

M E E T I N G N O T I C E
July 26, 2021
BENNINGTON SELECT BOARD
BENNINGTON FIRE FACILITY
MULTI PURPOSE ROOM-3RD FLOOR
130 River Street
Bennington, VT 05201

A G E N D A
6:00 P.M.

- | | |
|--|-------------------|
| 1. Agenda Restructuring | 6:00 PM - 6:10 PM |
| 2. Vision Statement | 6:10 PM |
| 3. Consent Agenda | |
| A. Minutes of July 12 and July 15, 2021 | 6:10 PM - 6:15 PM |
| B. Warrants | |
| 4. Public Comment | 6:15 PM - 6:30 PM |
| 5. Senior Citizen Programming Presentation | 6:30 PM - 7:00 PM |
| Carrie Fabricius, Kayla Becker and Taylor Haynes | |
| 6. Community Policing Update | 7:00 PM - 7:10 PM |
| A. Task Force Update | |
| 7. Economic Development Priorities & Tools | 7:10 PM - 7:30 PM |
| Dan Monks | |
| 8. White and Burke Proposal | 7:30 PM - 7:45 PM |
| Dan Monks | |
| 9. Manager's Report | 7:45 PM - 7:55 PM |
| Stuart Hurd | |
| 10. Upcoming Agenda | 7:55 PM - 8:00 PM |
| 11. Other Business | 8:00 PM - 8:10 PM |

1 BENNINGTON SELECT BOARD MEETING

2 130 RIVER STREET

3 BENNINGTON, VERMONT 05201

4 JULY 12, 2021

5 MINUTES

6 **SELECT BOARD MEMBERS PRESENT:** Jeannie Jenkins-Chair; Jeanne Conner-Vice Chair; Bruce
7 Lee-Clark; Jim Carroll; Sarah Perrin; Tom Haley; and Gary Corey.

8 **SELECT BOARD MEMBERS ABSENT:** None.

9 **ALSO PRESENT:** Stuart Hurd-Town Manager; Shannon Barsotti-Community Development
10 Director; Susan Plaisance, Michael Keane, Michael McDonough, and Eric Peterson-Better
11 Bennington Corporation; Linda Donigan, Carrie Gutbier, and Diane Howard-Bennington Free
12 Library; 1 citizen; Josh Boucher-CAT-TV; and Nancy H. Lively-Secretary.

13 At 6:03pm, Ms. Jenkins called the meeting to order and asked those not vaccinated to
14 wear a mask or social distance if unable to wear a mask, and that there are wipes to wipe down
15 the microphone if you wish to speak.

16 *Jeanne Conner moved and Bruce Lee-Clark seconded to add #9. Executive Session, A.*
17 *Legal Matter to tonight's agenda and action will be taken after coming out of Executive*
18 *Session. The motion carried unanimously.*

19 **1. VISION STATEMENT**

20 Ms. Conner read the Town's Vision Statement that was adopted by the Select Board on
21 August 24, 2020:

22 "Bennington is a welcoming, engaged, inclusive, resilient community where everyone
23 regardless of identity shares in our vitality and benefits from an outstanding quality of life."

24 **2. CONSENT AGENDA**

25 **A. MINUTES OF JUNE 23, 2021 AND JUNE 28, 2021**

26 **B. WARRANTS**

27 *Bruce Lee-Clark moved and Sarah Perrin seconded to approve the Consent Agenda*
28 *with the Minutes of June 23, 2021 and June 28, 2021 amended as follows:*

29 *Minutes of June 23, 2021 - Line 58, Change "We use" to "We rarely use"*

30 *Minutes of June 28, 2021 - Line 69, Change "ordnance" to "ordinance"*

Mr. Corey asked why there is a gap in check numbers, and Mr. Hurd explained that that is due to the two fiscal years.

The motion carried unanimously.

3. PUBLIC COMMENT

The following Public Comment Practices to make the experience for all involved a productive and informative use of the Public Comment period at Select Board meetings was placed on the podium for those that wish to make Public Comments to reference:

1. Public Comment is to allow residents an opportunity to share information or make announcements that benefit the community at large.
2. The topic should **not** be related to an agenda item. If a member of the public wants to comment on an agenda item they can do so during the discussion of that item.
3. Comments should be 3 minutes or less.
4. You are required to state your name and town of residence.
5. Sharing comments, announcements and concerns are encouraged rather than asking questions. Public Comment is not a time for discussion. If you have specific questions it is best to call the Town Manager to get a full explanation and accurate information.
6. If the topic requires much discussion the item will be considered as an agenda item at a future meeting.

