

## Awarded Project Summaries



**51 Main Street, Barton** – Located at the southern gateway to Barton village, this building will get an exterior face lift to support two local businesses, the Barton Maple Company which provides maple sugaring supplies and services, and the Barton Baking Company, opened in 2018, and a much needed “third place” in the village. Tax credits will also support code improvements to add a 3-bedroom apartment on the building’s second floor, vacant since 2013.

Total Project Cost: \$83,622; Tax Credits Awarded: \$20,895  
Contact: Arthur LaPlante, 802-323-9456, [amlaplante@comcast.net](mailto:amlaplante@comcast.net)



**650 Main Street, Bennington** – The Bellows Falls Firehouse was erected in 1904 and today houses seven mixed-use rental spaces. Tax credits will support the installation of a sprinkler system throughout the building. This will enable occupancy of the previously-vacant third floor by a design firm with six employees, thereby increasing downtown occupancy and making the property more economically viable for Bellows Falls.

Total Project Cost: \$2,755,000; Tax Credits Awarded: \$195,000  
Contact: Christopher Gilber, 845-464-7520, [gpg7520@gmail.com](mailto:gpg7520@gmail.com)



**3795 Crosstown Road, Berlin** – Last occupied in 2007, the former Riverton General Store will be converted into a mixed-use commercial space, with a one-bedroom apartment and a new local food hub, taking advantage of an existing commercial kitchen, and utilizing local farm products to provide high quality fresh and frozen food to go. State tax credits will support façade repairs and updates along with code-mandated upgrades.

Total Project Cost: \$52,000; Tax Credits Awarded: \$26,000  
Contact: John C. Earle, 802-485-9900, [earlejc@gmail.com](mailto:earlejc@gmail.com)



**9 West Seminary Street, Brandon** – The former Brandon High School (1916), vacant for over 35 years will be converted into 12-14 residential loft apartments, based on a co-housing model. State tax credits will support a historically sensitive rehabilitation of the building, including installation of a new elevator and exterior masonry repairs and window restoration. A former basement gymnasium will be converted into performance/community space and winter parking.

Total Project Cost: \$2,165,000; Tax Credits Awarded: \$188,750  
Contact: Frank Briscoe, 713-480-7082, [frank@briscoeconservation.com](mailto:frank@briscoeconservation.com)



**47 Flat Street, Brattleboro** – The Emerson-DeWitt Building, formerly a warehouse, has been vacant and partially boarded up for nearly a decade. Using state and federal tax credits, the building will be rehabilitated for 19 housing units and a shared office space supported by Brattleboro Development Credit Corporation’s Small Business Development office on the first floor. Work will include window restoration, installation of a new elevator and egress stair, asbestos and brownfield remediation, and new roofing, utility, and sprinkler systems.

Total Project Cost: \$10,171,254; Tax Credits Awarded: \$577,100  
Contact: Martha Ratcliffe, 802-246-1634, [mratcliffe@msdevelopmentllc.com](mailto:mratcliffe@msdevelopmentllc.com)



**79 Pine Street, Burlington** – A former three-lane customer drive-through for the People’ United Bank will be removed to make way for a new 49-apartment residential building. In support of this important housing project, the City of Burlington will use reallocated sales tax dollars to complete undergrounding of utilities on Pine Street, including new stormwater drainage infrastructure and rehabilitated water and sewer utilities, along with street-level improvements including, new tree plantings, greenbelts, bicycle racks, benches, and lighting.

Total Project Cost: \$16,692,264; Tax Credits Awarded: \$480,052  
Contact: Brian Pine, 802-578-6953, [bpine@burlingtonvt.gov](mailto:bpine@burlingtonvt.gov)

For more information, please contact:

Caitlin Corkins: [caitlin.corkins@vermont.gov](mailto:caitlin.corkins@vermont.gov)  
or 802.828.3047

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**100 Bank Street, Burlington** – Under new local ownership, this largely vacant 21,380SF office block will be completely renovated with the support of state tax credits. Work will remedy deferred capital improvements and bring building systems up to existing building codes. The project will provide high-quality, flexible commercial space including flex office/co-working options and a wide variety of tenants including a fitness center, bank, and medical spa to meet the post-pandemic space needs of local businesses.

