset and Midas Drive were also advanced.
- Williston Road Streetscape: During FY22, designs plans to address stormwater needs (soils analysis & system design), lighting location, and pedestrian/bicycle vehicular conflicts were completed.
- Pedestrian/Bicycle Bridge over I-89: During FY22, the City received a grant award from USDOT. The City issued a Request for Proposals, awarded a design contract, and launched public outreach for the design phase.
- During FY22, 180 Market Street (Public Library, City Hall, and Senior Center) opened in the TIF District, which resulted in many employees moving into the TIF District as well as many new hires.
- City Center Park/Dumont Park phase 1 was completed and in use during FY22, and phase 2 of the project was initiated which included land surveying, borings, and design.
- Dover Place, a 45-unit affordable housing development was completed during FY22.

Year Created	2012
Increase in Taxable Value	\$29,574,210
Tax Revenues Generated from Increment in FY'22	\$557,496
To Education Fund	\$106,303
To Municipal GF	\$33,071
To TIF District Fund	\$418,122
Cumulative Public Investment	\$31,824,172
Total Debt Incurred	\$10,429,962

Bennington TIF District Profile

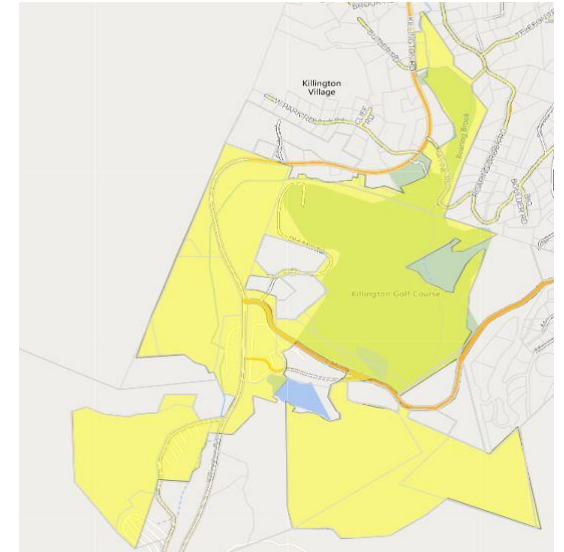


- VEPC approved the Bennington TIF District’s Substantial Change Request on June 30, 2022, and changed the District to a Master TIF Determination. This approval also provided for a 5-year extension to incur first debt until March 31, 2027, and decreased the anticipated amount of TIF debt from \$5,690,518 to \$3,520,027.
- During FY22, remediation efforts continued for the Putnam Block project, in accordance with the Corrective Action Plan, for cleanup work to commence in spring/summer of 2023.
- BennHigh Project: During the reporting period, Town staff worked to obtain site control, define the scope of the project, and begin pre-development work. In March 2022, The Town obtained site control of the property through a long-term lease with a lease-to-own provision.
- Depot Street and Bennington Station Lot improvements are projected to be included in a TIF Bond for March 2025.

Year Created	2017
Increase in Taxable Value	\$126,360
Tax Revenues Generated from Increment in FY'21	\$0
To Education Fund	\$0
To Municipal GF	\$0
To TIF District Fund	\$0
Cumulative Public Investment	\$391,352
Total Debt Incurred	\$0

Killington TIF District Profile

- On June 30, 2022, VEPC approved the Killington TIF District Plan and TIF District Financing Plan with a Master TIF Determination.
- The Town's TIF District Plan includes water and transportation infrastructure improvements of approximately \$62.3 Million.
- Estimated to generate \$115.5 million in incremental property tax revenues over the life of the District (\$26.5 million municipal and \$89 million education).
- On December 15, 2022, VEPC approved the Killington TIF District's Phase 1 Filing which included \$49 Million in water infrastructure and roadway improvements.



Current TIF District Activity

Burlington Waterfront: The City of Burlington has executed an amended development agreement with the developers of CityPlace Burlington. Burlington submitted the executed construction contract with the completion guarantee to VEPC in February 2023 as part of their substantial change request to revise their District Reconciliation Plan. VEPC is currently in the process of reviewing this amendment.