Linda Donigan: Shared the following activities going on at the Bennington Free Library:

- The library opened fully on July 12th. Everyone is excited about more in person access.
- We are continuing Outreach and Takeout.
- We have sent 1,600 packets to children for our Summer Reading Program where they can earn free books to pick up at the library with 200 more going to Child Care Centers.
- We have in-person yoga classes, story hour, and the out-of-box program, as well as, 9 holes of mini golf coming in August.
- We also do much collaborative work with other agencies, such as the Bennington Museum.

Kudos to the Library for the work that they do.

4. BETTER BENNINGTON CORPORATION - BUDGET AND WORKPLAN PRESENTATION

Susan Plaisance, Michael Keane, Michael McDonough, and Eric Peterson did the following presentation on the Better Bennington Corporation (BBC):

- The mission of the BBC is to lead and support public and private efforts that promote and enhance downtown as the vital commercial and cultural heart of the Bennington Community.
- The BBC's response to the pandemic is to help businesses owners and the community stabilize, survive and grow.
- We have focused on constant communication with businesses, face-to-face interactions and assistance, and providing up-to-date information from multiple sources.
- Design Committee Accomplishments -
 - Advocated for/assisted with the Vermont Downtown application of easterly expansion of the downtown district and 336 Main
 - Participating member of the Energizer Redevelopment Steering Committee
 - Provided input on Franklin Lane expansion, enhancement, design, and location of the History, Arts, and Recreation kiosk
 - Developed programming analysis and plan for Putnam Plaza
 - Collaborated with Bennington Arts Council on The Gateways Project
 - Partnering with the Grow Bennington Initiative, Friends of the Walloomsac Riverwalk, and Citizens for a Great Bennington Community
 - Collaborating with the Town of Bennington on the Downtown Planting Program of Bennington In Bloom, streetscape furnishings and design elements
- Economic Vitality Committee Accomplishments -
 - Disseminated COVID information - Best Practices Handbook, COVID compliant signs, and State of Vermont regulations
 - Downtown is coming out of COVID in a better state
 - New businesses are being added with youthful entrepreneurs and with the largest expansion in apartments in decades
 - Event announcements will be made soon for Grand Opening celebrations after 16 months of lockdown.
- Promotion Committee Accomplishments -
 - Visitor Center remained open the entire year
 - Marketing grants supported holiday events with Safe and Sound Santa
 - Non-physical contact activities with art exhibits (Vermont Reflections and Seeds of Hope)
 - Gift certificates on St. Patrick's Day and the Holiday Season
 - Website, Welcome Center, social media presence, Thompson Stage protocols and bookings, diversity poster, and brand marketing
- Grow 2021-22 and Post-Pandemic -
 - Must implement ways to make up for the \$60,000 lost from 2 cancelled Mayfests
 - Must work on enhancement grants, capitalize on downtown investments, and give marketing assistance/training
 - Must maintain the BBC mission while expanding our concept of "Downtown"
 - Work with the Town on marketing to people of color

- Do multi-year (3-5 year) planning and budgeting to include higher compensation for the Executive Director, to be able to hire an Assistant Executive Director, and more staff/consultants to bring more versatility, youth, and expertise to the BBC.
- We assume that the Putnam Block will have a positive impact on us financially but we don't know how much at this time.
- How will Bennington benefit? -
 - ✓ With an increased external awareness of our community and its potential
 - ✓ Will help foster a diverse population and business mix
 - ✓ With increased patronage and participation and more street life and activity
- The Budget -
 - The budget is level funded except for a 3% salary increase and is adequate for our needs this year.
 - Mr. Lee-Clark: It would be more helpful to have year-to-year comparisons and projections instead of the month-to-month presentation.
 - Mr. Hurd noted that he and his wife have not been asked to renew their BBC membership for 2 years.
 - Ms. Jenkins is the liaison from the Select Board to the BBC but doesn't serve on their Board so has no conflict in voting on the budget.

B Board comments/questions:

Everyone is excited about the energy in the Downtown, the presence of younger people, and the overall activity that is not just the result of the pending end of the pandemic, but is the result of the years of collaboration between the BBC and the Town.

Jim Carroll moved and Gary Corey seconded to approve the Better Bennington Corporation Annual Budget for July 2021 through June 2022 as presented. The motion carried unanimously.

5. COMMUNITY POLICING UPDATE

Ms. Jenkins noted that the NACOLE Presentation will be in person on July 15, 2021 at the Fire Facility in the Multi-Purpose Room-3rd Floor from 6:00-7:30pm. It will be open to the public to educate the community on what a Citizen Review Board may look like and will be recorded by CAT-TV, as well.

6. MANAGER'S REPORT

Mr. Hurd reported the following:

- ✓ Street Naming - Northeastern Baptist College's (NEBC) new housing development private drive was not named. The Board is required to name the drive and NEBC would like to name it Ed Wright Way. The Town will provide the sign at NEBC's cost.

