

M E E T I N G N O T I C E

BENNINGTON SELECT BOARD

Monday, May 23, 2022

Bennington Fire Facility

Multi-Purpose Room - 3rd Floor

130 River Street

Bennington, VT 05201

A G E N D A

6:00 PM

1. Pledge of Allegiance
2. Vision Statement
3. Consent Agenda 6:00 PM - 6:05 PM
 - A. Minutes of May 9, 2022
 - B. Warrants
 - C. Liquor Licenses
4. Public Hearing 6:05 PM - 6:15 PM
 - TIF District Substantial Change - Extension
5. Public Comment 6:15 PM - 6:30 PM
6. Health Equity Initiatives 6:30 PM - 6:50 PM
7. BBC Work Plan and Budget 6:50 PM - 7:20 PM
8. Public Hearing 7:20 PM - 7:35 PM
 - Land Use Regulations and Plan Amendment-Everett Estate
9. ARPA Update 7:35 PM - 7:45 PM
10. Implementing the Town Vision Update 7:45 PM - 8:00 PM
 - A. CPARB Contract
 - B. Boards and Commission Interview Schedule
 - C. Projects and Initiatives
11. Manager's Report 8:00 PM - 8:10 PM
12. Upcoming Agenda 8:10 PM - 8:15 PM
13. Other Business 8:15 PM - 8:20 PM

We endeavor to host inclusive, accessible events that enable all individuals to engage and participate fully. To request an accommodation or for inquiries about accessibility, please contact Paul Dansereau, Facilities Director:
pdansereau@benningtonvt.org or call 802-447-9715.

1 **BENNINGTON SELECT BOARD MEETING**

2 **130 RIVER STREET**

3 **BENNINGTON, VERMONT 05201**

4 **MAY 9, 2022**

5 **MINUTES**

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

8 **SELECT BOARD MEMBERS ABSENT:** Tom Haley.

9 **ALSO PRESENT:** Stuart Hurd-Town Manager; Dan Monks-Assistant Town Manager; Shannon
10 Barsotti-Community Development Director; Jonah Spivak-Communications Coordinator; Police
11 Chief Paul Doucette and Lt. Cam Grande; Stephanie Lane and Madison Kremer-Shires Housing;
12 Jason Morrissey, Michael McDonough, Kevin Dailey, Ken Swierad and Robert Ebert-Land Use
13 Regulations and Plan Amendment-Everett Estate; Shirley Adams; Al Bashevkin; Jenny Dewar-
14 BBC; Tortis Engelhardt; Nancy White; 10 citizens; Jim Vires-CAT-TV; and Nancy H. Lively-
15 Secretary.

16 At 6:00pm, Chair Jeannie Jenkins called the meeting to order.

17 **1. PLEDGE OF ALLEGIANCE**

18 The Pledge of Allegiance was recited.

19 **2. 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 **3. CONSENT AGENDA**

25 **A. MINUTES OF APRIL 25, 2022**

26 **B. WARRANTS**

27 **C. LIQUOR LICENSES**

28 *Bruce Lee-Clark moved and Jim Carroll seconded to approve the Consent Agenda as*
29 *presented. The motion carried with Tom Haley absent.*

30 **4. PUBLIC COMMENT**

31 Ms. Jenkins explained the Public Comment process and corrected an error that had
32 been stated at a previous meeting. The Senior Center's assessed value is \$400,000.

33 Ms. Conner added that most Board members will be attending a training on Wednesday
34 put on by the Vermont League of Cities and Towns on how to conduct an informative, well run,
35 public meeting so changes may be coming.

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

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

50 _____
51 _____
52 Al Bashevkin and Madison Kremer: We will be creating a Bike Hub in Bennington to be modeled
53 from the one that is in Burlington. Board representatives are from the greater Bennington
54 area, New York and Massachusetts. Activities will include the sale of new and used bicycles,
55 bicycle repair and maintenance, classes on bicycle repair and maintenance, safe riding classes,
56 community rides, and other bike culture activities. Our first activity will be a Bike Safety Fair at
57 Highlander Bicycle on 160 Benmont Avenue on May 21st from noon to 3:00pm.

58 Jenny Dewar-BBC Executive Director: Downtown updates -

- 59 • Two 3-dimensional cases on the Downtown are at the Welcome Center.
- 60 • The fountain next to 215 is being painted and the water should be on next week.
- 61 • The moose is back and is getting a "moose lift" done by local artists.
- 62 • The Thursday Night Live series fundraising was very successful so this will take place.
63 Will be at Mission City if it rains.

- The first Hemmings Cruise-In with 250 cars will be May 19th on Main Street and School Street and is cancelled if it rains.
- Mayfest will be May 28th with around 75 vendors rain or shine.
- All Downtown events are on the BBC website home page.

Nancy White: Why has the Senior Center been valued at ¾ of a million dollars over the past several years and has now been said the value is \$400,000? *Staff will check this out and get back to Ms. White.*

Nancy White: There is supposed to have been a vote on changing the Public Comment rules. When will this be done to make it official? *This will be verified and get back to Ms. White.*

Gentleman (name not given): Wanted to be sure that there wouldn't be any interruption in service from Meals on Wheels at the Senior Center to when they move to Benn High. *Ms. Jenkins verified that there would not be any interruption of Meals on Wheels service.*

5. PUBLIC HEARING - LAND USE REGULATIONS AND PLAN AMENDMENT - EVERETT ESTATE

Dan Monks, Assistant Town Manager, did the following presentation:

- The Southwest Vermont Medical Center (SVMC) has purchase the Everett Estate property formerly known as Southern Vermont College Campus.
- The Planning Commission has prepared a proposed amendment to the Bennington Town Plan and Bennington Land Use & Development Regulations (IP District Table and Zoning Map) for the purpose of allowing and encouraging appropriate development and re-development of the Everett Estate property.
- This does not include the portion of the Everett Estate that is in the Forest District and does include protections to not negatively impact historic and scenic resources.
- Proposed changes to the IP District:
 - ✓ Allowed Uses - Add Hotel - the best, and probably only, use to re-develop the Mansion.
 - ✓ Front Yard Setback - increase to 50 feet from Monument Avenue Extension.
 - ✓ Building Height - decrease to 40 feet for all lands west of Monument Avenue Extension, 30 feet for lands within 50 feet west of Monument Avenue Extension.
 - ✓ Building Coverage - decrease to 25% west of Monument Avenue Extension.
 - ✓ Hazardous Waste Management - not allowed.
 - ✓ Multi-Family Dwellings - allow for true multi-family dwellings.
 - ✓ Adult Oriented Businesses - hotels limited to west of Monument Avenue Extension.

- 101 ✓ Everett Estate Preservation Standards - section added to maintain the
- 102 integrity of the property's historic and scenic value.
- 103 ✓ With the additions of the Historic Preservation requirements, Act 250
- 104 requirements, and the Land Trust requirements, "this property is the
- 105 most heavily protected property in the Town of Bennington, by far."

106 *Board questions/comments:*

107 Mr. Corey: Is the Hotel addition for all IP districts or only specific to this one? Mr. Monks: It is

108 for all IP districts west of Monument Avenue Extension which is only the Everett Estate.

109 Mr. Corey: What acreage is the 25% based on? Mr. Monks: It's based on the complete acreage

110 within the IP District. The majority of the 350 acres is the Forest District that is protected by

111 the Land Trust.

112 Mr. Carroll: Do you know of any plans for the property? Jason Morrissey: The hospital has been

113 using the property for health care primarily for COVID testing and vaccination purposes. The

114 hospital has hired consultants for marketing ideas for re-development with no specific plans in

115 place at this time.

116 *Public questions/comments:*

117 Nancy White: This property, though privately owned for 100 years, has had a large impact on

118 the local economy and the State seems to be willing to continue to make investments going

119 forward. How many acres will be part of the subdivision for the Estate? Mr. Morrissey: It

120 depends on the project, the developer, financing, etc.

121 Nancy White: Does a subdivision come back to the Select Board before approval? Mr. Monks:

122 No, it goes to the Development Review Board.

123 Nancy White: Is the spring still active that was on the 4-acres subdivided 50 years ago to the

124 Putnam Hospital, and if so, where does it go and what purpose does it serve? Mr. Morrissey:

125 We are not sure what this is referring to and it wasn't a part of the discussions with the

126 Planning Commission.

127 Mr. Monks added that the 2nd Hearing will be at the Select Board Meeting on May 23rd

128 whereupon the Board will close the Hearing and vote on whether to adopt or not.

129 **6. PUBLIC HEARING - SQUIRE HOUSE - VCDP FUNDING**

130 Shannon Barsotti, Community Development Director, did the following presentation:

- 131 ■ This Hearing is to furnish information concerning the amount of funds available, the
- 132 range of community development activities that may be undertaken, the impact to any
- 133 historic and archaeological resources that may be affected, and to give affected citizens
- 134 the opportunity to examine the proposed use of these funds.

- The proposal is to apply for \$700,000 VCDP funds that include reapplying for \$500,000 in RHP fund and applying for \$200,000 in CDBG funds.
- These funds will be used to acquire the Squire House at 185 North Street for use as recovery housing and building updates to meet programmatic needs.
- The project will be developed by Shires Housing with support from Vermont Foundation of Recovery and Mission City Church.
- As with all VCDP funding, the Town is the grantee and Shires Housing is the sub grantee with a Resolution stating this approved by the Board.

Stephane Lane, Shires Housing Executive Director, and Madison Kremer added the following information:

- ✓ We have presented before on the limited funding availability for recovery housing.
- ✓ We were, however, able to purchase the Squire House last week.
- ✓ We will be reapplying for the \$500,000 in Recovery Housing Program (RHP) funding and applying for \$200,000 in Community Development Block Grant (CDBG) funding “to fill the gap”.
- ✓ The approval tonight is for the \$200,000 since the \$500,000 had already been applied for once.
- ✓ We are also doing Capital Campaign fundraising that will end on May 19th.
- ✓ We see the Squire House and 612 Main Street - two houses - as one project that are funded separately.
- ✓ The Squire House is historic and will be divided into 3 units plus an office space and will house 8 women and possible some children, as well.
- ✓ This will be the first recovery house in Bennington and the first within 55 miles of Bennington.
- ✓ Shires Housing will maintain the building and other agencies will provide the support services to the tenants within 20 hours of arrival.
- ✓ Clarification was made that the Church will not be running the Squire House programming - they are an interested partner.
- ✓ This is considered interim housing for 8-14 months depending on the needs of the family when they will then move on to more permanent housing with the help of the program.

Board questions/comments:

Mr. Lee-Clark: What do you anticipate the acquisition and renovation costs to be for the Squire House? Ms. Lane: The overall budget is \$1.5M including acquisition.

Public questions/comments:

Jenny Dewar: Will you accept clothing donations? Ms. Lane: Yes, wrap around services are welcome.

173 Nancy White: Does Vermont still allow recovery houses to “kick their tenants out” depending
174 on what rule is broken? Ms. Lane: We are working with several partners such as UCS, the
175 hospital, etc. to have a safety net in place should this occur.

176 Nancy White: Is surprised that we haven’t heard from the Opioid Group that was formed some
177 time ago and that UCS isn’t present this evening. Is Shires Housing going to be running one of
178 these houses? Ms. Lane: Absolutely not. We are the owner and developer of the house and do
179 not run the programs. The homes are very regulated and will be run by the Vermont
180 Foundation of Recovery. Ms. Jenkins: Added that the Opioid Task Force will hopefully be
181 reporting to the Board in June, and the Co-Chair, is from UCS.

182 Nancy White: Is concerned about the impact a recovery house will have on property value,
183 locations, and how the programs are run. Ms. Jenkins: These questions were asked and
184 answered at a previous meeting.