Total Project Cost: \$12,437,297; Tax Credits Awarded: \$200,000  
Contact: Erik Hoekstra, 802-363-5165, [ehoekstra@redstonevt.com](mailto:ehoekstra@redstonevt.com)



**302 Route 110, Chelsea** – Originally constructed for the Orange County Bank in 1828, this historic jewel was most recently a diner-style restaurant that closed in January 2018. New owners now plan to complete a comprehensive rehabilitation of the building using federal and state tax credits, creating a sorely missed space for local people to gather for coffee, breakfast, and lunch. A studio apartment on the second floor will also be brought back into service.

Total Project Cost: \$287,816; Tax Credits Awarded: \$54,168  
Contact: Robert McCarron, 508-939-0531, [petra.lent@gmail.com](mailto:petra.lent@gmail.com)



**11 Route 2 East, Danville** – Built in 1825, the former Danville General Store has sat vacant in the heart of Danville for over a year. The first floor, last used as a specialty food and liquor store, will be renovated into a 45-seat restaurant, providing a large community gathering area in a town that currently lacks such a space. State tax credits will support exterior repairs along with ADA, electrical, and plumbing improvements.

Total Project Cost: \$82,320; Tax Credits Awarded: \$33,193  
Contact: Anna Berg, 603-504-2310, [threepondsvt@gmail.com](mailto:threepondsvt@gmail.com)



**64 Main Street, East Hardwick** – Built between 1851 and 1863 this building has served as a local store, boarding house, and most recently, apartments in the heart of East Hardwick's village center. Vacant for the last 10 years, the new owner will now use state tax credit support to rehabilitate the building, bringing it up to code to provide three energy efficient and affordable apartments while maintaining its historic character.

Total Project Cost: \$538,718; Tax Credits Awarded: \$72,712  
Contact: Erich Stephens, 802-533-9102, [estephens@noreastgroup.com](mailto:estephens@noreastgroup.com)



**1208 Montpelier Morrisville Hwy, Elmore** – The longtime Elmore Store is undergoing a major transition from private to non-profit ownership, using a community supported enterprise model to protect the long-term viability of this vital commercial and community resource. With the support of state tax credits, the Elmore Community Trust will undertake required electrical, plumbing, and structural upgrades that will bring the building up to code.

Total Project Cost: \$171,400; Tax Credits Awarded: \$50,000  
Contact: Silene Sutera, 802-595-2872, [silenedee@gmail.com](mailto:silenedee@gmail.com)



**123 Depot Street, Enosburg Falls** – The Enosburg Opera House (1892) and is one of only seven local Opera Houses remaining in service in Vermont. Throughout the year it is busy with theatrical, musical, and comedy shows as well as private events rentals. State tax credits will support exterior façade repairs, including painting, carpentry repairs, and window restoration, ensuring this community resource re-opens post-pandemic ready for another hundred years.

Total Project Cost: \$54,885; Tax Credits Awarded: \$13,721  
Contact: Suzanne Hull-Casavant, 802-933-6171, [info.fotoh@gmail.com](mailto:info.fotoh@gmail.com)

For more information, please contact:

Caitlin Corkins: [caitlin.corkins@vermont.gov](mailto:caitlin.corkins@vermont.gov)

or 802.828.3047

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**501 Main Street, Fairlee** – Fairlee’s original post office was constructed by the current owner’s great grandfather but has suffered in recent years with a series of short-lived tenants that made it impossible to invest in needed capital improvements. Recently purchased, the building’s use will be re-envisioned with three micro-retail spaces to support new and emerging local business and a new ADA apartment. Much needed façade work and code-mandated upgrades will be partially funded with a state tax credit award.

Total Project Cost: \$256,500; Tax Credits Awarded: \$85,875  
Contact: Jonah Richard, 908-265-2360, [jonahrichard@gmail.com](mailto:jonahrichard@gmail.com)



**2984 Glover Road, Glover** – State tax credits will support a complete renovation of Currier’s Market, in the heart of Glover Village. The market has been a community hub and fixture of the village for over 50 years, as well as an “essential business” that served as a key local resource during the pandemic. New owners will continue this tradition while bringing the building up to current codes and adding to the store’s offerings while highlighting local products.