Bruce Lee-Clark moved and Jim Carroll seconded to approve the Northeastern Baptist College's (NEBC) private drive to their new housing development be named Ed Wright Way. The motion carried unanimously.

- ✓ General Fund Budget Realignment - The realignment of budget dollars to properly show future expenditures in the FY22 budget does not alter the total budget that the voters approved in March. The anticipated recreation operating expense of \$147,360 was decreased by \$137,360 leaving \$10,000 for the remaining recreation operating supplies. These are dollars that the YMCA has not spent, but if they have the need to spend more than has been realigned, they would go to Mr. Hurd with that request. That decreased amount has been realigned as follows:

<u>Account</u>	<u>Before</u>	<u>Change</u>	<u>After</u>	<u>Comment</u>
01-3650.100	115,620	60,000	175,620	Add Comm. Coord.
Position				
01-3650.150-153	49,640	24,000	73,640	Add Comm. Coord.
Benefits est.40%				
01-3700.560	35,260	26,000	61,260	Website Upgrade
01-3710.100	476,060	15,000	491,060	P/T B&G position to
SVC				
01-7100.210	147,360	(137,360)	10,000	Rec. Oper. Supplies
Remaining				
01-7100.440	0	12,360	12,360	YMCA Scholarships
				Previously to 01-
7100.210				

Bruce Lee-Clark moved and Tom Haley seconded to approve the proposed General Fund Budget Realignment as presented. The motion carried unanimously.

- ✓ Recreation Center Improvements - The Rec Center main entrance is open and ready for business. However, visibility from this area is restricted so that the person at the desk has minimal visibility into the pool and the hallway leading to the locker rooms. A camera system is planned to deal with this. The YMCA folks have mapped out positions and will be meeting with Paul Dansereau and Mark Sawyer to finalize.
- ✓ Town Offices Reopening - We have been monitoring the Town Office hours of operation and will continue to do so through July. We have found that there is minimal business between 4:30pm and 5:00pm. We are looking at a 7:30am opening and a 4:30pm closing to determine if that better fits more customers' schedules.

177 ✓ Additional Information -

- 178 ▪ We have received 5 applications for our new office position and will be
179 interviewing 2 of them soon.
180 ▪ Due to scheduling there is no update on the website upgrade. We should know
181 more the first week of August.

182 **7. UPCOMING AGENDA**

183 July 26, 2021 - Infrastructure Funding Discussion

184 July 26, 2021 - Policy 1st Reading

185 July 26, 2021 - Senior (50+) Programming

186 July 26, 2021 - Create 3-Person Committee on Meeting Structure

187 **8. OTHER BUSINESS**

188 Ms. Conner: Reiterated the energy and activity there is in Town, as well as, the number of
189 children that are playing outside.

190 Ms. Jenkins: Reminded everyone that Midnight Madness will be after the NACOLE Presentation
191 on July 15th and that there will be an Energizer Public Meeting via Zoom on July 21st at 6:00pm.

192 **9. EXECUTIVE SESSION**

193 **A. LEGAL MATTER**

194 *At 7:22pm, Sarah Perrin moved and Bruce Lee-Clark seconded the adjournment of the*
195 *meeting finding that an Executive Session be held on a Legal Matter as premature public*
196 *knowledge would place a person involved in the subject matter at a substantial*
197 *disadvantage. Action will be taken this evening following Executive Session. The motion*
198 *carried unanimously.*

199

200

201

202 Respectfully submitted,

203 Nancy H. Lively

204 Secretary

205

**SELECT BOARD
MINUTES ADDENDUM**

July 12, 2021

Present: Jeannie Jenkins, Chair, Jeanne Conner, V. Chair, Sarah Perrin, Jim Carroll, Tom Haley, Gary Corey, and Bruce Lee-Clark.


The Board went into executive session for a litigation matter at 7:22 pm. The Board came out of executive session at 7:45 pm.

There was a motion by Jim Carroll, seconded by Bruce Lee Clark to authorize the Town Manager to accept the Purdue Bankruptcy settlement. Bruce Lee Clark indicated he would vote in favor of the motion because the majority of the litigants have agreed to it. Bennington is just "a flea on the backside of an elephant". He feels the Sackler family has not paid what it should due to the harm opioids have done to our Town and the nation.

The Manager described the settlement. It is a \$6.0 billion plan with \$4.3 billion to be split among the many governmental entities involved in the litigation. The State of Vermont will receive 0.3% of the total depending on a number of variables estimated at \$11.7 to 14.7 million. Bennington will receive much less, the amount as yet undetermined. All funds must be dedicated to programs to abate the opioid crisis, which was Bennington's plan all along.

Sarah Perrin indicated she had planned to vote "no". but will now support the motion. The vote was unanimous. There being no other business, the meeting adjourned at 7:53 pm.