185 ***Bruce Lee-Clark moved and Jim Carroll seconded to approve the Vermont Community***
186 ***Development Program (VCDP) application for \$200,000 for building updates by Shires Housing***
187 ***at the Squire House to meet program needs for a recovery house. The motion carried with***
188 ***Tom Haley absent.***

189 **7. BENNINGTON POLICE DEPARTMENT PRESENTATION**

190 Chief Paul Doucette and Lieutenant Cam Grande did the following presentation:

- 191 ➤ We budget for 26 police officers and we currently have 21 that are Level 3 certified.
- 192 ➤ We will hire a Level 1 recruit at the end of May who was an officer in another state and
193 expects to become Vermont Level 3 certified in February 2023.
- 194 ➤ We are competing with 49 other states and federal agencies for officers but have been
195 working with Mr. Spivak on our own recruitment efforts noting that the younger
196 generation is more interested in time off and benefits than the rate of pay.
- 197 ➤ We are the 2nd busiest police department in Vermont and producing 85% of the criminal
198 cases in Bennington County.
- 199 ➤ We have been behind the Community Policing concept 100% from the beginning,
200 including the upcoming CPARB.
- 201 ➤ We are glad that we can receive compliments and complaints on the website and we do
202 receive more compliments than complaints. Chief Doucette read a couple of the
203 compliments.
- 204 ➤ We’ve been working with the Vermont Department of Health on Active Shooter
205 trainings for over 3 years. A video of the trainings has been made but we will also be
206 doing in person trainings.
- 207 ➤ All police officers received Mental Health 1st Aid Training and Human Trafficking
208 Training. Chief Doucette and Lt. Grande also participated in the FBI Leadership Training
209 that will soon be offered to the other officers.

- 210 ➤ We have applied for a \$10,000 grant from the Vermont League of Cities and Towns and
211 will be applying for another grant from the Department of Justice. We have ordered 10
212 of the new technology vests and will be ordering more updated body armor as funding
213 comes in.
- 214 ➤ We are utilizing the Guardian Tracking software as a leadership tool for our staff, as well
215 as, an evaluation tool for both positive and negative performance. All staff will be
216 trained on this by June or July.
- 217 ➤ We are looking forward to all of the upcoming activities in the Downtown. We are also
218 having our own event, the Bicycle Rodeo, on May 14th from 11:00am-1:00pm where we
219 will be handing out free helmets at the former Bennington Station parking lot.

220 *Board questions/comments:*

221 Ms. Conner: Was there a portion of the Mental Health 1st Aid Training for the police officers?
222 Chief Doucette: Yes.

223 Ms. Conner: Are there different levels of police officers? Chief Doucette: Yes, there is a Level 1,
224 Level 2, Level 2E, and Level 3. All officers in the Bennington Police Department must reach
225 Level 3 and the Police Academy is looking into alternate ways for officers to attain that.

226 Ms. Jenkins: Do you receive a format on what to track from Guardian? Chief Doucette: We build
227 it ourselves with additional recommendations from Guardian.

228 Ms. Perrin: What size helmets will you have to give away? Chief Doucette: We have 300
229 helmets from various sizes to fit toddlers to extra-large on a first come/first serve basis. They
230 can also be used for riding skate boards or scooters.

231 *Public questions/comments:*

232 Jenny Dewar: Thanked Chief Doucette and Lt. Grande for welcoming her to the Bennington
233 process.

234 **8. IMPLEMENTING THE TOWN VISION UPDATE**

235 **A. JUNETEENTH UPDATE**

236 Ms. Conner reported the following:

- 237 • The confirmed date is June 18th from noon to 3:00pm at the Middle School.
- 238 • They have received another grant to fund a drum circle.
- 239 • They're working on expanding the food choices for traditional Juneteenth food.
- 240 • Bennington Free Library is creating activities for children, as well as, a bibliography of
241 resources for anyone to read about Juneteenth.
- 242 • The SVSU Facebook Page has a link to more details about the Juneteenth Celebration.

243 **B. PROJECTS AND INITIATIVES**

Ms. Jenkins reported the following:

- We are still moving forward on the Town's ADA Transition Plan.
- Paul Dansereau is assessing buildings and the Vermont Center for Independent Living (VCIL) has provided some helpful resources on ADA Transition plans done within the last 5 years.
- VCIL is also looking for end user volunteers to look at our buildings and provide feedback.
- We are asking the Select Board members to share what initiatives they would like addressed over the next year. This will be an agenda item at the next meeting but this is what we have now:
 - ✓ Pedestrian Walkways and Bike Pathways - an update on the Pathways and a criteria list for sidewalk improvements.
 - ✓ Do an analysis of the current housing stock in Bennington - how many single units, how many multi-family units, the age of the buildings, how are they heated, and how to improve housing to make them more efficient to save money and be more saleable.
 - ✓ Focus on and support recovery housing in Bennington.
 - ✓ Anything that can be done to remedy the housing shortage in Bennington.

Public questions/comments:

Tortis Engelhardt: Expected CPARB Training Proposal to be on this agenda and reminded everyone that the deadline for applying for Boards and Commissions is May 16th. Ms. Jenkins: We had thought we would have the CPARB proposal tonight 2 weeks ago but were not able to. It will be on the May 23rd agenda.

9. MANAGER'S REPORT

Mr. Hurd did the following report:

Road Closures -

Jim Carroll moved and Bruce Lee-Clark seconded to approve the following road closures:

Cruise-Ins - Main Street east to Valentine Street and School Street to Pleasant Street on May 19th, June 16th, July 7th, and August 11th, 5:00pm-8:00pm.

Bennington Price Day 2022 - June 26th, the Museum parking lot east to the TD Bank lot entrance beyond School Street and Main Street from School Street to Pleasant Street, 11:00am-5:00pm.

BBC Community Tag Sale - July 24th, School Street from Main Street to Pleasant Street, 11:00am-6:00pm.

279 ***The motion carried with Tom Haley absent.***

280 Hazmat Collection Day - With a 46° wind chill there were 200 vehicles that came to the Middle
281 School to what is hoped to be the last collection day of this kind. The Bennington County Waste
282 Alliance has received a grant from the State to build a permanent facility at the Transfer Station
283 that will be available to all people in Bennington County at least one day a week from May
284 through October.

285 TIF Extension - VEPC held a hearing on April 28th on our TIF Extension request. Some revisions
286 were made so we must now consider the amended plan at a second public meeting. This has
287 been scheduled for May 23rd. When submitted by June 10th, VEPC will undertake a final review
288 and issue its findings within 60 days.

289 Willow Park Playground Selection - This has been completed with the overwhelming majority
290 selecting the Canopy Discovery Plan with the Orchid color scheme. There will be a Final Design
291 Presentation at Willow Park on May 19th at 4:00pm.

292 Transportation Grant - We received a \$200,000 Transportation Grant to be used within 2 ½
293 years for the Riverwalk improvements but we will do the improvements in the next
294 construction season.

295 **10. UPCOMING AGENDA**

296 May 23, 2022 - Public Hearing - Town Plan and Zoning Use Regulations - SVC Property

297 May 23, 2022 - BBC Work Plan and Budget

298 May 23, 2022 - Department of Health - Health Equity and Inclusion

299 May 23, 2022 - CPARB Training Proposal

300 May 23, 2022 - TIF Extension Hearing

301 May 23, 2022 - John Lamson - Legal Clinic Funding Support

302 May 23, 2022 - Discussion on Projects and Initiatives

303 REMINDER: BOARDS AND COMMISSIONS LETTER OF INTEREST MUST BE IN BY MAY 16TH
304 AT 4:00PM. INTERVIEWS WILL BE DONE ON THOSE WHO HAVE NOT PREVIOUSLY
305 SERVED DURING THE WEEK OF MAY 23RD.

306 **11. OTHER BUSINESS**

307 Mr. Lee-Clark: May 18th, 4:00pm-6:00pm at the Depot Street Parking Lot, GMP is doing an EV
308 Test Drive event. Drivers will get a free electric trimmer and a \$25 Gift Certificate to Bringing
309 You Vermont.

310 Ms. Jenkins: May 21st - Community Garden Celebration from 10:00am-Noon at the Community
311 Garden with free plants, snacks, and kids activities. And, the Bike Hub Event is at 160 Ben Mont
312 Avenue from Noon-3:00pm.

313 Ms. Conner: Tickets for the high school production of Mama Mia are on sale today for the May
314 19th thru May 21st performances. And, Ms. Conner was honored to have been asked to
315 participate in a Green Mountain Bus video done by CAT-TV who had one of the Afghan refugees
316 running the camera. The final production will be in both English and Dari.

317 **12. EXECUTIVE SESSION**

318 **A. REAL ESTATE**

319 *At 8:04pm, Bruce Lee-Clark moved and Gary Corey seconded that the meeting was*
320 *adjourned finding that an Executive Session be held on Real Estate as premature public*
321 *knowledge would place a person involved in the subject matter at a substantial*
322 *disadvantage. There will be no actions taken on this item when going back into Open*
323 *Session. The motion carried with Tom Haley absent.*

324

325

326

327 Respectfully submitted,

328 Nancy H. Lively

329 Secretary

330

**SELECT BOARD
MINUTES ADDENDUM**

May 9, 2022


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

The Board went into executive session at 8:03 pm. for a real estate matter.

The Board came out of executive session at 8:33 pm.

The Board took no action. There being no other business, the meeting adjourned at 8:34 pm.

Respectfully submitted,


Stuart A. Hurd

FIRST/SECOND/THIRD CLASS LIQUOR LICENSE AND TOBACCO APPLICATION

(License year is May 1ST through April 30TH of the following year)

Print Name of Person, Partnership, Corp., Club or LLC

The Angry Egg two
Doing Business as – Trade Name

Street

467 main st

Town or City & Zip Code

Berlin, VT 05201

Telephone Number

802-753-7811

Mailing Address (if different from above)

Email address:

steveh7979@gmail.com

APPLICATION FEES:

FIRST CLASS LICENSE - \$115.00 to DLC and \$115.00 to Town/City

SECOND CLASS LICENSE- \$70.00 to DLC and \$70.00 to Town/City

SECOND CLASS RETAIL DELIVERY PERMIT - \$100.00 to DLC

THIRD CLASS LICENSE - \$1,095 for a full year to DLC
\$550 for 6 or fewer months to DLC

TOBACCO LICENSE- (there is no application fee for tobacco if
applying for second class)

TOBACCO ENDORSEMENT PERMIT - \$50.00 to DLC

**If applying for Tobacco only license, please use the Tobacco Only form.*

Please check appropriate categories

FIRST CLASS ☒

SECOND CLASS

THIRD CLASS

TOBACCO

Retail Delivery Permit

Tobacco Endorsement

Restaurant ☒

Hotel

Club

Commercial Kitchen (a Liquor Control Commercial
Caterer's License is needed with this license)

TO THE CONTROL COMMISSIONERS OF THE TOWN/CITY OF

Application is hereby made for a license to sell malt and vinous beverages under and in accordance with Title 7, Vermont Statutes Annotated, as amended, and certify that all statements, information and answers to questions herein contained are true; and in consideration of such license being granted do promise and agree to comply with all local and state laws; and to comply with all regulations made and promulgated by the Board of Liquor and Lottery. Upon hearing, the Board of Liquor and Lottery may, in its discretion, suspend or revoke such license whenever it may determine that the law or any regulations of the Board of Liquor and Lottery have been violated, or that any statement, information or answers herein contained are false.

MISREPRESENTATION OF A MATERIAL FACT ON ANY LICENSE APPLICATION SHALL BE GROUNDS FOR SUSPENSION OR REVOCATION OF THE LICENSE, AFTER NOTICE AND HEARING.

If this premise was previously licensed, please indicate name _____

I/we are applying as (please check one):

INDIVIDUAL

LIMITED LIABILITY COMPANY

PARTNERSHIP

CORPORATION

Please fill in name and address of individual, partners, directors or members.

LEGAL NAME

Stephen Hall

STREET/CITY/STATE

21 Norwood St
Manderson, ND 58540

Are all of the above citizens or lawful permanent residents of the UNITED STATES? Yes No

If naturalized citizen or lawful permanent resident of the United States, please provide a copy of the naturalization or lawful permanent resident documentation.

CORPORATE INFORMATION:

If you have checked the box marked CORPORATION, please fill out this information for stockholders (attach sheet if necessary).

LEGAL NAME

STREET/CITY/STATE

Date of incorporation

Is corporate charter now valid? Yes No

Corporate Federal Identification Number

Have you registered your corporation and/or trade name with the Town/City Clerk? Y N and/or Secretary of State? Y N
(as required by VSA Title 11 § 1621, 1623 & 1625).