Total Project Cost: \$387,500; Tax Credits Awarded: \$69,575  
Contact: Raymond Sweeney, [stewart20tony@gmail.com](mailto:stewart20tony@gmail.com)



**4024 Guilford Center Road, Guilford** – After years of discussion and planning, the Guilford Free Library has embarked on a project to construct a small and historically sensitive addition to its tiny, but heavily utilized public library. The addition will allow the building to provide ADA compliant access for all patrons and state tax credits will help fund installation of a new elevator.

Total Project Cost: \$983,026; Tax Credits Awarded: \$30,106  
Contact: Isaac Wagner, 802-579-2363, [piwagner@comcast.net](mailto:piwagner@comcast.net)



**930 Broad Street, Lyndonville** – State tax credits will support work to convert the empty third floor of the former Bag Balm Building into additional space for Do North Coworking, designed to promote the region’s digital economy and promote creation of locally-based tech jobs. This includes support for two established tech startups looking to scale up with 3-5 new jobs and space for the Northern Vermont University Forest Product Accelerator Program.

Total Project Cost: \$275,900; Tax Credits Awarded: \$71,500  
Contact: Eric Paris, 802-274-6402, [ericatparis@gmail.com](mailto:ericatparis@gmail.com)



**319 Main Street, Norwich** – Dan & Whit’s slogan is ‘If we don’t have it, you don’t need it.’ Built in 1955 and located in the heart of Norwich, it is an essential business, providing grocery, produce, and hardware items. State tax credits will support work to address pressing fire code issues, including installation of a fire alarm system, sprinkler system and a fire escape egress in collaboration with the neighboring Norwich Inn.

Total Project Cost: \$160,044; Tax Credits Awarded: \$80,022  
Contact: Dan Fraser, 802-649-1602, [dan@danandwhits.com](mailto:dan@danandwhits.com)



**58 Church Street, Peacham** – The “Olde Meetinghouse” has served the religious and secular needs of the Peacham community since 1806. State tax credits will support several code and accessibility-related updates to this important historic building, allowing the Meetinghouse to welcome a new non-profit childcare center into the lower-level and safely broaden the variety and size of private and public events utilizing the main sanctuary, social hall, and kitchen.

Total Project Cost: \$166,085; Tax Credits Awarded: \$83,043  
Contact: Bruce Westcott, 802-592-3001, [peachamtreasurer@gmail.com](mailto:peachamtreasurer@gmail.com)

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**30 Center Street, Rutland** – The Paramount Theatre is a cornerstone of community and civic engagement, bringing over 50,000 people through its doors annually. State tax credits will support an ambitious capital project to provide expanded and fully ADA compliant restrooms, new and expanded concessions, and fully integrated public space for both the theater’s main lobby and balcony levels. Work will also include energy efficient, state of the art HVAC heating, cooling, and filtration systems, along with exterior masonry and window repairs.

Total Project Cost: \$1,355,500; Tax Credits Awarded: \$125,000  
Contact: Eric Mallette, 802-282-7130, [eric@paramountvt.com](mailto:eric@paramountvt.com)



**36-40 Center Street, Rutland** – Owned by Rutland’s Paramount Theatre, the historic Richardson Building will be renovated with the support of state tax credits as part of the theater’s ambitious capital project. Work will include renovation of the currently vacant third and fourth floors providing a new performance and public space venue, as well as meeting and hospitality suites, and a commercial kitchen for on-site food and beverage services.

Total Project Cost: \$3,445,000; Tax Credits Awarded: \$200,000  
Contact: Eric Mallette, 802-282-7130, [eric@paramountvt.com](mailto:eric@paramountvt.com)



**23-25 Main Street, Springfield** – A former department store, this classic art-deco building includes two floors of usable commercial space centrally located in Springfield’s downtown. State tax credits will support brownfield remediation, code compliance, and façade work to ensure the building continues to provide a place for dynamic new businesses that support the local economic ecosystem.

Total Project Cost: \$3,445,000; Tax Credits Awarded: \$185,000  
Contact: Matt Dunne, 802-436-4100, [matt.dunne@ruralinnovation.us](mailto:matt.dunne@ruralinnovation.us)



**27-31 Main Street, Springfield** – Centrally located in Springfield’s downtown, this mixed-use commercial property is currently underutilized. State tax credits will support investments to complete required brownfield remediation, code compliance upgrades, and façade work to attract a new tenant to the empty street-level commercial space.

