

Awarded Project Summaries



650 Main Street, Bennington – The former Bennington High School will be redeveloped to provide 39 units of housing, with both affordable and market rate units, along with a childcare facility and public meeting space. A state tax credit award will support flood mitigation measures and the building's sensitive historic rehabilitation.

Total Project Cost: \$48,448,401; Tax Credits Awarded: \$1,255,830

Contact: Zak Hale, zak@haleresources.com



12-14 Elliot Street, Brattleboro – The vacant Leonard Block, a mixed-use commercial/residential building will be rehabilitated to provide 10 apartments and street-level commercial space. Tax credits will support mandated code upgrades as well as restoration of historic features, while improving the building's energy efficiency.

Total Project Cost: \$4,487,634; Tax Credits Awarded: \$338,325

Contact: Neil Goldberg, ngoldberg@msdevelopmentllc.com



130 Bank Street, Burlington – The City of Burlington will use reallocated sales tax dollars from the City Place development to rebuild previously severed Pine and St. Paul Streets. Work includes streetscape amenities and pedestrian improvements to help reactivate these public spaces in the heart of downtown Burlington.

Total Project Cost: \$74,511,000; Sales Tax Reallocation Awarded: \$1,250,000

Contact: Brian Pine, bpine@burlingtonvt.gov



295 Main Street, Chester – State tax credits will support façade improvements and needed code upgrades to this mixed-use building along Chester's Main Street. The building includes two apartment units along with commercial space to support two longstanding local businesses, one of which will be expanding as part of this current project.

Total Project Cost: \$281,000; Tax Credits Awarded: \$108,375

Contact: Justin Anderson, andersonvino@gmail.com



82 Craftsbury Road, Greensboro – The former Greensboro Town Hall will be rehabilitated and expanded with a sensitive addition to create 20 new units of housing, while retaining important community space. State tax credits will support important code and façade improvements to make the project possible.

Total Project Cost: \$10,915,683; Tax Credits Awarded \$175,000

Contact: Robert Barnum, robertb@ruraledge.org



100-110 Main Street, Montpelier – Underutilized office space on the second and third floors of this commercial block will be converted into seven much-needed apartments in downtown Montpelier. State tax credits will support mandated code improvements along with façade repairs to the historic building.

Total Project Cost: \$110,915,683; Tax Credits Awarded: \$175,000

Contact: Jesse Jacobs, jsbjacobs@gmail.com



24 Wales Street, Rutland – Mostly vacant since the pandemic, new owners of this commercial block will convert six office spaces into seven one-bedroom apartments on the building's upper floor. State tax credits will support the code upgrades required for this expansion of use, along with façade improvements to the building.

Total Project Cost: \$1,332,000; Tax Credits Awarded: \$124,750

Contact: Clair Purcell, clair.purcell@lytadventures.com

Awarded Project Summaries



45 Kingman Street, St. Albans – The former U.S. Customs House and Post Office sat mostly vacant since the late 1990s. Supported by both state and federal historic tax credits, the architecturally and historically significant building will now be rehabilitated for mixed commercial use and provide eight new units of housing for the downtown.

Total Project Cost: \$649,500; Tax Credits Awarded: \$81,250
 Contact: Jim Cameron, greendolphinllc@gmail.com



56 Main Street, St. Albans – The historic Kingman Block, comprised of two connected units, is currently underutilized. State tax credits will support a sensitive restoration of the southern unit's altered storefront, addressing code issues, and bring vacant upper floors back into use by creating four apartment units.

Total Project Cost: \$845,750; Tax Credits Awarded: \$167,413
 Contact: Dominic Cloud, d.cloud@stalbanstvt.com



1204 Main Street, St. Johnsbury – This mixed-use commercial block recently suffered a fire. State tax credits will support the required code work to restore the four upper-level apartment units and make much-needed façade repairs. The first-floor commercial space will be rehabilitated to provide a studio and photography museum.

Total Project Cost: \$84,100; Tax Credits Awarded: \$15,370
 Contact: Robert Jenks, rcj@jenksstudio1886.net



2875 Route 116, Starksboro – The Starksboro Meetinghouse and Starksboro Cooperative Pre-School are partnering to renovate this historic building's lower level to provide space for a growing childcare facility, increasing enrollment by 11. State tax credits will support these code upgrades and façade repairs to the building's important historic features.

Total Project Cost: \$489,540; Tax Credits Awarded: \$82,490
 Contact: Keegan Tierney, keegantierney@gmail.com



34 North 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 project to provide over 50 housing units in the heart of downtown Vergennes. Tax credits will support code upgrades and façade restoration.

Total Project Cost: \$26,346,253; Tax Credits Awarded: \$250,000
 Contact: Dan Hassan, dhassan@grandseiorliving.com



60 Gates Street, White River Junction – Historically a hotel and rooming house, the Greenough Block will be rehabilitated to provide 12 apartments with a ground-floor commercial space. The work will ensure the preservation of the building's historic character. State tax credits will support required code upgrades and façade restoration.

Total Project Cost: \$820,000; Tax Credits Awarded: \$125,188
 Contact: Tim Sidore, tim@ledgeworks.com