TOWN/CITY APPROVAL/DISAPPROVAL

Upon being satisfied that the conditions precedent to the granting of this license as provided in Title 7 of the Vermont Statutes Annotated, as amended, have been fully met by the applicant, the commissioners will endorse their recommendation on the back of the applications and transmit both copies to the Board of Liquor and Lottery for suitable action thereon, before any license may be granted. For the information of the Board of Liquor and Lottery, all applications shall carry the signature of each individual commissioner registering either approval or disapproval. Lease or title must be recorded in town or city before issuance of license.

Town/City _____, Vermont, _____ Date _____

APPROVED

DISAPPROVED

Please check one: Approved Disapproved
by the Board of Control Commissioners of the City or Town of _____
Total Membership _____ Members present _____

Attest, _____
City or Town Clerk

TOWN OR CITY CLERK SHALL MAIL ONE APPLICATION DIRECTLY TO THE DIVISION OF LIQUOR CONTROL, 13 Green Mountain Drive, Montpelier, VT 05602. If application is disapproved, local control commissioners shall notify the applicant by letter.

No formal action taken by any agency or authority of any town board of selectmen or city board of aldermen on a first or second-class application shall be considered binding except as taken or made at an open public meeting. VSA Title 1 §312.

SECTION 5111 AND 5121 OF THE INTERNAL REVENUE CODE OF 1954 REQUIRE EVERY RETAIL DEALER IN ALCOHOLIC BEVERAGES TO FILE A FORM ANNUALLY AND PAY A SPECIAL TAX IN CONNECTION WITH SUCH SALES ACTIVITY. FOR FURTHER INFORMATION, CONTACT:

**THE BUREAU OF ALCOHOL, TOBACCO & FIREARMS (TTB)
DEPARTMENT OF THE TREASURY
550 MAIN STREET, CINCINNATI, OH 45202
(513) 684-2979**

NOTICE: All new applications are investigated by the Enforcement and Licensing Division prior to approval/disapproval of the license by the Board of Liquor and Lottery. Please note that this process can take anywhere from 2 weeks to 6 weeks to complete once Liquor Control receives the application.

FIRST/SECOND/THIRD CLASS LIQUOR LICENSE AND TOBACCO APPLICATION

(License year is May 1ST through April 30TH of the following year)

RAS 2 AL, INC
Print Name of Person, Partnership, Corp., Club or LLC
WILLY'S VARIETY STORE
Doing Business as - Trade Name
300, CHASE ST
Street
BENNINGTON VT-05201
Town or City & Zip Code
478-996-7007
Telephone Number
SAME AS ABOVE
Mailing Address (if different from above)
Email address: ALIKIPATEL @ yahoo.com

APPLICATION FEES:

FIRST CLASS LICENSE - \$115.00 to DLC and \$115.00 to Town/City

SECOND CLASS LICENSE - \$70.00 to DLC and \$70.00 to Town/City

SECOND CLASS RETAIL DELIVERY PERMIT - \$100.00 to DLC

THIRD CLASS LICENSE - \$1,095 for a full year to DLC
\$550 for 6 or fewer months to DLC

TOBACCO LICENSE - (there is no application fee for tobacco if
applying for second class)

TOBACCO ENDORSEMENT PERMIT - \$50.00 to DLC

**If applying for Tobacco only license, please use the Tobacco Only form.*

Please check appropriate categories

- | | |
|--|--|
| <input type="checkbox"/> FIRST CLASS | <input type="checkbox"/> Retail Delivery Permit |
| <input checked="" type="checkbox"/> SECOND CLASS | <input type="checkbox"/> Tobacco Endorsement |
| <input type="checkbox"/> THIRD CLASS | <input type="checkbox"/> Restaurant |
| <input type="checkbox"/> TOBACCO | <input type="checkbox"/> Hotel |
| | <input type="checkbox"/> Club |
| | <input type="checkbox"/> Commercial Kitchen (a Liquor Control Commercial
Caterer's License is needed with this license) |

TO THE CONTROL COMMISSIONERS OF THE TOWN/CITY OF BENNINGTON

Application is hereby made for a license to sell malt and vinous beverages under and in accordance with Title 7, Vermont Statutes Annotated, as amended, and certify that all statements, information and answers to questions herein contained are true; and in consideration of such license being granted do promise and agree to comply with all local and state laws; and to comply with all regulations made and promulgated by the Board of Liquor and Lottery. Upon hearing, the Board of Liquor and Lottery may, in its discretion, suspend or revoke such license whenever it may determine that the law or any regulations of the Board of Liquor and Lottery have been violated, or that any statement, information or answers herein contained are false.

MISREPRESENTATION OF A MATERIAL FACT ON ANY LICENSE APPLICATION SHALL BE GROUNDS FOR SUSPENSION OR REVOCATION OF THE LICENSE, AFTER NOTICE AND HEARING.

If this premise was previously licensed, please indicate name _____

I/we are applying as (please check one):

☐ INDIVIDUAL

☐ LIMITED LIABILITY COMPANY

☐ PARTNERSHIP

☒ CORPORATION

Please fill in name and address of individual, partners, directors or members.

LEGAL NAME

STREET/CITY/STATE

RAT PATEL - US CITIZEN 348 FOX HILL ROAD BENNINGTON VT 05201
ALKESH KUMAR, H. PATEL - 18474 GREENSTONE WY LAKEVILLE
Green CARD under process

Are all of the above citizens or lawful permanent residents of the UNITED STATES? ☐ Yes ☐ No

If naturalized citizen or lawful permanent resident of the United States, please provide a copy of the naturalization or lawful permanent resident documentation.

CORPORATE INFORMATION:

If you have checked the box marked CORPORATION, please fill out this information for stockholders (attach sheet if necessary).

LEGAL NAME

STREET/CITY/STATE

RAT AND AL, INC 300 CHASE ST BENNINGTON VT-05201
RAT PATEL 50% 348 FOX HILL ROAD BENNINGTON VT-05201
ALKESH KUMAR, H. PATEL 50% 18474 GREENSTONE WY LAKEVILLE

Date of incorporation _____

Is corporate charter now valid? Yes ☒ No ☐

Corporate Federal Identification Number _____

Have you registered your corporation and/or trade name with the Town/City Clerk? Y ☒ N ☐ and/or Secretary of State? Y ☒ N ☐
(as required by VSA Title 11 § 1621, 1623 & 1625).

TOWN/CITY APPROVAL/DISAPPROVAL

Upon being satisfied that the conditions precedent to the granting of this license as provided in Title 7 of the Vermont Statutes Annotated, as amended, have been fully met by the applicant, the commissioners will endorse their recommendation on the back of the applications and transmit both copies to the Board of Liquor and Lottery for suitable action thereon, before any license may be granted. For the information of the Board of Liquor and Lottery, all applications shall carry the signature of each individual commissioner registering either approval or disapproval. Lease or title must be recorded in town or city before issuance of license.

_____, Vermont, _____
Town/City Date

APPROVED

DISAPPROVED

Please check one: ☐ Approved ☐ Disapproved

by the Board of Control Commissioners of the City or Town of _____

Total Membership _____ Members present _____

Attest, _____
City or Town Clerk

TOWN OR CITY CLERK SHALL MAIL ONE APPLICATION DIRECTLY TO THE DIVISION OF LIQUOR CONTROL, 13 Green Mountain Drive, Montpelier, VT 05602. If application is disapproved, local control commissioners shall notify the applicant by letter.

No formal action taken by any agency or authority of any town board of selectmen or city board of aldermen on a first or second-class application shall be considered binding except as taken or made at an open public meeting. VSA Title 1 §312.

SECTION 5111 AND 5121 OF THE INTERNAL REVENUE CODE OF 1954 REQUIRE EVERY RETAIL DEALER IN ALCOHOLIC BEVERAGES TO FILE A FORM ANNUALLY AND PAY A SPECIAL TAX IN CONNECTION WITH SUCH SALES ACTIVITY. FOR FURTHER INFORMATION, CONTACT:

THE BUREAU OF ALCOHOL, TOBACCO & FIREARMS (TTB)
DEPARTMENT OF THE TREASURY
550 MAIN STREET, CINCINNATI, OH 45202
(513) 684-2979

NOTICE: All new applications are investigated by the Enforcement and Licensing Division prior to approval/disapproval of the license by the Board of Liquor and Lottery. Please note that this process can take anywhere from 2 weeks to 6 weeks to complete once Liquor Control receives the application.

TOWN OF BENNINGTON

2022 LIQUOR LICENSE RENEWAL APPLICATIONS

2022 Outside Consumption Permit

1. Little City Cider Company

The Bennington Select Board hereby approves the above
2022 Liquor License Renewal Applications
Dated: May 23, 2022

Jeannette Jenkins, Chair



MEMORANDUM

To: Bennington Selectboard
From: Stephanie Clarke
Date: May 18, 2022
Re: Bennington TIF – Updates to Plan

As you will recall, the Town submitted a substantial change application to VEPC to extend the window to incur debt. After that initial submission, we worked with VEPC to answer questions and make requested changes which include:

- Revising the Updated TIF District Plan Summary to include additional descriptions of the brownfield investments, housing impact, and viability of the Benn High project.
- Updating the cost estimates for three of the infrastructure projects.
- Updating the projected assessed values for three of the private development projects.

These latter two changes resulted in an update to the financing plan (the workbook) and identifying the other sources of funding required to implement the infrastructure projects. The financial projections continue to be viable.

We are providing these materials to the Selectboard for approval and will then submit this final version to VEPC. They will hold a second meeting on this application on June 30 and issue a decision following that meeting.

We appreciate your consideration and efforts, as we work to retain this important financing tool.

Town of Bennington TIF District Plan Update

April 2022



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Executive Summary

Since the approval of the Bennington TIF District, the Town has been working diligently on economic development efforts, there has been some commercial activity, and a few key substantial projects have developed. However, the Town has also experienced the universal impacts of the pandemic. This update to the TIF District Plan reflects the Town's intentions and plans for the remaining seven years of its ability to incur debt. There are two near-term projects that have been stalled without critical infrastructure support and three conceptual projects that have good likelihood to occur in a few years. All five of these were identified in the original TIF District Plan. The two near-term projects are both considered Tier 1. The costs of the infrastructure investments, the scope of the private development, and the post-development values have changed since 2017, but these are both consistent with the goals, impact, and criteria set forth in the Final Determination. The other three projects are considered Tier 2 and 3 developments and only the timing of these has changed since 2017. With the momentum being generated by Federal funding and developers looking toward recovery, this is a critical time for the Town to leverage TIF and other funds to catalyze the development of significant properties in the community.

Past Five Years

Although the Town has not yet incurred TIF debt, the planning efforts to develop the TIF District Plan honed the Town's vision and focused the Town's efforts. And, despite the challenges of the COVID19 Pandemic, the Town has continued to improve infrastructure with non-TIF revenue sources that will support and facilitate private development. The infrastructure improvements completed within the TIF District in the last five years include: construction of two new downtown park spaces and the extension of a portion of a water main extension in the Depot Street corridor. A splashpad, stage, restrooms, and fountain are among the amenities constructed within the new park spaces. The Town has also secured grant funding to improve a portion of Franklin Lane by constructing a "shared street" that creates a safe corridor for pedestrians, cyclists, and motor vehicle operators on the east end of the lane (additional improvements to Franklin Lane are planned when Putnam Phase 2 is constructed).

The Town has also continued its efforts to identify and nurture public-private partnerships. As with many other areas of the state and country, the pandemic has had a chilling effect on most private ventures. While some projects are coming to fruition using sources of funding

other than TIF debt, many remain elusive and will need TIF to be a part of the funding stack in order to proceed.

Of particular note, is the completion by the Bennington Redevelopment Group (BRG) of Phase 1 of the Putnam Block Redevelopment. Phase 1 included the gut rehabilitation and reuse of three historic properties in the heart of downtown Bennington, thereby cleaning and reutilizing a former Brownfield site. Redevelopment of the Hotel Putnam, the Courthouse, and Winslow Building resulted in a total of 74,000 SF of underutilized buildings being repurposed for residential, retail, and office uses. A total of thirty-one residential units ranging from efficiencies to two-bedrooms were created on the upper floors of the buildings. Key commercial tenants include The Bennington Bookshop, The Coffee Bar, Global Z International, Union South Restaurant, Bennington College, Southwestern Vermont Health Care and VNA and Hospice of the Southwest Region. The \$31,000,000+ project was led by a local group of investors made up of business and institutional leaders and community-minded individuals in the region. The BRG team and investors continue work on Putnam Phase 2 to complete the project and realize the shared vision of a fully developed Putnam Block.