Respectfully submitted,



Stuart A. Hurd

SELECT BOARD MINUTES

July 15, 2021

Present: Jeannie Jenkins, Chair, Jeanne Conner, V. Chair, Sarah Perrin, Tom Haley, and Gary Corey. Absent: Jim Carroll and Bruce Lee-Clark.

The Chair called the meeting to order at 6:05 pm. The Board members introduced themselves and the Chair introduced several key Town staff, Town Manager, Stuart Hurd, Chief Paul Doucette and LT Cam Grande of the BPD, and Michele Johnson, Human Resources Administrator, and the presenter for the evening, Brian Corr, Executive Secretary of the Cambridge MA Police Review and Advisory Board.

Mr. Corr began with a history of civilian oversight in this country and moved to his overview. Oversight is considered to strengthen the community's trust of police; needs a defined structure that meets the community's needs; needs back-end accountability to answer what happened; and procedural justice which focuses on how people were treated.

It relies on four Pillars of Justice: Voice, the need to be heard; Neutrality, fairness and impartiality; Respect and Quality of Treatment; and Trust. It requires Legitimacy, which is gained through Quality of Decision Making, Quality of Treatment, and Procedural Justice. It relies on the following beliefs: Police are trustworthy; Authority is accepted; Acceptance of oversight decisions and recommendations; and Compliance with the law and cooperation. There are two types of authority: statutory which is reactive, and problem driven, and legitimacy-based which is proactive, and community driven.

Civilian Oversight requires: Independence, Transparency, Accountability, Fairness, and Impartiality. Its goals are that it is Accessible, that it is fair and thorough in its investigations and its decisions are reasonable and appropriate; that it Improves public confidence; and that it Embraces transparency. In order to achieve these goals expectations must be defined; it must have necessary support including staffing and financial resources; that it is impartial and objective; that there is a willingness to meet and communicate with the Police; that it complies with all laws; and that there is a willingness to consider all sides.

When Mr. Corr concluded, the meeting was opened to questions and comments. These discussions continued until the meeting adjourned at 8 pm.

Respectfully submitted,



Stuart A. Hurd

MEMORANDUM

To: Select Board

From: Daniel Monks

**Re: American Rescue Plan Act (ARPA) and Other Economic Development Tools –
Developing Economic Development Priorities/Strategy – White & Burke Proposal**

Date: July 22, 2021

As discussed at the June 28th Select Board meeting, Bennington will be receiving a significant amount of funds as part of the American Rescue Plan Act (ARPA) over the next year (possibly \$4 million dollars or more in total). Although broad criteria outlining eligible uses are contained in federal statute, final rules regarding how the funds may be spent are still not available.

Also discussed at the June 28th meeting was the necessity of developing spending priorities for the ARPA funds. In order to develop thoughtful and feasible, community supported spending priorities for ARPA, Town staff recommends a comprehensive review of: a) Town needs/opportunities; and b) all available economic development tools, including ARPA, TIF, Tax Stabilization, Town Loan Programs, Grant Opportunities, etc. Based on such a review, an Economic Development Strategy, including spending priorities for ARPA and other strategic recommendation for economic development actions and spending, can be developed to guide the Select Board and staff over the next few years. The review must include meaningful engagement of citizens and stakeholders to ensure that the plan reflects the priorities of the community and that it is informed by local input.

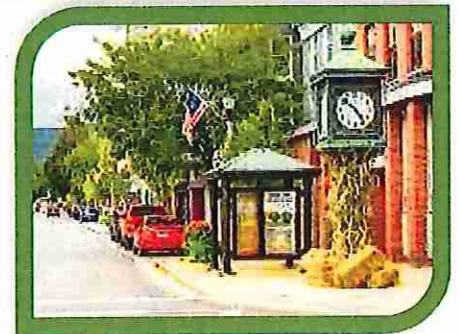
Town staff contacted White & Burke and requested that they submit a proposal to work with the Town to develop an Economic Development Strategy as described above. Management staff, Select Board leadership, BCRC's Assistant Executive Director, and BBC's Executive Director recently met with White & Burke and, Dominic Cloud, St. Albans Town Manager, who was contacted by the Town to provide expertise in Municipal project development, to discuss the proposal. All supported recommending that the Select Board proceed with the proposal.

If the proposal is approved by the Select Board, the work performed by White & Burke would be paid for by ARPA funds. No local taxpayer money need be spent on this work.

Given the stellar reputation and proven record of White & Burke and Dominic Cloud, I recommend and request that the Select Board authorize the Town Manager to enter into a contract for the services described in the proposal.