Total Project Cost: \$3,445,000; Tax Credits Awarded: \$117,250  
Contact: Matt Dunne, 802-436-4100, [matt.dunne@ruralinnovation.us](mailto:matt.dunne@ruralinnovation.us)



**33-67 Eastern Avenue, St. Johnsbury** – Environmental contamination forced the closure of this building in the heart of St. Johnsbury in 2017, displacing 40-50 jobs. Purchased by the current owner in August of 2020, significant and ongoing environmental remediation efforts, through ANR’s Brella program are underway and will be partially offset by a state tax credit award. This crucial investment will allow redevelopment of the property for multiple commercial tenants.

Total Project Cost: \$150,445; Tax Credits Awarded: \$50,000  
Contact: Melanie Clark, 802-888-3289, [melaniec@msivt.com](mailto:melaniec@msivt.com)



**131 Railroad Street, St. Johnsbury** – This former warehouse for manufacturing at the southern gateway into St. Johnsbury’s downtown was vacant for several years. It is now being converted into a first-class Veterinary Hospital with 30 employees. State tax credits will support crucial building improvements, including a new elevator, new electrical, plumbing, sprinkler and fire alarm systems, ADA improvements, and façade upgrades.

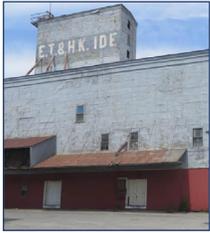
Total Project Cost: \$1,968,230; Tax Credits Awarded: \$165,000  
Contact: David McGrath, 978-502-4420, [david@djmmail.com](mailto:david@djmmail.com)

For more information, please contact:

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or 802.828.3047

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**202 Bay Street, St. Johnsbury** – The iconic and historically significant E.T. & H. K. Ide, Inc. complex has remained vacant for approximately 30 years. With the support of state tax credits, new owners will convert a vacant warehouse into a processing facility for a local, industrial hemp-based manufacturer (ZION Growers) which will create 20-30 new full-time jobs. The company processes hemp for a multitude of value-added products, including fiber-based yarn, fabric, and insulation while supporting local agricultural producers.

Total Project Cost: \$1,643,891; Tax Credits Awarded: \$165,000  
Contact: Brandon McFarlane, [brandon.mcfarlane@rhls.org](mailto:brandon.mcfarlane@rhls.org)



**1302 Main Street, St. Johnsbury** – A non-profit natural history museum the Fairbanks's mission is to “inspire wonder, curiosity and responsibility for the natural world.” This cultural gem attracts visitors from across the country, hosts large numbers of students, and includes a public planetarium and a well-respected weather center. The museum now plans an ambitious addition which will include installation of an elevator. Funded, in part, with state tax credits this project will significantly increase the building's accessibility.

Total Project Cost: \$6,202,844; Tax Credits Awarded: \$163,455  
Contact: Adam Kane, 802-748-2372, [akane@fairbanksmuseum.org](mailto:akane@fairbanksmuseum.org)



**232 Main Street, Strafford** – The Strafford Historical Society recently acquired the historic Masonic Hall (1902) which anchors South Strafford's village center for its headquarters, museum, meeting, and collections spaces. Underused for years, state tax credits will support efforts to restore the building's structural integrity and aesthetic character, while updating it to ensure life safety, improve energy efficiency, and provide accessibility.

Total Project Cost: \$124,000; Tax Credits Awarded: \$56,000  
Contact: Laura Ogden, 305-801-6502, [laura.a.ogden@dartmouth.edu](mailto:laura.a.ogden@dartmouth.edu)



**34 Green Street, Vergennes** – A sensitive historic rehabilitation of this 200-year-old residence will provide 22 units of senior housing as part of a larger redevelopment/construction project to provide 55 total housing units in the heart of downtown Vergennes. Tax credits will support a new elevator, fire safety and sprinkler upgrades, and façade repairs to restore many of the obscured historic elements of the building.

Total Project Cost: \$20,077,279; Tax Credits Awarded: \$121,377  
Contact: Dan Hassan, 508-813-6601, [dhassan@granseniorliving.com](mailto:dhassan@granseniorliving.com)