Over the past five years, the Town has also continued its efforts to facilitate the re-development of the former Benn High building – working with the property owner to facilitate use by the YMCA of the former cafeteria space and adjacent classrooms, convening meetings with Shires Housing, and bringing other local partners to the table.

Although growth of the Grand List has been negligible, the Town is optimistic that the efforts of the Town and its private partners, buoyed by TIF in its toolbox, will emerge from the pandemic stronger than ever and realize its vision of a vibrant, diverse, and sustainable downtown.

	OTV (2017)	Most Recent Grand List (2021)	% Growth
Town-wide	\$1,020,531,525	\$1,028,025,325	0.3%
Within TIF District	\$41,905,900	\$42,034,900	0.7%

Proposed Private Development Projects and Infrastructure

Tier 1

As the pandemic (hopefully) winds down, the Town of Bennington is focusing its near-term TIF District economic development efforts on two projects: Benn High and Putnam Phase 2.

Although the details of the Benn High and Putnam Phase 2 projects vary from the details articulated in the original TIF Plan, the fundamentals for these projects remain the same.

Benn High remains primarily a housing project, and Putnam Phase 2 remains a mixed-use project with institutional uses, commercial uses, and housing units.

Both projects are now identified as Tier 1 projects and with TIF funding are likely to advance in the near term with owners and investors at the table.

- **Bennington High School (Benn High)**

Location: 650 Main Street

Project Description: The redevelopment of the vacant 100,000 sq. ft. historic Bennington High School (most recently the former Middle School). The redevelopment will include the creation of: a community center, including the relocation of the Bennington Senior Center into newly expanded and renovated space; a renovated gymnasium, locker rooms and rest rooms; and approximately 40 housing units, including senior/affordable housing, and market rate housing. Partners will likely include Shires Housing (senior/affordable housing), private investors, the Town's Senior Center, Meals on Wheels, Council on Aging, YMCA (to manage recreation programs), Bennington Farmers Market, and Vermont Arts Exchange.



Project Status: The Benn High building was purchased by a developer in 2020. Roof leaks were repaired, many old windows were repaired, and new utility services to the building were constructed. More recently, the building owner applied for and was granted local permits for a mixed-use renovation/redevelopment of a large portion of the property. The plans included several new market-rate apartments, maker spaces, offices, and a recreation use in the old gymnasium space and the old cafeteria space. Initial renovation of the cafeteria space and three nearby former classrooms has begun but the balance of the project has been stalled indefinitely.

Without the Town's investment in the community center, senior center, and gymnasium spaces, the re-development of the property in a way that provides significant benefit for the community (at least in the near and intermediate term) will not occur.

Financing: The Town's investment totals more than \$4.2 million and will be funded using a combination of sources. The Town plans to commit ARPA funding to this project, depending on what cannot be generated from other grants. The Town will pursue VCDP's Community Development Block Grant, a USDA Community Facilities Grant, and smaller grants from the Vermont Community Foundation and private donors interested in supporting the redevelopment of the community center.

Comparison to 2017 Plan: The scope of the private development is largely the same as the original TIF District Plan, although the post-development assessed value is projected to

have increased since the original estimates. The scope of the public investment is now much larger and focused on the civic and public facilities, however, instead of the parking and site improvements originally conceptualized. The Town originally thought there were contaminated soils at Benn High but has since learned that is likely not the case. There may be contaminated building materials that will require proper disposal, but that will be more fully investigated as the project plans and due diligence proceed. The investment of the Town in the facility itself as a tenant has a much more catalytic impact as a partner.

■ Putnam Phase 2

Location: East of intersection of Washington Avenue and Main Street (adjacent to Putnam Phase 1) – western portion of Putnam Block.

Project Description: Mixed-use redevelopment (new multi-story building and site improvements) anchored by Southwestern Vermont Health Care (SVHC). The project would include clinical office space, small liner retail spaces on the first floor, and forty-nine units of housing, including some affordable units. Municipal involvement funded by a TIF bond will include upgrades to Washington Avenue and West Main Street, on-site parking lot improvements and assumption of the entire parking lot as a municipal asset. The Town's investment into the parking lot will be part of the larger brownfield remediation plan for the property. In addition to direct benefit to the Putnam Block, the surrounding properties that front on Washington Avenue and Franklin Lane (included in the TIF District) will benefit from the streetscape improvements, and the entire TIF District will benefit from the increased parking stock.



Project Status: Planning and feasibility assessment is nearly complete. Immediate next steps involve the identification of funding sources, including New Market Tax Credits. As was the case with Putnam Phase 1, multiple funding sources will be necessary to make Putnam Phase 2 a reality. Without municipal involvement, including TIF funding for infrastructure improvements essential to Phase 2, the project will not proceed.

Financing: The Town's components will be just one of many partners and funding sources to bring this project to completion.

Comparison to 2017 Plan: The previous plans for Putnam 2 included two buildings, a few different anchor tenants, and forty-five housing units. The slight scaling down of this project results in a lower post-development value than originally estimated. The Town's infrastructure investments will include the same types of improvements as the original TIF District Plan, but at a slightly smaller scale as well.

Tier 2

One of the Tier 1 projects from the original TIF District Plan has been recategorized as a Tier 2 project, given that there is not an active engagement with the property owner at the present time. There are no changes to the scope or cost estimates proposed at this time, given that this at a more conceptual stage. Only the timing for this has been updated (called out in the highlights below).

■ Catamount School, North Street



The historic 19th century former St. Francis Academy, a four-story former educational building most recently referred to as the Catamount School, stands prominently on North Street adjacent to the Walloomsac River. Plans call for 20 one- and two-bedroom market rate apartments. The project would include interior renovations, exterior restoration of the intact

historic architecture, and site improvements. The building sits back from the street (the former playground), affording the opportunity for on-street downtown greenspace and parking for tenants.

Uses: New Rental Housing (20 Units) in Brookside (North Street) Building.

Current Assessment: \$385,900.

Post Development Assessment: \$1,280,200

Completion Date: 2026

Public Infrastructure: Acquisition of a portion of the property, construction of public parking lot, public park/green space, storm water improvements, and driveway, and installation of lighting.

Other Revenue/status: Possible Downtown Transportation Fund Grant

Estimated Cost: \$150,000

Tier 3

Two of the projects identified in the 2017 TIF District Plan could still become real projects, especially with the development of the Tier 1 and 2 projects above. Because the Town is not in active engagement with these property owners and there are no known developers working on these yet, they are still considered Tier 3 projects.

■ Old Drysdale Building



Renovation of this mostly vacant three story historic building at the corner of North and River Streets to accommodate upper story offices and/or apartments.

Uses: First Floor Retail or Office; 2nd and 3rd floor Apartments (6-8 units) (Building Currently mostly Vacant)

Current Assessment: \$257,200

Post Development Assessment: \$577,500

Completion Date: 2026

Public Infrastructure: See Catamount public parking and associated improvements above.

■ 120 Depot Street

Redevelopment of aging strip-mall property by demolishing existing structures and constructing a multi-story mixed use building.

Uses: Multi Story Mixed Use Buildings(s) – Currently Single-Story Plaza

Current Assessment: \$920,100.

Post Development Assessment: \$2,713,800

Completion Date: 2026

Public Infrastructure:

120 Depot Street: Installation of new water main to serve new multi-story development (fire-flow for sprinklers). Reconstruction of Depot Street Bridge. Streetscape improvements between Main Street and River Street (planters, benches, trash/recycling barrels, trees/landscaping, wayfinding signs, accommodations for cyclists). Driveway/circulation improvements at 120 Depot.

Other Revenue/status: Possible Downtown Transportation Fund Grant, VTRANS Structures Grant (Bridge) - \$280,000 (80% of \$350,000 estimated to reconstruct Depot Street Bridge)

Estimated Cost: \$680,000

Bennington Station Parking Lot: Improvements to public parking lot (resurfacing, landscaping, lighting).

Other Revenue/status: Possible VTRANS Transportation Alternatives Grant, possible Downtown Transportation Fund Grant - \$75,000

Estimated Cost: \$290,000

Criteria

○ Nexus & Proportionality

All public investments have direct nexus and 100% proportionality to the five private development projects identified in this update. The Tier 1 infrastructure pieces have been specifically designed in the public-private partnerships being developed with each property development team. Without these components from the Town, these projects would not be able to proceed or would be significantly less robust in their contributions to the community. More specifically, the Benn High project – both the private investment and public infrastructure – sits at the eastern end of the TIF District but is completely within the TIF District boundary. The public improvements would directly serve the residents of the housing project. This investment from the Town is critical to making this project viable

because redevelopment of any property, including this historic one, is very expensive and disproportionate to the rental income of units. The space the Town will occupy is unusable as residential units. Much of it is large, interior space that is not conducive to renovation as living spaces. With the Town redeveloping these into important amenities for the units themselves, as well as community assets that make the project more appealing overall, the housing developer does not have to pay for space that would be unusable. This public investment is 100% critical to the private development of the property (nexus) and is 100% proportionate as an essential piece of the overall capital stack.

The Tier 2 and 3 projects have been identified as the critical hurdle to these properties developing. This is consistent with the original TIF District Plan determination.

o **Market Viability**

For the Tier 1 projects, all possible private partners are at the table with the Town in the planning and execution of these projects. The Town will continue to work throughout 2022 to form development agreements and begin permitting and design for infrastructure to be ready for a bond vote in 2023.

For the Tier 2 and 3 projects, the Town intends to use the momentum of the Tier 1 efforts and the support of the TIF program to generate conversations to kickstart these projects in a more expeditious manner.

The projects identified in the revised TIF District Plan are largely housing developments or redevelopments, creating units at many price points. These directly address the finding identified in the “Energizer Reuse Study” (dated September 29, 2021) showing critical demand for housing in Bennington.

o **Project Criteria**

The projects identified in this update are consistent with all three project criteria in the original TIF District Determination.

(A) The Town’s ability to invest in these projects is substantially over and above the normal municipal operating or bonded debt expenditures.

(B) At a minimum, the Benn High and Putnam Phase 2 projects will result in the addition of affordable housing units.

(C) The redevelopment of the Putnam Phase 2 project will include the mitigation and redevelopment of a brownfield as a result of the Town’s involvement.

Conclusion




The Town of Bennington looks forward to emerging from the COVID19 pandemic stronger than ever. TIF will be an essential tool to facilitate the post-pandemic development of Bennington's downtown. This TIF District Plan Update provides a realistic roadmap for the Town of Bennington's targeted use of TIF debt to incentivize the development of critical properties that have languished for more than a decade (in some cases for over a generation).

To the extent possible, the Town has continued its efforts to construct necessary infrastructure projects using forms of funding other than TIF debt to create the vibrant environment needed to attract private investment. By extending Bennington's TIF District, VEPC will enable the Town to proactively pursue public-private partnerships that are essential to redeveloping long vacant and underutilized properties in Bennington's downtown necessary to realizing Bennington's vision of a vibrant, diverse, and sustainable downtown.

It is Bennington's ambition and expectation that that the projects outlined in this update will be successful and anticipate returning to VEPC with substantial changes within the seven-year period to incur debt to request approval for new and emerging projects.



Legend

-  Designated Downtown Boundary
-  Proposed Tax Increment Financing District
-  TIF Parcels

Tax Increment Financing District Bennington, Vermont



0 250 500 1,000 1,500 2,000 Feet

Map produced August 24, 2017 by BCRC.