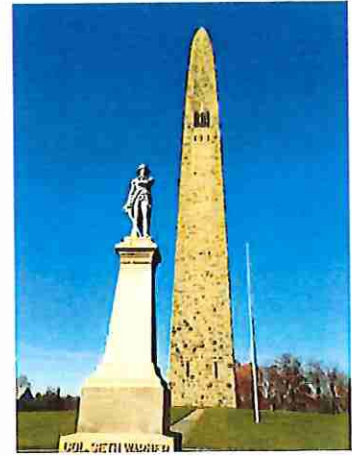
Town of Bennington Economic Development Strategy Proposal

July 2021



Background

The Town of Bennington established a downtown TIF district in 2017 with the goal of stimulating economic development. Since then, the focus of efforts has been on the Putnam Block, the first phase of which did not require TIF, and two sites that have become priorities outside of the TIF District. The Town has yet to incur any TIF debt or commence any of the projects outlined in the TIF District Plan. Legislation in 2020 and 2021 extends the total time period in which Bennington can incur debt to be repaid with TIF to March 2029. However, the deadline to incur first TIF debt is March 31, 2022. To extend the window and preserve the opportunity to use TIF until 2029, the Town would need to apply to VEPC for a substantial change before March 2022. As that decision must be made shortly, the Town is evaluating the following:



- A) For what projects might TIF be useful?
- B) Is it worth the administration cost of a District to use TIF?
- C) What other tools might the Town use instead? Tax stabilization, etc.

The Town is very interested in stimulating private investment and supporting local development and businesses however possible. With the forthcoming ARPA funds, there are many questions about how best to do this. Whether TIF is the right tool for the efforts of the Town is to be determined. What is known at this time is that there is momentum and optimism among Town leadership to play a critical role in revitalization efforts.

How Can W+B Help?

In thinking about this work, White + Burke has identified questions including, but not limited to:

- 1) What projects are having difficulty getting going?
- 2) What are known infrastructure barriers in town?
- 3) What are other barriers for development or redevelopment?
- 4) What other tools might the Town offer developers, property owners, and businesses? Existing businesses in town and generating new interest?
- 5) Why isn't more happening?
- 6) **Are there ways for the Town to take the lead on initiating projects?**

- 7) **What ARPA funds are coming? How can they be used? How can the Town leverage these?**
- 8) If there are TIF eligible projects possible in the pipeline, what needs to be done to update the TIF Plan and extend the debt incurment window from 5 to 10 years?

Scope of Services

White + Burke's work will focus on economic development and the Town's varied investment opportunities. Assessing the TIF District's viability and utility and procedural elements will be a part of this work, but will not be the central focus.

White + Burke can assist the town in the following ways:

- Analyze economic development efforts since 2017
- Have team discussions and brainstorming sessions
- Make a site visit and tour with local leadership
- Engage with stakeholders and local players
- Comprehensively review and analyze the TIF District Plan – remaining vs. new needs, changes/developments, etc.



This phase of work or a later phase could include:

- Mailing/Other outreach
- Community meeting – idea sourcing + communication
- Meeting w/VEPC

Deliverables

- Strategic recommendations for economic development actions to be taken by Town leadership and stakeholders
- Recommendation for TIF District process – to extend incurment window or other alternative

These will be provided in a brief memo. A presentation or meeting to discuss these recommendations could be held, if that is appropriate and time and budget allow.

Related Experience

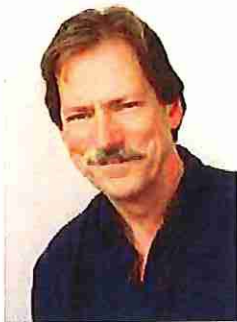
White + Burke has been involved in community and economic development since its beginning in 1990. Three such projects can be found in Attachment A.

Who's Involved

Stephanie Clarke will act as project manager for this work, with assistance as appropriate from White + Burke's President, David G. White, and other staff members.



Stephanie Clarke (Vice President) Stephanie has developed six TIF Districts in the State of Vermont. Her work on behalf of these clients included area due diligence, financial analysis, stakeholder meetings, development of application and materials, public relations, testifying at legislature, representing municipalities before VEPC, and project management. For some municipalities, she has also consulted on public-private partnerships and negotiated development agreements. Her other work includes development projects such as the Hannaford Supermarket in Bradford, VT, the Radiation Oncology project for the University of Vermont Medical Center and has worked extensively on asset management for a variety of clients and estates.



David White (President) A love of downtowns was the genesis of David's real estate career. As a volunteer, he was a founding member of the board of a non-profit downtown revitalization organization in Vermont's state capital, Montpelier. That led to him later becoming its first executive director and then earning a Master of Science degree in Community Economic Development. He subsequently moved inside city hall to become the Director of Community Development for Montpelier. Fast forward 40 years and helping downtowns remains one of his passions. David has been deeply involved in the implementation of the St. Albans TIF district, with a focus on financial analysis and negotiating public-private partnerships. He is particularly adept at identifying overlooked opportunities, brainstorming creative solutions, negotiating development agreements, and packaging diverse sources of funding for project financing.

