

Awarded Project Summaries



3938 Route 7A, Arlington – The historic Watkins House was formerly a rectory owned by the Catholic Church. Through adaptive use, the house will be used as gathering space for the community complete with art exhibitions and co-working areas. Tax credits provided to the new non-profit group will support façade work and code upgrades.

Total Project Cost: \$137,466; Tax Credits Awarded: \$50,867

Contact: Bebe Bullock, bbullock@berkshireschool.org



3938 Route 7A, Arlington – Arlington Common, a newly formed non-profit community group, will use state tax credits to make façade and code upgrades to this 1970s modular building that previously was a Catholic parish hall, rehabilitating it for use as a Fitness Center.

Total Project Cost: \$145,185; Tax Credits Awarded: \$42,903

Contact: Bebe Bullock, bbullock@berkshireschool.org



105 North Main Street, Barre – This mixed-use commercial block on Main Street has been underutilized for years with vacant upper floors. Tax credits will support mandated code upgrades, flood mitigation, and façade work to remove alterations done previously to the storefronts. This work will allow full use of the building for much-needed downtown office space and apartments.

Total Project Cost: \$1,378,937; Tax Credits Awarded: \$263,034

Contact: Jay White, jaywhitevt@gmail.com



100 Church Street, Barton – Tax credits will support installation of an ADA-compliant restroom in the Barton Public Library. This project will provide improved access to an important public meeting space used by dozens of local community groups.

Total Project Cost: \$46,410; Tax Credits Awarded: \$23,205

Contact: Angela Rutherford, adolanrutherford@gmail.com



1-5 Canal Street, Bellows Falls – Currently less than 40% occupied, the historic Brown Block will be upgraded using the state tax credits to complete required code work including hazard abatement and installation of a sprinkler system. Ultimately the new owner plans to adapt the third floor of the building into two new apartment units.

Total Project Cost: \$84,470; Tax Credits Awarded: \$42,235

Contact: Thomas Downs, thomasdowns1@gmail.com



2-20 The Square, Bellows Falls – Tax credits will support installation of a sprinkler system in this three-story, mixed-use commercial building, allowing 9,600 sf of currently vacant third-floor space to be utilized. This project follows an earlier tax credit award to install an elevator.

Total Project Cost: \$100,000; Tax Credits Awarded: \$50,000

Contact: Samuel R. Haskins, shaskins35@gmail.com

For more information, please contact:

Caitlin Corkins: caitlin.corkins@vermont.gov

or 802.828.3047

Awarded Project Summaries



184-190 North Street, Bennington – Previously used for manufacturing, this building is being renovated to serve as the new home of the Southwest Vermont Supervisory Union. Tax credits will support installation of a sprinkler system, façade improvements, and ADA-related enhancements, providing new office space for 40 employees in Bennington’s downtown.

Total Project Cost: \$650,000; Tax Credits Awarded: \$81,500
Contact: Katy McNabb, kmm@tpw.com



185 North Street, Bennington – Also supported by federal rehabilitation investment tax credits, this comprehensive rehabilitation project will adapt the historic Squire House, more recently used for offices, into three units of transitional housing for women and children.

Total Project Cost: \$1,655,655; Tax Credits Awarded: \$85,296
Contact: Madison Kremer, madison.kremer@shireshousing.org



221 Main Street, Bethel – Bethel’s historic train depot was adapted to commercial use in the mid-1970s after passenger rail service ceased. An architectural landmark, the building will be upgraded with new, historically appropriate, arched windows, allowing continued commercial use of the building, which was recently adapted to serve as a local pub.

Total Project Cost: \$50,422.17; Tax Credits Awarded: \$12,606
Contact: Owen Daniel-McCarter, owen@babesvt.com



4 Franklin Street, Brandon – Tax credits will support a major capital project to improve accessibility at the Brandon Free Library, including installation of an elevator. Several years in planning, this important project will allow expansion into the vacant third floor and enable this landmark public resource to expand services.

Total Project Cost: \$2,372,245; Tax Credits Awarded: \$170,000
Contact: David Roberts, vermont.roberts@gmail.com



6 Park Street, Brandon – The National Bank of Middlebury will open a new downtown branch in this historic mixed-use commercial building. With the support of tax credits to the project, the Bank has committed to making required code improvements to the building’s first floor and restoring the façade to its original appearance based on historic documentation.

Total Project Cost: \$901,327.18; Tax Credits Awarded: \$75,000
Contact: Jamie McKenna, jmckenna@nbmvt.com



207 G.A.R. Road, Calais – The non-for-profit North Calais Memorial Hall Association formed to acquire and return this community building to productive use as an event and gathering space. Tax credits will support installation of a lift, mandated code improvements, and reconstruction of the full width, two-story porch.