Town of Bennington 4/7/2022									
5J -- Infrastructure Impact & Nexus									
Project Name	Location (CW, PW, CO)	%	Project Description	Impact on TIF District Overall Purpose and Outcome	Impact on Real Property Developments (Nexus)	Reports, studies justifying project	Reports, studies justifying proportion	Explanation of Proportion	Other Revenue Sources/Status
Benn High	CW	100%	Rehabilitation of ~30,000 SF to community center, gym, and workshop uses.	Direct	Without the Town's investment as a key tenant and the provision of these community resources, the remaining ~70,000 SF of Benn High (D, E, Ma) could not be redeveloped as market rate and affordable housing	BennHi Redevelopment Analysis, Site plans for Redevelopment of BennHi, Bennington Downtown Area-Wide Plan and Story Map (as previously provided in orig TIF Dist Plan)		100% of the community center will serve residents of the project and the immediate surrounding area, which is all within the TIF District.	ARPA funds, VCDP's Community Development Block Grant, USDA Community Facilities Grant, and smaller grants from the Vermont Community Foundation and private donors
				Essential					
				Major					
Putnam 2	CW	100%	Remediation of contamination, construction of public parking lot, public park/green space, stormwater improvements, sidewalks, and driveways, and installation of lighting and underground utilities.	Direct	This project is absolutely essential to the viability of the Putnam Block development (D, E, Ma) as it will provide parking, access and amenities necessary to the development. It will also have an impact on all other developments (I, SE, Mi) as it will improve the overall access to and quality of parking in the downtown and provide additional park/gathering space accessible to all.	Bennington Downtown Area-Wide Plan and Story Map, Plans Developed by the Bennington Redevelopment Group (as previously provided in orig TIF Dist Plan)		100% of the improvements will serve the Putnam Block project and the immediate surrounding area, which is all within the TIF District.	
				Essential					
				Major					
Catamount	CW	100%	Construction of public parking lot, public park/green space, stormwater improvements, and driveway, and installation of lighting.	Direct	This project will impact the Catamount development (D, E, Ma) and Old Drysdale development (D, SE, Mi) as it will provide the new quality parking and amenities necessary to the success of these developments.	Bennington Downtown Area-Wide Plan and Story Map (attached)		This project is completely within the TIF District and will be 100% proportionate to two core developments with needed parking, public green space and stormwater improvements.	Possible Downtown Transportation Fund Grant; Have not applied.
				ewhat Esser					
				Major					
Bennington Station Lot	CW	100%	Improvements to public parking lot (resurfacing, landscaping, lighting).	Direct	This project will impact the 120 Depot (D, SE, Ma) development as it will provide the quality of parking necessary to the success of the developments and will provide parking for the Bennington Rail Trail trailhead.	VTRANS RFP for Rail-bus serving Bennington and Manchester (attached)		This project is completely within the TIF District and will be 100% proportionate to a core development for parking needs in the TIF District.	Possible VTRANS Transportation Alternatives Grant, Downtown Transportation Fund Grant; Have not applied.
				ewhat Esser					
				Major					

Project Name	Location (CW, PW, CO)	%	Project Description	Impact on TIF District Overall Purpose and Outcome	Impact on Real Property Developments (Nexus)	Reports, studies justifying project	Reports, studies justifying proportion	Explanation of Proportion	Other Revenue Sources/Status
Depot St	CW	100%	Installation of new water main to serve new multi-story development (fire-flow for sprinklers). Reconstruction of Depot Street Bridge. Streetscape improvements between Main Street and River Street (planters, benches, trash/recycling barrels, trees/landscaping, wayfinding signs, accommodations for cyclists). Driveway/circulation improvements at 120 Depot.	Direct	The installation of the water main is essential to the development of 120 Depot Street (D, E, Ma) as the current water main provides insufficient flow and pressure to serve multi-story buildings. The streetscape and driveway improvements will impact 120 Depot (D, E, Ma) as it is directly adjacent to these developments and will provide essential improvements to the pedestrian and vehicular access to and appearance of the developments.	Bennington Downtown Area-Wide Plan and Story Map, The Depot Street Commons – Mixed Use Development Initiative, Report of MSK Engineering & Design (waterline) (attached)		This project is completely within the TIF District and will be 100% proportionate to a core development for needed water, and the streetscape improvements benefit the overall appearance of Depot Street.	Possible Downtown Transportation Fund Grant, VTRANS Structures Grant (Bridge); Have not applied.
				Essential					
				Major					

Town of Bennington 4/7/2022								
5K -- Real Property Development								
Development or Redevelopment Project Name	Span # (s)	Address or Location Description	Zoning District	Project Description	Project Characterization	Project Status	Project Findings	Public Infrastructure Impact
2018 - 2022 Growth								
Benn High	051-015-67831	650 Main Street	Office & Apartment District	Renovation of an approximately 100,000 sq. ft. former school building to accommodate ~40 market rate and affordable units, amenities, and a community center.	Known	Property owner is in conversation with potential buyers and tenants, including the Town and Shires Housing.	The BennHi Redevelopment Analysis, and the Bennington Downtown Area-Wide Plan and Story Map (previously provided in orig TIF Dist Plan)	Without the Town's investment as a key tenant and the provision of these community resources, the remaining ~70,000 SF of Benn High could not be redeveloped as market rate and affordable housing
Putnam 2	051-015-67469, 051-015-67468	301 Main Street, 321 Main Street	Central Business District	Phase 2 -- First floor commercial (Southwestern Vermont Health Care as anchor tenant) with 39 affordable and market rate housing units above	Known	Project is in pre-development stage. Anchor commercial tenant secured. Seeking remaining investors.	The Bennington Downtown Area-Wide Plan and Story Map (previously provided in orig TIF Dist Plan)	Putnam Block infrastructure project (parking, access and amenities) essential for the viability of the Putnam development to occur. West Main, West Main & Washington, Main & North/South, Washington, Franklin Lane, and South Street infrastructure improvements essential for pedestrian and vehicular access to and appearance of the development.
Catamount	051-015-67306	230 School Street	Central Business District	The renovation of one of two Catamount School buildings to accommodate up to 20 one and two-bedroom market rate apartments. It includes interior renovations, repairs to the exterior of the historic structure, and site improvements, including parking necessary to serve the tenants.	Known	Project is in planning stage. No permits applied for.	The Bennington Downtown Area-Wide Plan and Story Map - Attached	Catamount infrastructure project required for providing new quality parking and open space amenities necessary to the success of this development. North Street infrastructure project required for providing improvements for pedestrian and vehicular access to and appearance of the development.
Old Drysdale Bldg	051-015-66991	198 North Street	Central Business District	Renovation of mostly vacant three story historic building to accommodate upper story offices and/or apartments.	Current-Other	Possible re-development project. No permits applied for.	The Bennington Downtown Area-Wide Plan and Story Map - Attached	North Street infrastructure project required to provide improvements to pedestrian and vehicular access to and appearance of the development. Catamount infrastructure project required to provide new quality parking and open space amenities.
120 Depot St	051-015-66928	120 Depot Street	Central Business District	Redevelopment of aging strip-mall property by demolishing existing structures and constructing a multi-story mixed use building	Current-Other	Potential re-development project. No permits applied for.	The Bennington Downtown Area-Wide Plan and Story Map - Attached	Depot Street project required for new water main that is essential to the development as the current water main provides insufficient flow and pressure to serve multi-story buildings. Main & Washington/Depot and Depot Street projects required to provide essential improvements for pedestrian and vehicular access to and appearance of the development. Bennington Station Lot project required to provide new parking and open space amenities necessary to the success of this development.

Town of Bennington 4/7/2022															
5L -- Real Property Incremental Value															
Development or Redevelopment Project Name	Projected Residential Dev (sf)	Projected Commercial Dev (sf)	Projected Industrial Dev (sf)	Projected Total Dev (sf)	Original Taxable/ Baseline Value	Estimated Year of Construction Start	Estimated Number of Years to Complete	Estimated Assessed Value After Development	Estimated Increase in Value from Baseline	Use Code	Estimated % of New Construction - Homestead Rate	Estimated % of New Construction -Non-Homestead Rate	Total of K and L (Should be 100%)	Estimated Incremental Value - Homestead	Estimated Incremental Value -Non- Homestead
Base Year:	2018														
Totals:	394,824	74,250	-	469,074	\$ 44,683,500			\$ 57,864,900	\$ 13,181,400					\$ -	\$ 13,181,400
2018 - 2022 Growth				-	\$41,905,900	2022	1	\$42,034,900	\$129,000	RN-C	0%	100%	100%	\$0	\$129,000
Benn High	70,000	30,000		100,000	\$146,000	2023	2	\$4,600,000	\$4,454,000	RN-C	0%	100%	100%	\$0	\$4,454,000
Putnam 2	53,000	19,000		72,000	\$1,068,400	2023	2	\$5,175,000	\$4,106,600	RN-C	0%	100%	100%	\$0	\$4,106,600
Catamount	222,224			222,224	\$385,900	2025	1	\$1,780,000	\$1,394,100	RN	0%	100%	100%	\$0	\$1,394,100
Old Drysdale Bldg	7,600	4,250		11,850	\$257,200	2025	1	\$750,000	\$492,800	RN-C	0%	100%	100%	\$0	\$492,800
120 Depot St	42,000	21,000		63,000	\$920,100	2025	1	\$3,525,000	\$2,604,900	RN-C	0%	100%	100%	\$0	\$2,604,900

Town of Bennington													
4/7/2022													
5M -- Annual TIF Revenues													
Development or Redevelopment Project Name	Estimated Year of (Partial) Completion	Estimated Taxable Value After Development	Estimated Increase in Value from Baseline	Estimated Incremental Value -Non- Residential	Base Years: Created=Tax Rates Incur Debt=Start Increment	Tax Rate(s): Municipal	Tax Rate: Homestead	Tax Rate: Non- Homestead		Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non- Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value
					2018	\$1.2705	\$1.4828	\$1.7186		Year 1	2023		Year 2
					2023		Annual Tax Rates:			\$1.2705	\$1.4828	\$1.7186	\$1.2705
Totals:		\$ 57,864,900	\$ 13,181,400	\$ 13,181,400	TOTALS:	\$3,015,045	\$0	\$4,078,439		\$1,639	\$0	\$2,217	\$56,020
2018 - 2022 Growth -- 100%	2023	\$42,034,900	\$129,000	\$129,000	GRAND TOTAL:	\$7,093,484				\$1,639	\$0	\$2,217	\$1,639
Benn High -- 50%	2024	\$2,300,000	\$2,227,000	\$2,227,000		CHECK	\$7,093,484			\$0	\$0	\$0	\$28,294
Benn High -- 100%	2025	\$2,300,000	\$2,227,000	\$2,227,000						\$0	\$0	\$0	\$0
Putnam 2 -- 50%	2024	\$2,587,500	\$2,053,300	\$2,053,300						\$0	\$0	\$0	\$26,087
Putnam 2 -- 100%	2025	\$2,587,500	\$2,053,300	\$2,053,300						\$0	\$0	\$0	\$0
Catamount -- 100%	2026	\$1,780,000	\$1,394,100	\$1,394,100						\$0	\$0	\$0	\$0
Old Drysdale Bldg -- 100%	2026	\$750,000	\$492,800	\$492,800						\$0	\$0	\$0	\$0
120 Depot St -- 100%	2026	\$3,525,000	\$2,604,900	\$2,604,900						\$0	\$0	\$0	\$0

Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value
2024		Year 3	2025		Year 4	2026		Year 5	2027		Year 6	2028		Year 7
\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705
\$0	\$75,778	\$110,401	\$0	\$149,339	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470
\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639
\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294
\$0	\$0	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294
\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087
\$0	\$0	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087
\$0	\$0	\$0	\$0	\$0	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712
\$0	\$0	\$0	\$0	\$0	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261
\$0	\$0	\$0	\$0	\$0	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095

Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value
2029		Year 8	2030		Year 9	2031		Year 10	2032		Year 11	2033		Year 12	2034
\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828
\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0
\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0
\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0
\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0
\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0
\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0
\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0
\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0
\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0

Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non-Residential Tax on Incremental Value
	Year 13	2035		Year 14	2036		Year 15	2037		Year 16	2038		Year 17	2039	
\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186
\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536
\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217
\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273
\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273
\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288
\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288
\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959
\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469
\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768

Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non- Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non- Residential Tax on Incremental Value	Estimated Municipal Tax on Incremental Value	Estimated Homestead Tax on Incremental Value	Estimated Non- Residential Tax on Incremental Value
Year 18	2040		Year 19	2041		Year 20	2042	
\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186	\$1.2705	\$1.4828	\$1.7186
\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536	\$167,470	\$0	\$226,536
\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217	\$1,639	\$0	\$2,217
\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273
\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273	\$28,294	\$0	\$38,273
\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288
\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288	\$26,087	\$0	\$35,288
\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959	\$17,712	\$0	\$23,959
\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469	\$6,261	\$0	\$8,469
\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768	\$33,095	\$0	\$44,768