Cost and Time

We propose to do this work on a time and materials basis, per the attached rate schedule (Attachment B). This allows us to be nimble and responsive as information is uncovered and options are analyzed.

We cannot be certain of the time it will take to generate strategies; the ultimate cost will depend on the availability of stakeholders for critical conversations, availability of data, and the implications of where opportunities are uncovered. We estimate this could require approximately 8-10 hours per week for 10-12 weeks, including one in-person visit to the Town. We propose not to exceed \$20,000 without explicit prior approval from Selectboard. This is a good faith estimate to get to the above stated deliverables but does not constitute a guaranteed maximum. We stay in close touch about costs each month, with the client retaining the ability to terminate the contract at any time.

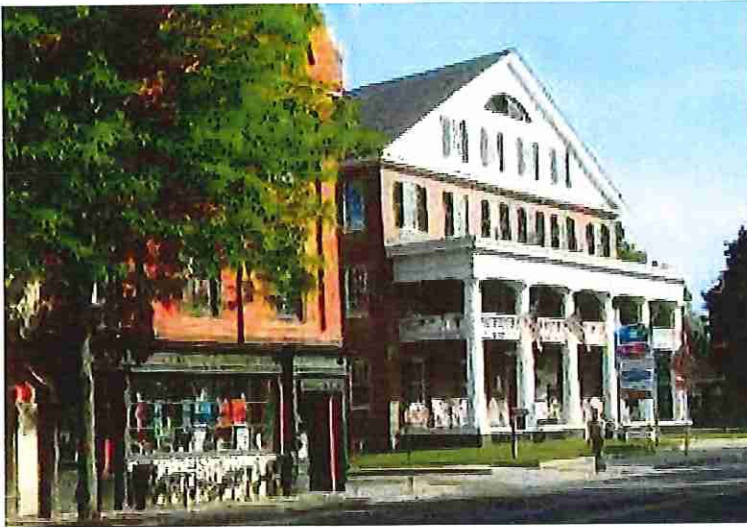
We appreciate the opportunity to submit this proposal and we hope to work with you as Town leadership explores ways to reenergize economic development efforts in the downtown.

If you are in agreement with the terms of this proposal, we will submit a contract to be signed before we proceed.

ATTACHMENT A

WINDSOR STRATEGIC ANALYSIS

WINDSOR, VERMONT



Location:
Windsor, Vermont

Project Area:
Downtown Windsor

Program:
Economic development
strategy for downtown
Windsor

Client:
Town of Windsor, Vermont

Challenge

The Town of Windsor wanted an assessment of the general economic condition in town and to identify one or more near-term development or redevelopment projects with potential to succeed for revitalizing downtown.

Solution and Benefit

White + Burke worked with Town officials and community stakeholders to formulate an economic and redevelopment strategy for downtown Windsor. The resulting strategy provided the Town, property owners, developers, and investors with a next steps action plan for attracting new development and investment into the downtown. Our work included:

- Market analysis to understand general market and economic conditions and level of demand to support development/redevelopment
- Outreach to multiple community stakeholders including business owners/representatives, owners of commercial, industrial and residential property, developers, property managers, real estate brokers, institutional entities, nonprofit development corporations, nonprofit cultural organizations, lenders, and governmental officials.
- Development financial analysis
- Identification of several "real" and near-term development/redevelopment opportunities in the downtown
- Formulation of an action plan to pursue a development/redevelopment project including preliminary site planning and analysis, incentives, financing, and securing a development partner.

Since project completion, the Town has initiated implementation of several of the action plan recommendations including commencing discussions with a developer to acquire a prime Town owned property on Main Street for a mixed use residential/commercial development. The Town has also been assisting a group of local investors with potential acquisition of a key building in the downtown for redevelopment into a mixed residential/commercial use.

ST. ALBANS DOWNTOWN REVITALIZATION

ST. ALBANS, VERMONT

**Location:**

City of St. Albans, Vermont

Site Size:

Downtown - 218 acres

Program:

Ongoing revitalization effort

Costs:

To date, City investment \$20 million; private sector over \$80 million

Financing:

TIF, VEDA, CDBG, City economic development funds, brownfield cleanup funds, NMTC, VT housing bonds, LIHTC, "Patient capital" from local institution, Energy efficiency grants, Various state programs, Private equity, conventional loans

Client:

City of St. Albans, Vermont

Challenge

Downtown St. Albans had seen little growth or development in decades. There were many vacant storefronts and unused upper floors. There had been numerous studies and plans, but not much action. Compounding that were low rents and low property values, making it challenging to build new or significantly renovate existing buildings. Rental income would not be enough to cover the investment and the resulting values were lower than the costs.