Total Project Cost: \$499,073; Tax Credits Awarded: \$87,000
Contact: Rowan Jacobsen, rowanjacobsen@gmail.com

Awarded Project Summaries



638 Main Street, Castleton – Tax credits will support a major capital project to provide ADA-compliant accessibility to the Castleton Library, including installation of a new elevator. The library, constructed in 1928, is a landmark resource providing wide-ranging community services.

Total Project Cost: \$255,813; Tax Credits Awarded: \$114,459
Contact: Nancy Mark, nancy.mark@gmail.com



123 North Road, Fairfield – Originally a single-family residence, the historic Soule House was recently purchased by new owners for use as an events venue and guest lodging. Tax credits will support mandated code upgrades and exterior repairs to the historic woodwork.

Total Project Cost: \$7,572.66; Tax Credits Awarded: \$2,616.00
Contact: Lindsay Mayo, thesoulehousevt@gmail.com



512 Main Street, Fairlee – Erected as a gas station and vacant for years, this property will be redeveloped for commercial use. Located at the entry to the village center, this highly visible property will receive façade improvements along with mandated code upgrades.

Total Project Cost: \$222,000; Tax Credits Awarded: \$77,850.00
Contact: Travis Noyes, travisnoyes@gmail.com



127 Church Street, Hardwick – The Hardwick Town House is run by the non-profit Northeast Kingdom Arts group. This façade tax credit will support critical exterior repairs to ensure this important local community resource remains in good repair.

Total Project Cost: 22,000.00; Tax Credits Awarded: \$5,500.00
Contact: Annie Houston, nekartsgrants@gmail.com



2175 Main Road, Huntington – Family-owned Beaudry's Store is a critical local business, operating as the only grocery in Huntington. A state tax credit award will allow the owners to complete much-needed façade repairs to the community landmark.

Total Project Cost: \$12,750.00; Tax Credits Awarded: \$3,019.00
Contact: Mike O'Brien, beaudrysstore@gmail.com



12 Railroad Street, Island Pond – This local grocery store is a community fixture for the village of Island Pond. Owners have spent recent years making improvements to the building's interior and now, with a façade tax credit award, will be able to tackle the store's curb appeal.

Total Project Cost: \$63,110.00; Tax Credits Awarded: \$15,778.00
Contact: Maria Perry, rmperry@gmail.com

Awarded Project Summaries



28 Cross Street, Island Pond – Recently purchased by new owners, this mixed-use commercial building will be renovated to create an upper-floor apartment, install a café/bakery, and use the lower level as a fitness/yoga center. Tax credits will support mandatory code improvements to ensure the building's use.

Total Project Cost: \$166,600.00; Tax Credits Awarded: \$65,275.00

Contact: Erin Miceika, erin.miceika@gmail.com



146 Main Street, Ludlow – One of Ludlow's most important downtown blocks, the 1902 Odd Fellows Building is home to DJ's restaurant, a community fixture. With the aid of state tax credits, the owner will complete major upgrades to create additional and improved housing on the building's upper floors, including installation of a sprinkler system.

Total Project Cost: \$737,000.00; Tax Credits Awarded: \$125,000.00

Contact: Matthew Graves, matthewdgraves@gmail.com



10 Merchants Row, Middlebury – This tax credit award will allow replacement of the historic Battell Bock's 65-year-old elevator, ensuring continued access to the building's upper floors and its many residential and commercial tenants including the Middlebury campus of the Community College of Vermont.

Total Project Cost: \$112,890.55; Tax Credits Awarded: \$56,446.00

Contact: Grace Amao Ciffo, gciffo@neddere.com



369 Dover Road, Newfane – Located in the village of South Newfane, this former residence, turned inn, was recently purchased by new owners. A façade tax credit will allow for major exterior repairs while starting up a new business focused on hosting retreats that will employ local instructors and regularly attract 10-12 students.

Total Project Cost: \$93,078.51; Tax Credits Awarded: \$23,270.00

Contact: Thomas Concannon, vermontvillageretreat@gmail.com



145 East Main Street, Poultney – Stone Valley Arts has successfully adaptively used this historic Methodist church, turning it into a thriving local arts center. A façade tax credit will allow this non-profit community group to continue efforts to improve and maintain the landmark building.

Total Project Cost: \$22,843.00; Tax Credits Awarded: \$5,711.00

Contact: David Mook, davidmook@aol.com



52 Main Street, Proctor – This mixed-use industrial and commercial building houses the Vermont Marble Museum. New owners will invest significant funds into much-needed code-related improvements to expand the industrial tenants, driving employment and economic activity into Proctor's village center.