Town of Bennington 4/7/2022									
5N -- Projected TIF Revenue and Share									
Year	Annual Estimated Municipal Increment	Annual Estimated Homestead Increment	Annual Estimated Non- Homestead Increment	Total Projected Property Tax Increment Generated	Municipal portion to the Municipal General Fund	Municipal portion to TIF debt	Education portion to Education Fund	Education portion to TIF debt	Total Municipal and Education Revenue to TIF Debt
BASE YEAR:	2023			SPLIT PERCENTAGES:	0%	100%	30%	70%	
TOTALS:	\$3,015,045	\$0	\$4,078,439	\$7,093,484	\$0	\$3,015,045	\$1,223,532	\$2,854,907	\$5,869,952
CHECK	\$3,015,045	\$0	\$4,078,439	\$7,093,484	\$0	\$3,015,045	\$1,223,532	\$2,854,907	\$5,869,952
2023	\$1,639	\$0	\$2,217	\$3,856	\$0	\$1,639	\$665	\$1,552	\$3,191
2024	\$56,020	\$0	\$75,778	\$131,798	\$0	\$56,020	\$22,733	\$53,045	\$109,065
2025	\$110,401	\$0	\$149,339	\$259,741	\$0	\$110,401	\$44,802	\$104,538	\$214,939
2026	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2027	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2028	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2029	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2030	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2031	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2032	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2033	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2034	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2035	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2036	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2037	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2038	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2039	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2040	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2041	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045
2042	\$167,470	\$0	\$226,536	\$394,005	\$0	\$167,470	\$67,961	\$158,575	\$326,045

Town of Bennington 4/7/2022							
50 -- All Revenue Sources by Year							
Year	Annual TIF Increment: Municipal	Annual TIF Increment: Education	Grant Source	Grant Amount	Other Revenue Used to Pay Debt (eg. Parking Fees)	Other Revenue Amount	Total Revenue
Totals:	\$3,015,045	\$2,854,907		\$0		\$0	\$5,869,952
2018	:Base Year						
Any Years Prior to Increment:							\$0
2018	\$0	\$0					\$0
2019	\$0	\$0					\$0
2020	\$0	\$0					\$0
2021	\$0	\$0					\$0
2022	\$0	\$0					\$0
2023	\$1,639	\$1,552					\$3,191
2024	\$56,020	\$53,045					\$109,065
2025	\$110,401	\$104,538					\$214,939
2026	\$167,470	\$158,575					\$326,045
2027	\$167,470	\$158,575					\$326,045
2028	\$167,470	\$158,575					\$326,045
2029	\$167,470	\$158,575					\$326,045
2030	\$167,470	\$158,575					\$326,045
2031	\$167,470	\$158,575					\$326,045
2032	\$167,470	\$158,575					\$326,045
2033	\$167,470	\$158,575					\$326,045
2034	\$167,470	\$158,575					\$326,045
2035	\$167,470	\$158,575					\$326,045
2036	\$167,470	\$158,575					\$326,045
2037	\$167,470	\$158,575					\$326,045
2038	\$167,470	\$158,575					\$326,045

Town of Bennington												
4/7/2022												
5P -- Summary of Annual Debt												
Debt ID	Project(s) for Which Debt Will Be Incurred	Type of Debt Instrument	Cost of Projects (From Table 5I)	Debt Principal (Rounded cost estimates)	Expected Year Debt Incurred	Interest Only Years	Interest Rate	Term (in Years)	Number of Payments Per Year	Debt Service Each Payment	Total Interest	Total Debt Service
	Totals:		\$3,520,027	\$3,600,000							\$1,088,787	\$4,688,787
1	Bond #1 (Benn High)	Municipal Bond	\$1,482,406	\$1,500,000	2023	1	Varies	20	2		\$453,661	\$1,953,661
2	Bond #2 (Putnam 2)	Municipal Bond	\$1,038,845	\$1,100,000	2023	1	Varies	20	2		\$332,685	\$1,432,685
3	Bond #3 (Three Other)	Municipal Bond	\$998,776	\$1,000,000	2025	1	Varies	20	2		\$302,441	\$1,302,441

5Qa -- Bond Schedule #1

Rates as of		10/4/2021															
					Input cells are green												
SOURCES					DEBT SERVICE SCHEDULE								ANNUAL DEBT SERVICE SCHEDULE				
					Loan Payment	Principal	Coupon Rate	Period Interest	Total	Series D/S	Ending				Principal	Interest	Series D/S
								Per Coupon	Period Interest		Principal	Amortization	Fiscal Year	Aggregated			
Sources												Year		Fiscal Year	1,500,000	453,661	1,953,661
	Par		\$1,500,000			1,500,000			453,661	1,953,661							
	Equity						Days in 1st interest-only period: 93										
	Total		\$1,500,000		11/1/2023				12,042	12,042	1,500,000		2024	2024		12,042	12,042
					5/1/2024		1.03%	386	17,974	17,974	1,500,000		2024				
					11/1/2024	75,000		533	18,870	93,870	1,425,000	1	2025	2025	75,000	36,844	111,844
					5/1/2025		1.42%	533	17,588	17,588	1,425,000		2025				
					11/1/2025	75,000		634	18,338	93,338	1,350,000	2	2026	2026	75,000	35,925	110,925
					5/1/2026		1.69%	634	17,055	17,055	1,350,000		2026				
					11/1/2026	75,000		671	17,704	92,704	1,275,000	3	2027	2027	75,000	34,759	109,759
Dated			7/31/2023		5/1/2027		1.79%	671	16,421	16,421	1,275,000		2027				
Interest Commencement Date			11/1/2023		11/1/2027	75,000		709	17,033	92,033	1,200,000	4	2028	2028	75,000	33,454	108,454
Principal Commencement Date			11/1/2024		5/1/2028		1.89%	709	15,750	15,750	1,200,000		2028				
Term			21 Years		11/1/2028	75,000		746	16,324	91,324	1,125,000	5	2029	2029	75,000	32,074	107,074
Amortization Period			20 Years		5/1/2029		1.99%	746	15,041	15,041	1,125,000		2029				
Final Maturity			11/1/2043		11/1/2029	75,000		776	15,578	90,578	1,050,000	6	2030	2030	75,000	30,619	105,619
Fiscal Year Amortization Starts			2025		5/1/2030		2.07%	776	14,295	14,295	1,050,000		2030				
					11/1/2030	75,000		806	14,801	89,801	975,000	7	2031	2031	75,000	29,096	104,096
Net Interest Cost					5/1/2031		2.15%	806	13,519	13,519	975,000		2031				
					11/1/2031	75,000		833	13,995	88,995	900,000	8	2032	2032	75,000	27,514	102,514
					5/1/2032		2.22%	833	12,713	12,713	900,000		2032				
					11/1/2032	75,000		859	13,163	88,163	825,000	9	2033	2033	75,000	25,875	100,875
					5/1/2033		2.29%	859	11,880	11,880	825,000		2033				
					11/1/2033	75,000		885	12,304	87,304	750,000	10	2034	2034	75,000	24,184	99,184
					5/1/2034		2.36%	885	11,021	11,021	750,000		2034				
					11/1/2034	75,000		941	11,419	86,419	675,000	11	2035	2035	75,000	22,440	97,44

5Qb -- Bond Schedule #2

[illegible]

5Qb -- Bond Schedule #2

Rates as of			10/4/2021														
					Input cells are green												
SOURCES					DEBT SERVICE SCHEDULE								ANNUAL DEBT SERVICE SCHEDULE				
					Loan Payment	Principal	Coupon Rate	Period Interest	Total	Series D/S	Ending				Principal	Interest	Series D/S
Sources								Per Coupon	Period Interest		Principal Balance	Amortization Year	Fiscal Year	Aggregated Fiscal Year	1,000,000	302,441	1,302,441
	Par		\$1,000,000			1,000,000			302,441	1,302,441							
	Equity						Days in 1st interest-only period: 93										
	Total		\$1,000,000		11/1/2025				8,028	8,028	1,000,000		2026	2026		8,028	8,028
					5/1/2026		1.03%	258	11,983	11,983	1,000,000		2026				
					11/1/2026	50,000		355	12,580	62,580	950,000	1	2027	2027	50,000	24,563	74,563
					5/1/2027		1.42%	355	11,725	11,725	950,000		2027				
					11/1/2027	50,000		423	12,225	62,225	900,000	2	2028	2028	50,000	23,950	73,950
					5/1/2028		1.69%	423	11,370	11,370	900,000		2028				
					11/1/2028	50,000		448	11,803	61,803	850,000	3	2029	2029	50,000	23,173	73,173
Dated			7/31/2025		5/1/2029		1.79%	448	10,948	10,948	850,000		2029				
Interest Commencement Date			11/1/2025		11/1/2029	50,000		473	11,355	61,355	800,000	4	2030	2030	50,000	22,303	72,303
Principal Commencement Date			11/1/2026		5/1/2030		1.89%	473	10,500	10,500	800,000		2030				
Term			21 Years		11/1/2030	50,000		498	10,883	60,883	750,000	5	2031	2031	50,000	21,383	71,383
Amortization Period			20 Years		5/1/2031		1.99%	498	10,028	10,028	750,000		2031				
Final Maturity			11/1/2045		11/1/2031	50,000		518	10,385	60,385	700,000	6	2032	2032	50,000	20,413	70,413
Fiscal Year Amortization Starts			2027		5/1/2032		2.07%	518	9,530	9,530	700,000		2032				
					11/1/2032	50,000		538	9,868	59,868	650,000	7	2033	2033	50,000	19,398	69,398
Net Interest Cost					5/1/2033		2.15%	538	9,013	9,013	650,000		2033				
					11/1/2033	50,000		555	9,330	59,330	600,000	8	2034	2034	50,000	18,343	68,343
					5/1/2034		2.22%	555	8,475	8,475	600,000		2034				
					11/1/2034	50,000		573	8,775	58,775	550,000	9	2035	2035	50,000	17,250	67,250
					5/1/2035		2.29%	573	7,920	7,920	550,000		2035				
					11/1/2035	50,000		590	8,203	58,203	500,000	10	2036	2036	50,000	16,123	66,123
					5/1/2036		2.36%	590	7,348	7,348	500,000		2036				
					11/1/2036	50,000		628	7,613	57,613	450,000	11	2037	2037	50,000	14,960	64,960
					5/1/2037		2.51%	628	6,758	6,758	450,000		2037				
					11/1/2037	50,000		640	6,985	56,985	400,000	12	2038	2038	50,000	13,743	63,743
					5/1/2038		2.56%	640	6,130	6,130	400,000		2038				
					11/1/2038	50,000		653	6,345	56,345	350,000	13	2039	2039	50,000	12,475	62,475
					5/1/2039		2.61%	653	5,490	5,490	350,000		2039				
					11/1/2039	50,000		660	5,693	55,693	300,000	14	2040	2040	50,000	11,183	61,183
					5/1/2040		2.64%	660	4,838	4,838	300,000		2040				
					11/1/2040	50,000		823	5,033	55,033	250,000	15	2041	2041	50,000	9,870	59,870
					5/1/2041		3.29%	823	4,178	4,178	250,000		2041				
					11/1/2041	50,000		830	4,210	54,210	200,000	16	2042	2042	50,000	8,388	58,388
					5/1/2042		3.32%	830	3,355	3,355	200,000		2042				
					11/1/2042	50,000		835	3,380	53,380	150,000	17	2043	2043	50,000	6,735	56,735
					5/1/2043		3.34%	835	2,525	2,525	150,000		2043				
					11/1/2043	50,000		843	2,545	52,545	100,000	18	2044	2044	50,000	5,070	55,070
					5/1/2044		3.37%	843	1,690	1,690	100,000		2044				
					11/1/2044	50,000		848	1,703	51,703	50,000	19	2045	2045	50,000	3,393	53,393
					5/1/2045		3.39%	848	848	848	50,000		2045				
					11/1/2045	50,000		855	855	50,855		20	2046	2046	50,000	1,703	51,703
					5/1/2046		3.42%						2046				
					11/1/2046							21	2047				
					5/1/2047		3.60%						2047				
					11/1/2047							22	2048				
					5/1/2048		3.63%						2048				
					11/1/2048							23	2049				