Solution

New City leadership took an entrepreneurial approach, investing in downtown, pro-actively seeking out development opportunities, and negotiating public-private partnerships. They engaged W+B as their economic development and deal-structuring advisor. Over the past decade, W+B's activities included:

- Established a Tax Increment Financing (TIF) district.
- Ongoing management of TIF district financial planning.
- Evaluated development feasibility of each project and identified financial "gap."
- Structured financing tailored for each project.
- Managed RFP processes seeking developers for identified projects.
- Negotiated development agreements with developers.
- In City Council meetings, acted as external advisor testifying about potential projects.
- Represented City in hearings with state legislature and with various state agencies.
- Assisted with obtaining required permits and approvals.

Benefit to Community

- Over \$65 million in taxable value added, representing over 60% growth in TIF district.
- New 370 space public parking garage.
- Multiple brownfield sites cleaned up and redeveloped.
- New 90 room Hampton Inn, 60+ units of mixed income housing, and new downtown hardware store.
- Largest private employer in downtown expanded.
- 200 state employees moved into new privately owned building in the core of downtown.
- Local hospital opened new community wellness and education center.
- Miles of new sidewalks and streetscape built.



white + burke
REAL ESTATE ADVISORS

SPRINGFIELD COMMUNITY DOWNTOWN REVITALIZATION ANALYSIS

SPRINGFIELD, VERMONT



Location:
Springfield, Vermont

Project Area:
Downtown

Program:
Downtown revitalization plan

Client:
Town of Springfield

Challenge

Numerous economic development plans and studies have been completed for the Town over the past decade. Implementation of some of the recommendations occurred with mixed success. Town leaders were anxious to move from studies to implementation by concentrating on making projects happen along with actively promoting the downtown to attract new businesses and residents. The Town needed an assessment of the myriad opportunities, ideas, and plans to determine priorities and develop a specific action plan for moving forward.

Solution and Benefit

White + Burke reviewed what has been done, what was in the works, and what was possible for downtown Springfield revitalization and created a work action plan with clear recommendations for next steps. This involved:

- Reviewing previous studies, interviewing stakeholders, and identifying assets that set Springfield apart from other communities and have potential to be part of the downtown vision,
- Identifying and ranking potential projects as short, intermediate, and long term priorities as well as potentially valuable project and bolder ideas that could be possible,
- Each potential project included the benefits and impacts to the community and downtown along with action steps for implementation, and
- Identifying funding opportunities and sources from New Markets Tax Credits and establishing a Tax Increment Finance district to community based financing and grant programs.

Since project completion, the Town has implemented several of the recommendations including phase I construction of the streetscape master plan improvements, creation of a downtown Springfield Revitalization fund, and opening up the riverfront with a new downtown park. On behalf of a local consumer-owned food coop located outside downtown, White + Burke successfully negotiated purchase of a downtown building. It is being renovated and the downtown food coop will open in May 2021.



ATTACHMENT B



2021 FEE SCHEDULE

Fees for services are billed and payable monthly according to the following schedule:

Principal: David G. White	\$ 275.00 per hour
Senior Consultant: Tim Burke	\$ 215.00 per hour
Senior Project Managers: Stephanie Clarke Gail Henderson-King Joe Weith	Range: \$ 145.00 - 195.00 per hour
Project Managers:	Range: \$ 90.00 - 145.00 per hour
Administrative/Project Support: Emily Shaw	Range: \$ 70.00 - 90.00 per hour

All work requiring one or more overnight stays will be billed at the greater of actual time spent on client work plus travel time or 10 hours per day.

Mileage will be billed at the applicable IRS-approved rate. In-house black & white prints will be billed at \$0.15 per page. In-house color prints will be billed at \$1.00 per page. Large-scale black & white and color prints will be billed at \$5.00 and \$8.00, respectively. All other expenses will be billed at cost plus a 10% administrative fee.

Hourly rates are adjusted for each calendar year. We reserve the right to adjust rates at other times.

Payment is due within 20 days of receipt of invoices.

Payments 30 days or more past due will be charged 1.5% interest monthly.

40 College St., Suite 100 / PO Box 1007 / Burlington, VT 05402-1007 / P: 802.862.1225 / F: 802.862.3601

www.whiteandburke.com

MANAGER'S REPORT
July 26, 2021

ACTION

Nothing at this time.

INFORMATIONAL

Community Built Park Town staff have worked diligently this Spring to rehabilitate several segments of the playground to ensure its continued safe use throughout this Summer. We are now looking at its replacement as a high priority project. It will be the first project to use the "Pennies for Parks" funds approved by the voters last March. There is a possibility that ARPA funds can be used as well, but the eligibility criteria are still not known. We look forward to working with children and families to find an affordable welcoming and enjoyable design.

FOLLOW-UP

The Bennington Police Department Report is attached.

The Bike/Ped Monthly Report is attached.