Total Project Cost: \$4,801,952.00; Tax Credits Awarded: \$139,500.00

Contact: Travis Samuels, TNWS21@gmail.com

For more information, please contact:

Caitlin Corkins: caitlin.corkins@vermont.gov

or 802.828.3047

Awarded Project Summaries



1781A Quechee Main Street, Quechee – A tax credit award will support rehabilitation of this former single-family dwelling known as the Tinkham House into two new apartment units. This project includes significant exterior repairs as well as mandated code improvements.

Total Project Cost: \$950,000.00; Tax Credits Awarded: \$75,000.00

Contact: Jay Benson, jay.benson@simonpearce.com



1781B Quechee Main Street, Quechee – Façade tax credits will support a first phase of work to stabilize and repair this former historic carriage shed in Quechee's village center, now vacant and in a state of disrepair. Future work will include adapting portions of the building into much-needed apartments.

Total Project Cost: \$950,000.00; Tax Credits Awarded: \$75,000.00

Contact: Jay Benson, jay.benson@simonpearce.com



22 Depot Street, Richmond – The upper floor of the Gifford Funeral Home has been uninhabited for 30 years. New owners are bringing this downtown housing back online with tax credits that will support major code work and façade improvements.

Total Project Cost: \$374,608.42; Tax Credits Awarded: \$57,287.00

Contact: Nicholas Donahue, nicholasmdonahue@gmail.com



59-67 Merchants Row, Rutland – The HUB CoWorks is a public/private partnership aimed at creating a local business incubator/accelerator in downtown Rutland, modeled after Springfield's Center for Rural Innovation. With the support of state tax credits, investments to bring this building back into productive use will include installation of an elevator and sprinkler system.

Total Project Cost: \$1,015,000.00; Tax Credits Awarded: 166,250.00

Contact: Mark Foley Jr, mfoleyjr@foleylinen.com



120 Main Street, Springfield – This tax credit award will support significant and critical structural repairs to the porch and retaining wall of this apartment building in the heart of Springfield, which provides eleven much-needed units of housing.

Total Project Cost: \$54,500.00; Tax Credits Awarded: \$13,625.00

Contact: Daniel Zee, djzevt@gmail.com



9 Church Street, St. Albans – The St. Albans Museum serves as both a local history museum and an important regional community space, supporting the greater St. Albans area. A state tax credit award will support critical exterior repairs to this significant historic landmark.

Total Project Cost: \$74,990.00; Tax Credits Awarded: \$18,748.00

Contact: Joseph Luneau, jluneau@handycars.com



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

Total Project Cost: \$1,700,000.00; Tax Credits Awarded: \$254,000.00

Contact: Jim Cameron, greenolphinllc@gmail.com

For more information, please contact:

Caitlin Corkins: caitlin.corkins@vermont.gov

or 802.828.3047

Awarded Project Summaries



443 Railroad Street, St. Johnsbury – A tax credit award will support important and required code improvements to this mixed-use commercial block on Railroad Street in St. Johnsbury, which houses six commercial tenants and two apartment units.

Total Project Cost: \$98,000.00; Tax Credits Awarded: \$49,000.00

Contact: David Roth, dmr@caryandmain.com



123 Mountain Road, Stowe – This tax credit award will support significant investment in exterior repairs and improvements to the Stowe Village Inn, an important local business in operation since 1945 and now under new ownership.

Total Project Cost: \$120,017.00; Tax Credits Awarded: \$25,000.00

Contact: Lauren Soelch, lauren@stowevillageinn.com



3 Canada Street, Swanton – Façade and code tax credits will support renovation of the 1901 Champlain Theater in Swanton's village center. Vacant since the early 2000s, the building will create space for three new commercial tenants.

Total Project Cost: \$1,150,000.00; Tax Credits Awarded: \$107,500.00

Contact: Deborah Winters, dwinters@firetechsprinkler.com



3954 Route 113, Thetford – This modest tax credit award will support façade repairs and improvements that the new property owners hope will also attract an additional commercial tenant.

Total Project Cost: \$54,550; Tax Credits Awarded: \$13,638.00

Contact: Laura Pomeroy, laura.c.pomeroy@gmail.com



7780 Route 30, Thetford – Located in Thetford's Post Mills village center, this former single-family house now provides three units of much-needed affordable housing. A state tax credit will support required code improvements to ensure the continued availability of this housing.

Total Project Cost: \$126,000.00; Tax Credits Awarded: \$56,250.00

Contact: Laura Pomeroy, laura.c.pomeroy@gmail.com



2087 Route 30, Townshend – This historic house, which now includes four apartment units, is located on Townshend village's historic green. It will be repaired and painted with the support of a façade credit award.