Town of Bennington		
4/7/2022		BASE YEAR
		2022
		LAST YEAR OF DISTRICT (End of debt service)
		2046
5S -- Related Costs		
Note 1: Annual related cost summary cells will show zero value if debt is retired. Individual related costs under summary lines will contain costs, but will not be reflected elsewhere in the workbook if the summary cell shows zero value.		
Note 2: From VEPC 2021 -- State Audits – 5 years after 1st debt is incurred; 7 years after the 1st audit; and at the end of the period to retain tax increment.		
Year	Related Cost Name	Related Cost Description
		Related Cost Amount (in 2022 \$)
Example:		Total: \$ 539,500
2022		\$ -
2023		\$ 29,000
	Legal	Legal costs associated with TIF district administration, bond votes, preparation of new TIF projects, etc.
	General	General administrative costs for TIF district administration, preparation of bond votes, reporting, etc.
	Project Planning	Consultant work on new TIF projects (e.g. cost estimation, voter approval information, etc.) in year of proj
	TIF AUP	Town's independent auditor
2024		\$ 17,000
	Legal	Legal costs associated with TIF district administration, bond votes, preparation of new TIF projects, etc.
	General	General administrative costs for TIF district administration, preparation of bond votes, reporting, etc.
	Project Planning	Consultant work on new TIF projects (e.g. cost estimation, voter approval information, etc.) in year of proj
	TIF AUP	Town's independent auditor
2025		\$ 29,000
	Legal	Legal costs associated with TIF district administration, bond votes, preparation of new TIF projects, etc.
	General	General administrative costs for TIF district administration, preparation of bond votes, reporting, etc.
	Project Planning	Consultant work on new TIF projects (e.g. cost estimation, voter approval information, etc.) in year of proj
	TIF AUP	Town's independent auditor
2026		\$ 17,000
	Legal	Legal costs associated with TIF district administration, bond votes, preparation of new TIF projects, etc.
	General	General administrative costs for TIF district administration, preparation of bond votes, reporting, etc.
	Project Planning	Consultant work on new TIF projects (e.g. cost estimation, voter approval information, etc.) in year of proj
	TIF AUP	Town's independent auditor
2027		\$ 17,000
	Legal	Legal costs associated with TIF district administration, bond votes, preparation of new TIF projects, etc.
	General	General administrative costs for TIF district administration, preparation of bond votes, reporting, etc.
	Project Planning	Consultant work on new TIF projects (e.g. cost estimation, voter approval information, etc.) in year of proj
	TIF AUP	Town's independent auditor
2028		\$ 111,500
	State Audit	Bill to City from State Auditor
	Legal	Legal costs associated with TIF district administration, etc.
	General	General administrative costs for TIF district administration, etc.
	TIF AUP	Town's independent auditor
2029		\$ 6,000
	Legal	Legal costs associated with TIF district administration, etc.
	General	General administrative costs for TIF district administration, etc.
	TIF AUP	Town's independent auditor
2030		\$ 6,000
	Legal	Legal costs associated with TIF district administration, etc.
	General	General administrative costs for TIF district administration, etc.
	TIF AUP	Town's independent auditor
2031		\$ 6,000
	Legal	Legal costs associated with TIF district administration, etc.
	General	General administrative costs for TIF district administration, etc.
	TIF AUP	Town's independent auditor
2032		\$ 6,000
	Legal	Legal costs associated with TIF district administration, etc.

[illegible]

Town of Bennington
4/7/2022

Housing Units Within TIF District Area Prior to TIF District Creation					
Type	Number	Avg Owner-Occupied Market Value Per Unit	Avg Rental Cost Per Unit		
Single- Family Detached	8	\$140,000	\$1,100		
Mobile Home	0				
Multifamily/Condo	4	\$190,000	\$1,000		
Duplex	16		\$900		
Triplex	9		\$850		
Apartments	62		\$800		
Senior Housing	0				
Other: Comm/Apts	34		\$900		
Other: Office/Apts	17		\$900		
Other: Mixed Use	7		\$900		
Other:					
Totals:	157	\$165,000.00	918.75		
Housing Unit Development/Rehabilitation Projected Within TIF District During Life of TIF					
Project Name	Total Units	Type of Housing	Projected Cost Per Unit	Projected Rent Per Unit	Comments on Affordability
Valentine & Pleasant (Constructed)	6	Affordable efficiency (1), 1-bdrm (5)		\$750	Average for the 6 units
	5	Market rate 1-bdrm (4), 2-bdrm (1)		\$1,000	Average for the 5 units
Putnam Block -- Phase I (Constructed)	7	Affordable Efficiencies		\$750 - \$1,000	
	1	Market Rate Efficiency		\$1,200	
	4	Affordable 1-Bedroom		\$800 - \$1,350	
	7	Market Rate 1-Bedroom		\$1,500 - \$2,000	
	1	Affordable 2-Bedroom		\$1,020	
	4	Market Rate 2-Bedroom		\$2,100 - \$2,400	
	7	Benn College Micro Apartments		Varies	
Putnam Block -- Phase 2 (Projected)	9	Affordable Efficiencies		\$1,031	
	25	Market Rate 1-Bedroom		\$1,657 – 2,071	
	15	Market Rate 2-Bedroom		\$2,486 - \$3,315	
Benn High (Projected)	20	Affordable units (mix of 1- and 2-bdrm)		\$1,000	Average cost
	20	Market rate units (mix of 1- and 2-bdrm)		\$1,500	
Total	131				



May 18, 2022

Town of Bennington Selectboard
205 South Street
Bennington, VT 05201

Honorable Members of the Bennington Selectboard:

Attached, please find the 2022-2023 Better Bennington Corporation Budget. I have consolidated the budget to the full year and bottom lines. I will happily address specifics with you at the Selectboard meeting on Monday should you have questions or comments.

I have also included the Design and Economic Vitality Work Plans and am happy to take questions at the meeting. The Organization and Promotion Work Plans are in the process of being re-worked. After a productive board meeting this morning, we intend to do some restructuring of the work on each of these committees.

The Org Committee will be working on more actionable fundraising strategies.

The Promotions Committee has recently grown. Traditionally, it was simply made up of the Executive Director and Board Chair, however with new leadership the role of this committee is changing. In order to do deeper work rooted in strategy, the Promotions Committee will take the role of the workhorse of the Organization Committee and Board. They will decide the direction and what is needed, the Promotions committee will go in that direction doing what needs to be done.

I look forward to presenting the budget at Monday's meeting.

Very Best Wishes,

Jenny Dewar
Executive Director

Better Bennington Corporation

Annual Budget

July 2022 through June 2023

Income/Expense	TOTAL Jul 22 - Jun 23
Income	
4000-00 Operating Income Misc.	
-01 Membership Dues	4,350.00
-02 Downt. Improvement Dist. Fur	90,378.60
-03 Sponsorships	10,000.00
-04 Donations	16,000.00
-05 Grants	18,000.00
-06 Contract Employee	13,756.00
Total Funding Income	138,728.60
4200-00 Total Event Income	28,470.00
 TOTAL ALL INCOME	 167,198.60
Expense	
5000-00 Payroll Expense Misc.	
-01 Salaries	86,036.60
-02 Payroll Taxes	9,448.00
-03 Health Insurance	6,828.00
-04 Workers Comp	1,452.00
Total Payroll Expense	103,764.60
5100-00 Total Program Expense	3,450.00
5200-00 Total Events Expense Misc.	29,630.00
5300-00 Total Marketing Expense Mi	4,862.00
5200-20 Security Expense	7,695.00
5400-00 Total Other Expense Misc.	17,797.00
TOTAL ALL EXPENSES	167,198.60
 NET INCOME/EXPENSE	 0.00

	Initiative	4 Point Approach	Notes	Person(s) Responsible	
PRIORITIES:	1	Strengthen/build relationships with current and prospective businesses	New Economic Uses	The committee intends to connect and build working relationships through in person networking, e-newsletters, events, and partnering with the BBC committees to ensure that we are providing substantial support for current and prospective businesses downtown.	Committee
	2	Increased Membership	Partnerships	The committe will focus its efforts on driving businesses to join at the Corporate Partner level as well as encouraging businesses in the ED "Extended Downtown" to recognize the value of participating in the BBC.	Committee
	3	Resources	New Economic Uses	The committee will provide resources to prospective and current business owners such as the "Welcome Packet," communication through e-mail blasts, and community calendar. In addition, partnering with the local library to offer educational materials beneficial to business owners.	Committee
ONGOING:	1	TIF, State/ Federal Grants	New Economic Uses	The committee plans to work with the community to provide informational sessions and state, local, and federal funding available to assist a growing downtown and for prospective and current business owners.	Committee
	2	Expanded Business Partnerships /Networks	New Economic Uses	The committe will work with individuals within various levels of experience to create a networking system through workshops or small committees to connect with each other and provide valuable insight/resources.	Committee
	3	Recruitment/Training - opening up conversation	Recruitment & Retention	The committe will continue to work on promoting the BBC to individuals within the community interested in becoming involved with downtown development.	Committee
	4	Create a more complete and cohesive database of available space, pricing, contact info	New Economic Uses	A sub-committee wil devote time to help track down owners, prices, realtors, and best uses of the spaces.	Committee

	Initiative	Ntn'l Main Street	Notes	Person(s) Responsible	Start Date	Target Date	Measure of Success
PROJECTS:	1	SPARC (Spaces, Parks, Art, Recreation, Community)	physical improvements				
		Riverwalk	Completion and Recognition	Continued focus on the Riverwalk - advocate for add'l funding opportunities, especially thru ARPA funding	committee	cont.	Enhancements and improvement for increased safety, identity, and use
		Outdoor Spaces	Identify, Expanded Use, Improvements	Target Areas for Development: Library Park, Church Mini-Park	Committee, Ownership		Enhancements and improvement for increased identity and use
CONSULTING:	2	DOWNTOWN ENVIRONMENT	physical improvements				
		Pedestrian Spaces	Identify, Expanded Use, Improvements	assess areas for redesign: alleyways, Putnam Sq. streetscape, furnishings	committee, Town, BRG		rethink how new downtown environment will utilize public spaces
		Art Installations	physical enhancements	Advocacy & support for Riverwalk (esp. Walgreens wall) and Downtown Art installations,	committee, BAAC, Community Development		
		Skate Park	physical enhancements	Advocacy and Design assistance for Riverwalk Skate Park	Committee		
		Downtown Infrastructure		Analysis and prioritization of DT Infrastructure needs & opportunities	Comm. & Town's Economic Dev. Staff		
		Expanded District		Consideration of infrastructure targets outside of current Designated Downtown / DID Tax District per BBC analysis (incl. entrance, wayfinding, and historic district signs)			
ONGOING:		BIB and Street Furnishings	planning and design	Continue to work with town on layout and improvements	committee, BIB, town staff	current	on-going
		Tree Planting	planning	Assessment and advocacy of downtown tree planting program			
		Awards Program/Community Accomplishments	partnerships	Provide recommendations to Organization Committee, promote downtown development	Committee	January	June
							improvements to be recognized and development recognized

ARPA Update

Status of Ongoing Projects

May 2022

Benn High

In April, the Town took possession of the Benn High building pursuant to a Lease/Option Agreement.

After reviewing proposals from design professionals responding to an RFP, the Town has chosen Goldstone Architecture of Bennington to perform a feasibility study, and design and construction administration services for the public facilities proposed at Benn High (Senior Center, Meals on Wheels, gymnasium, etc.). Work on the feasibility study has begun and will include schematic design and a cost estimate.

The Town has begun environmental due diligence regarding the building. Results of air tests conducted within the building indicate that no PCB's are present in the air of the building. PCB's are the main contaminant of concern. Additional environmental testing will occur in coordination with Shires Housing.

Coordination with Shires Housing on the re-development of the balance of the building has begun.

Willow Park Playground Replacement

A presentation of the final playground designs for Willow Park was held on Thursday, May 19th at 4:00 pm at the Upper Pavilion at Willow Park off East Road.