Police Department Report for July 2021

Chief Paul Doucette and Lt. Camillo Grande are registered for leadership training. They will be representing the Bennington Police Department at the IACP Conference in September. The IACP conference will be held in New Orleans this year.

Chief Paul Doucette and Lt. Camillo Grande will also be attending FBI LEEDA Executive Leadership training in November 2021. This training is supported and paid for by the Vermont League of Cities and Towns. Law enforcement executives in Vermont are encouraged to attend this training by the VLCT.

Chief Paul Doucette and Lt. Camillo Grande are also registered and will be attending the New England Regional FBI Command College which will be held in 2022.

Chief Paul Doucette and Lt. Camillo Grande attended the civilian oversight presentation held by the Select Bboard at the Bennington Fire Department on July 15, 2021. We both felt the presentation was beneficial in helping community members understand the role of a civilian oversight process. At the conclusion of the meeting, we were able to spend additional time with the presenter, Brian Corr, walking around downtown Bennington during midnight madness. We are looking forward to working with the board in determining the next steps.

Members of the Bennington Police Department participated in "HERO's WEEK" at the YMCA conducting presentations related to bicycle safety, K-9 program and general law enforcement for over 150 children. The Officers did an amazing job and were well received!

We continue to work diligently at filling shifts and providing a high level of service to the community. Two Officers remain on light duty. We are moving closer to filling four of the vacancies created by retirements and Officers leaving for other professions. This will be a slow process as the next full-time police academy class is not until February 2022.

Officer Benjamin Lackey and Officer Cory Kingston are attending Defensive Tactics Instructor training. Once completed, the Officers will be able to train Officers at the Bennington Police Department in the latest legal updates and accepted practices in Vermont law enforcement.

Paul J. Doucette, Jr.
Chief of Police
Public Safety Director
Town of Bennington
118 South Street
Bennington, Vermont 05201
802-442-1030
802-442-1067 (fax)

Town of Bennington Bike/Ped Projects Update July 2021

Orchard Village (formerly Applegate) to Willowbrook Path

Project Description: Pathway to connect Orchard Village, Willowbrook Apartments and Molly Stark Elementary School.

Status: Construction of the boardwalk section of the path has been delayed. The subcontractor has failed to meet its commitment. Casella, the general contractor, is actively seeking another subcontractor to complete the work. The importance of completing the project before school starts has been communicated to Casella. Unfortunately, carpenters are in extremely short supply.

Ninja Trail

Project Description: The proposed path is 2.12 miles. It begins on Hicks Avenue at the existing pedestrian bridge and ends at the intersection of VT Route 67A/College Drive/Silk Road/Matteson Road. From there, pedestrians and cyclists can reach the Village of North Bennington via Bennington College's paths and low-speed roads. The path varies between wooded areas, open fields, and roadside facilities. It crosses streams, goes under an overpass, and crosses a highway.

Status: \$1 Million in State/Federal Grants have been secured. A recent update of the cost estimate using current pricing indicates that significant additional funding will need to be secured. Additional grant opportunities are being explored. Segments of paved path between Hicks Avenue and Harmon Road (behind Walmart) and between Bennington College entrance and the Hampton Inn have been constructed. Interim path (dirt and gravel) between the two completed segments is open for use. Preliminary plans for the construction of the remainder of the paved path have been approved by the State. The Town has now obtained all of the easements required for the project. Construction is scheduled for 2022 subject to State permits being issued in a timely fashion.

Bennington Pathway – Rail/Trail

Project Description: Shared use path (bike path) along Railroad Right-of-Way from Bennington Station to Emma Street (off of Northside Drive). The portion of the path from Bennington Station to Orchard Road will be paved. The remainder of the path will be gravel.

Status: State/Federal Grant for 90% of cost has been secured. A local match of \$100,000 is being held in a reserve account. An additional \$80,000 match is necessary and will impact the FY 22 budget. The Town has contracted with Markowski Excavating to construct the project. A preliminary construction schedule will be developed soon. Construction will likely begin in August/September and will likely conclude in September of 2022.

Benmont Avenue Bike/Ped Improvements

Project Description: Improvements to make Benmont Avenue safer and more attractive for pedestrians, cyclists, and drivers, including significant changes to the Hunt Street intersection. The improvements will act as an extension of the Ninja Trail into Downtown Bennington.

Status: A total of \$559,000 in State/Federal Grants have been awarded. The Town match will be approximately \$140,000. All easements have been obtained. Additional funds may need to be sought. The Town DPW will likely construct the planned improvements to the Hunt Street intersection to keep costs down. Grant funds will be used to construct the remainder of the project. Final plans are scheduled to be completed by Fall of 2021. Project scheduled to be put out to bid in Spring of 2021/22. Construction is scheduled for 2022-2023.