Milton Town Core: Milton reports that it is anticipated that VTrans will go out to bid during FY23 for their portion of the Northern Leg of the Hourglass Intersection Project, with construction to commence in 2024. Once VTrans has completed their project, it is likely that the Town will have its own contractor build the Southern leg of the Hourglass Project to prevent any future delays and to ensure that it is completed before the TIF District retention period ends in FY31. The Southern leg cannot start until the VTrans Hourglass project is completed. That is in part because town green space will be used as staging while the VTrans project is undertaken.

Winooski: Winooski continues to work with their finance commission and City Council to plan for the expiration of the TIF District, which will occur in FY24. This includes financial modeling by staff for increment and other funding that has been dedicated to debt service repayment that will be reverting to the general fund in the future and discussion with the community about the best strategic use of funds and the priorities of the City to move forward. These activities will continue until the TIF District expires.

Burlington Downtown: Burlington reports that they anticipate the final design and estimated project cost for the Main Street Great Streets project will be provided to the City in FY23. The City plans to procure a construction contractor to begin Fall 2023. The VFW property located on South Winooski Avenue is currently advancing through the permit process and is anticipated to create 38 affordable housing units, as well as VFW program and office space for the Burlington Community Justice Center. The estimated start date of construction is September of 2023 with an estimated completion date in FY2024.

Current TIF District Activity

Hartford: Hartford reports that both the South Main Street Parking Lot and the final section of the Currier Street Extension projects will be going out to bid, with construction anticipated to start in FY23. Street improvements along 87 and 101 Maple Street are also expected to begin in FY23. Completion of the second segment of the South Main, North Main and Gates Streets project is expected to occur in FY23. Its anticipated that development of Prospect Place (Block A), will begin construction in FY23 or FY24 and will create 42 units of multi-family affordable and workforce housing.

St. Albans City

St. Albans reports that Remediation efforts begin in FY23 on the Old Courthouse (Core Brownfield site 6). The rear portion of the Fonda site was sold and redeveloped into a railroad dispatching center and the old concrete slab was removed from the rest of site that City still has ownership of. The City is anticipating to submit a substantial change request to VEPC in October or November of 2023. The City is also preparing information for their potentially final TIF bond vote for March 2024.

Barre:

Barre reports that City Council is working with White + Burke Real Estate Advisors to assess the viability of public and private projects identified in the 2012 TIF Plan and identify any new opportunities that have arisen in the intervening decade. Once the City has identified potential projects, they plan to come to VEPC with a substantial change request.

Current TIF District Activity

South Burlington: On March 3, 2023, the City of South Burlington received voter approval for a \$15 million bond to pay for the last four planned TIF District projects which include: Garden Street (Williston Road intersections), I-89 Pedestrian Bridge (East West Crossing walk bike bridge), Williston Road Streetscape, and City Center Park (Phase II). UVM announced it is investing in four buildings in order to accelerate the projects being available for employees and graduate students by 2026 - citing the East West Crossing as linking City Center to their campus, and several other TIF projects, including Market Street and Garden Street (where the projects are located), and their proximity to the new South Burlington Public Library and City Hall/Senior Center. These buildings will remain owned by the private sector and continue to contribute the tax base. Importantly, combined with the investment in housing by UVM Medical center, these add over 475 homes to City Center, and approximately 20,000 square feet of new commercial space.

Bennington: Bennington reports that they intend to submit their first phase filing to VEPC in late summer of 2023, which will include the BennHigh project and may include Putnam Phase 2 as well. It is anticipated that the town will have a bond vote in March 2024, for Phase 2 of the community space for the BennHigh project. Hale Resources and the Town plan to commence construction of phase 1 of the community space in October 2023. The Town is currently in the process of negotiating a development agreement that articulates the roles and responsibilities of each party.

Killington: On December 15, 2022, VEPC approved the Killington TIF District's Phase 1 Filing which included \$49 Million in water infrastructure and roadway improvements. On March 3, 2023, the Town of Killington received voter approval for a \$47 million bond for the planned water infrastructure and roadway improvements.