The chosen design and color scheme are the result of a public outreach process. Over 1,500 people participated in the selection and many people also submitted comments, suggestions, and ideas during the public comment period. There was a public presentation of the original playground design options that was held at the MAUHS auditorium on April 13 which was recorded and viewed over 800 times.

The design was then fine-tuned in response to the comments and suggestions received. The final result incorporates several features that include more musical/auditory components; harness swing systems; different slide options in the ages 5 to 12 large play structure; additional age-appropriate spring rockers in the upper playground; benches for seating; and changing a Volta spinner to an accessible spinner.

Town staff and Play By Design are working to have the new playgrounds installed as soon as possible. The Town will share information on timing as that information becomes available. Ideally it should be 2-3 months, but there may be delays caused by COVID 19 and supply chain issues.

A final celebratory ribbon cutting will be held once the new playgrounds are installed.

Skatepark

Coordination with the architect working with the Town's private partner on the skatepark project has begun. A schematic design for the proposed skatepark and a preliminary cost estimate is being developed by the architect. When the schematic design and cost estimate are complete a presentation will be made to the Select Board.

County Street/Benmont Avenue Sewer Line Upgrades Design

Documentation of existing conditions has concluded, and design of upgrades has begun.

South St./Union St. Stormwater Study

Monitoring equipment has been installed and data is being collected. Existing conditions will be documented, and once data collection is complete alternatives for improvements will be developed and evaluated.

Digitization of Town Land Records

All land records recorded after April 15, 2022, are now online. Work to digitize 40 years of records recorded prior to April 15, 2022, will commence this summer and should be online this fall or winter.

CPARB Training Schedule*

Trainings will be at the Fire Facility except for 2 Saturday trainings off-site TBA

Monthly meetings begin in October and are on Thursdays at Fire Facility from 5 -7:30 pm

Interviews	May 26, 5 -8 pm
Background Checks	June 13 – 16 for fingerprinting (schedule ahead of time w/Michelle F) Results of fingerprinting take up to 10 days
Training Day 1	Saturday, July 9, 9:00 am - 4:00 pm Civilian Review and Oversight with Brian Corr
Training Day 2	Thursday, August 25, 5:00 -8:00 pm
recorded/open	Open Meeting Law/Open Records with Merrill Bent (will be to the public)
Training Day 3 -5	Thursdays, September 8, 15, 22, 5:00 – 8:00 pm Overview of CJ system and Bennington Police Department with BPD
Training Day 6	Saturday, September 24, 9:00 am – 4:00 pm CPARB and its Functions with Brian Corr
Training Day 7	Thursday, September 29, 5:00 – 8:00 pm Looking Forward Module with Brian Corr
BPD Ride-Along	Schedule two between August 1 and October 30
CPARB Begins Meeting in October	First hour is ongoing training with BPD/ 2 nd 1.5 hr is meeting agenda Fire Facility, 5 -7:30 pm
Joint SB/CPARB Bent	TBA – Duties and Responsibilities of a Review Board in VT with Merrill Bent

*Schedule based on Select Board approval of pending contract.



Cambridge Consulting Services Group

Brian Corr, Principal

17 Marie Ave., Cambridge, Mass. 02139

617.254.8331 • bcorr@transformpolicing.com

Scope of Work

Training and Support for the Community Policing Advisory Review Board Town of Bennington, Vermont

Development and presentation of a three-month civilian review training program designed specifically to meet the needs, goals, and resources of the Community Policing Advisory Review Board (CPARB) and the Select Board, including two full-day sessions conducted in person at the beginning of the training series to focus on the role, purpose, and work of civilian review and oversight, and concluding with two in-person evening sessions focusing on interacting with the community and ongoing development and learning.

Development of the training series will include working collaboratively with designated members of the Select Board, CPARB, and Town of Bennington staff to determine the unique needs and potential challenges and opportunities facing the CPARB.

Deliver the training program on mutually agreeable dates and times at the Bennington Fire Facility or other appropriate facility identified by the Town of Bennington.

The purpose, structure, duties, and responsibilities of the CPARB will be considered and incorporated when developing and delivering the training, to include the following topics (specific details below are subject to change as the training series is developed):

Day One: Civilian Review and Oversight • Saturday, July 9, 9:00 a.m. to 4:00 p.m.

Proposed participants: CPARB members, Town Liaison to CPARB, Bennington Police leadership, with Select Board members as interested

- Warming Up: welcome, introductions, getting to know each other and what each member brings to the table
How We Got Here: a brief history of policing in Vermont and Bennington
- Why You Are Here: understanding and building the CPARB team
- The Big Picture: the various models, roles, and functions of civilian review of law enforcement
- The role of CPARB: conducting civilian review of law enforcement and providing advice to the Town Manager and Select Board as set out in the charge from the Town of Bennington (“the Charge”) to the CPARB.

Day Two: CPARB and its Functions • Saturday, Sept. 24, 9:00 a.m. to 4:00 p.m.

Proposed participants: CPARB members, Town Liaison, Bennington Police leadership, with Select Board members as interested

- The structure, duties, power, and authority of CPARB and the Select Board
- Effective practices for meeting the Charge to the CPARB, including data analysis, communication, reviewing policy and procedures, tracking local, state, and national trends in law enforcement.

- Developing practices, procedures, and guidelines for CPARB to do its work as described in the Charge.
- Connecting with the Bennington Community through holding and managing effective public civilian review meetings; effective reporting procedures; and conducting community outreach, listening sessions, and other methods of community engagement.

Evening Session: Looking Forward • Thursday, Sept. 29, 5:00 to 8:00 p.m.

Proposed participants: CPARB members and Town Liaison, with Bennington Police leadership and Select Board members as interested

- Identifying and understanding the needed background, skills, knowledge, continuing education for both CPARB and the Select Board
- Ongoing training and professional development
- Challenges and opportunities: setting the stage for success

Note: Other topics to be covered during the training period would be delivered by BPD or other local subject-matter experts and are not part of this scope of work, including “Criminal Justice 101,” training and information from the Bennington Police Dept., legal requirements and responsibilities regarding civilian review of complaints and Vermont’s public records and open meeting laws.

Fees for Services Rendered

Development and presentation of civilian review and oversight training program, travel and lodging, and additional consultation: \$7,150

This fee represents payment based on Cambridge Consulting Services Group’s base rate of \$175/hour for all items noted in the scope of work and the estimated cost for travel and accommodations, and includes the following elements:

- Consultant time for development of training program: \$1750
- Consultant time for delivery of training program: \$3,500
- Four (4) hours of additional consultation in support of CPARB, the Select Board, and the Town Liaison: \$700
- Travel and accommodations for three in-person training sessions and up to one additional in-person consultation session: *approximately \$1200, to be reimbursed for actual costs.*

In the case where duties and/or requests outside of the scope outlined arise, an additional quote will be issued and an amendment to the agreement will be generated. Both parties must agree to the terms associated with additional items prior to any supplementary work or travel occurring.

The term of the contract will begin upon the execution of an agreement between the Town of Bennington and Brian Corr, Principal, Cambridge Consulting Services Group. The term will end upon the completion of the specified training sessions and additional consultation hours for the CPARB, the Select Board, and the Town Liaison. Invoices will be issued to the Town as the work proceeds.

May 13, 2022

MANAGER'S REPORT
May 23, 2022

ACTION

Highway Equipment Borrowing Now a standard practice, the Board must approve the borrowing for the voter approved highway equipment purchases. It requires action on the Resolution, the Tax Certificate and the Note. The amount is \$91,185 to purchase the Skid Steer and a one-ton pickup truck.

Action requested A motion to waive the reading of the Resolution, approve it, the Tax Certificate, and the Note. I will circulate for signatures on all three documents.

Monument Lighting to Support Ukraine Some in the community are hoping the State will extend the period the Monument is lit to support Ukraine beyond the May 26 date. How does the Board feel about that, and would the Board be willing to authorize the Chair or the Manager to write a letter of support?

Action requested Motion to authorize a letter of support, author to be determined.

INFORMATIONAL

Nothing at this time.

FOLLOW UP

Household Hazardous Waste Collection Day The event served 292 households, a fantastic turnout on a very cold and windy day.

The Communication Coordinator's Report is attached.



Town of Bennington

Communications Coordinator Report — May 23, 2022

Hello May!

May in Bennington means that spring is in full swing. The apple blossoms are amazing and if you have a chance take a drive on Carpenter Hill Road where the Southern Vermont Orchards are in full bloom.

Willow Park Playgrounds:

As part of our ongoing outreach effort regarding the playground renewal at Willow Park, a public presentation of the final design of the playgrounds was held at the upper pavilion last Thursday.

The chosen design and color scheme are the result of a public outreach process. Over 1,500 people participated in the selection and many people also submitted comments, suggestions, and ideas during the public comment period.

The final design was then fine tuned in response to the comments and suggestions received. The final design incorporates several features that include more musical/auditory components; harness swing systems; different slide options in the ages 5 to 12 large play structure; additional age-appropriate spring rockers in the upper playground; benches for seating; and changing a Volta spinner to an accessible spinner.

Town staff and Play By Design are working to have the new playgrounds installed as soon as possible. The Town will share information on timing as that information comes available. Ideally it should be 2-3 months, but we are warned to be cautious and expect possible delays due to COVID 19 and supply chain issues.

For more information about the Willow Park playgrounds renewal project and process please visit the Town website page on Willow Park located at: <https://benningtonvt.org/willow-park/>

Citizen Outreach:

This month there were 11 outreaches to citizens and there were no public record requests to my office.

A.T. Community and Business Outreach

Planning continues for the July 30 "Bennington Trail-fest" to be held at the Bennington Community Center (Rec Center) from noon to 3 pm. There will be live music, free food, activities, and info tables. Free to the public. An earlier idea of having a beer vendor as part of the event has been removed from the mix. Several businesses have joined as A.T. Community Business supporters who will be recognized during the event. A trivia contest with prizes, lawn games, and hiker related skill workshops will also be included.

250th Planning:

I continue to play a role at the state, federal, and regional levels in planning for the 250th anniversary and I have also been involved in the local 250th planning for Remember Baker that was this past March 21. A final anniversary event will be a dramatization of the Rescue and Capture of Remember Baker that will be held on June 18th at 6:00 pm in East Arlington at the Federated Church.

I have also begun work on creating a 250th committee for Bennington and the surrounding region to allow for the start of planning for specific events and to explore what "big ideas" might be possible for 2025-2027 (Capture of Fort Ticonderoga through the founding of Vermont and the Battle of Bennington) and to interface with the statewide 250th commission as they begin outreach to the various parts of the state for input.

Website Update:

We are currently still working with the team at Revize on the new unified website design. This also included a review of the content of the three existing websites and providing a detailed site plan... there are over 200 pages and 1,500 post on the site currently as well as hundreds of documents and materials. At the same time we are working on getting new images across the board and reorganizing the navigation.

Organizational Collaboration:

An early goal of mine was to have a regular show on CAT TV and a regular article in the local newspaper. Both efforts are now in full swing! As I reported last month, the first "Inside Bennington" episode had aired and that has been joined by two more plus I am using our town CAT TV membership to video tape additional meetings and events that would not otherwise be covered. I am very grateful to CAT TV for this partnership! Likewise the Bennington Banner has been extremely accommodating and I have now had three feature articles. This will be regular feature moving forward.

I am also working with the Bennington Police De-

partment on recruitment, and I will be attending a FBI-LEEDA training in June to learn more about how we can improve transparency and communication between the police and the community as a whole.

Outreach to the Community:

I did a community presentation to the VFW and have another tentatively planned with the Shires Young Professionals for the fall. Shannon and I also will be doing a followup visit to the Senior Center on June 1 as part of our ongoing effort to include Seniors each step of the way as we contemplate a possible move of the Senior Center and Meals on Wheels to a new home in the historic Ben-Hi building.

Facebook POST OF THE MONTH:

Our post of the month honored Jay and Joan Zwynenburg for their amazing achievement of 50 years in business.

Jay's has been an anchor business in our downtown for so long that it is hard to picture Bennington without it. We are very lucky to have these two amazing business people as part of our community and we thank them for all their hard work and community spirit.