Total Project Cost: \$28,312.00; Tax Credits Awarded: \$7,078.00

Contact: Diana Gayle Lane, dianalaneyoga@gmail.com



304 VT 110, Tunbridge – The Tunbridge General Store closed in 2019 and new owners now hope to reopen this key local business. State tax credits will support both mandated code improvements and façade repairs.

Total Project Cost: \$200,000.00; Tax Credits Awarded: \$75,000.00

Contact: Erica Houston, thetunbridgegeneralstore@gmail.com

Awarded Project Summaries



1-2 Canal Street, Vergennes – The historic Shade-Roller Mill building on Vergennes Falls has sat vacant for years. State tax credits will support its adaptive use to much-needed housing, with nineteen new units planned.

Total Project Cost: \$2,430,000.00; Tax Credits Awarded: \$117,500.00
Contact: David Shlansky, david.shlansky@slglawfirm.com



15 South Main Street, Wallingford – A previous state tax credit supported the initial phase of work to complete façade repairs and code-upgrades for a new commercial tenant in this central block of Wallingford's village center. Now, a second award will support installation of an elevator and additional exterior repairs to allow for expanded use of the building's upper floors.

Total Project Cost: \$641,000.00; Tax Credits Awarded: \$137,500.00
Contact: Michelle A. Kenny, mkenny@kennygatos.com



1 Rotarian Place, Waterbury – A successful local coffee shop and bakery chain will expand into the former Waterbury Depot, a landmark historic building in Waterbury's downtown. State tax credits will support mandated code improvements.

Total Project Cost: \$75,000.00; Tax Credits Awarded: \$29,288.00
Contact: Laura Vilalta, laura@blackcapvermont.com



13-15 Stowe Street, Waterbury – With the support of state tax credits, the new owner of this mixed-use commercial building will invest in important code-related improvements to ensure continued use of the building for both housing and a restaurant/retail space.

Total Project Cost: \$36,029.00; Tax Credits Awarded: \$18,014.00
Contact: Patrick J. Stewart, pstewart@grazersvt.com



35 Foundry Street, Waterbury – A former granite shed and then foundry, this historic industrial building will be rehabilitated using federal and state tax credits. The project will create new commercial office space for up to thirty downtown employees.

Total Project Cost: \$1,160,274.00; Tax Credits Awarded: \$152,500.00
Contact: TJ Kingbury, tkingsbury@kingsburyco.com



18 State Street, Windsor – To meet the local housing crunch, this former mixed-use commercial block will be adaptively used for four housing units. State tax credits will support code updates along with façade repairs that will respect the building's historic appearance.

Total Project Cost: \$228,000.00; Tax Credits Awarded: \$71,250.00
Contact: Mike Cammock, mike@rivervalleypm.com



28 River Street, Windsor – This industrial building, part of the former Goodyear complex, houses multiple, longstanding tenants and local employers. Tax credit will support long deferred but important code upgrades to the Quonset to ensure its safety for current and future tenants.

Total Project Cost: \$100,000.00; Tax Credits Awarded: \$50,000.00
Contact: Bob Flint, bofb@springfielddevelopment.org

Awarded Project Summaries



17 Abenaki Way, Winooski – A reallocation of sales taxes from the development of a new downtown hotel and 83-units of new housing will support construction of a three-level parking structure in downtown Winooski. Funds will also support vehicle and pedestrian improvements to access the 104-acre Casavant Nature area directly adjacent to this project.

Total Project Cost: \$69,450,000.00; Tax Credits Reallocation Awarded: \$667,594.00
Contact: Elaine Wang, ewang@winooskivt.org



19 Central Street, Woodstock – Part of the historic Phoenix Block tax credits will support installation of a sprinkler system along with restoration of the historic façade. The mixed-use commercial block will house a new restaurant tenant on the ground floor with two floors of office space above.

Total Project Cost: \$186,549.00; Tax Credits Awarded: \$79,025.00
Contact: Thalia Tringo, thalia@tringo.com



21 Central Street, Woodstock – State tax credits will support installation of a sprinkler system, code upgrades, and restoration of the historic façade. Currently vacant, this portion of the Phoenix Block will become home to a new commercial business with housing units planned for the upper floors.

Total Project Cost: \$313,899.00; Tax Credits Awarded: \$103,150.00
Contact: Cara Demoulas Kettenbach, caracidk26@aol.com



46 Pleasant Street, Woodstock – The Shire Hotel, a longstanding local business, was recently brought under new ownership. It will receive a state tax credit award to support important code improvements and major façade repairs.

Total Project Cost: \$332,876.00; Tax Credits Awarded: \$107,500.00
Contact: David MacKay, dave@turnstone-ventures.com

