



Benn High Redevelopment

Project Update: Town/Hale Resources Development Agreement



PROJECT UPDATE

- Property Background
- Project Scope / Vision
- Current Ownership / Site Control
- Proposed Development Agreement:
Terms and Conditions
- Costs Summary
- Funding Update
- Ownership Structure
- Questions



Property Background



The former Bennington High School/Middle School located at 650 Main Street consisting of an approximately 100,000 sq. ft. building located on 2.29 acres (Benn High).



Project Scope / Vision

Redevelopment of Benn High by a public/private partnership made up of the Town and Hale Resources

The Town Space – 27,000 sq ft

- Approximately 14,000 sq. ft. occupied by the Bennington Senior Center and Meals on Wheels
- Approximately 13,000 sq. ft. of gym space, exercise/activity rooms, locker rooms/changing rooms

The Residential Space – 70,000 sq ft

- Mix of market rate and affordable rental housing
- Proposed possible childcare facility.
- 22 Market Rate Apartments
- 19 Permanently Affordable Apartments

The Office Space – 3,000 sq ft



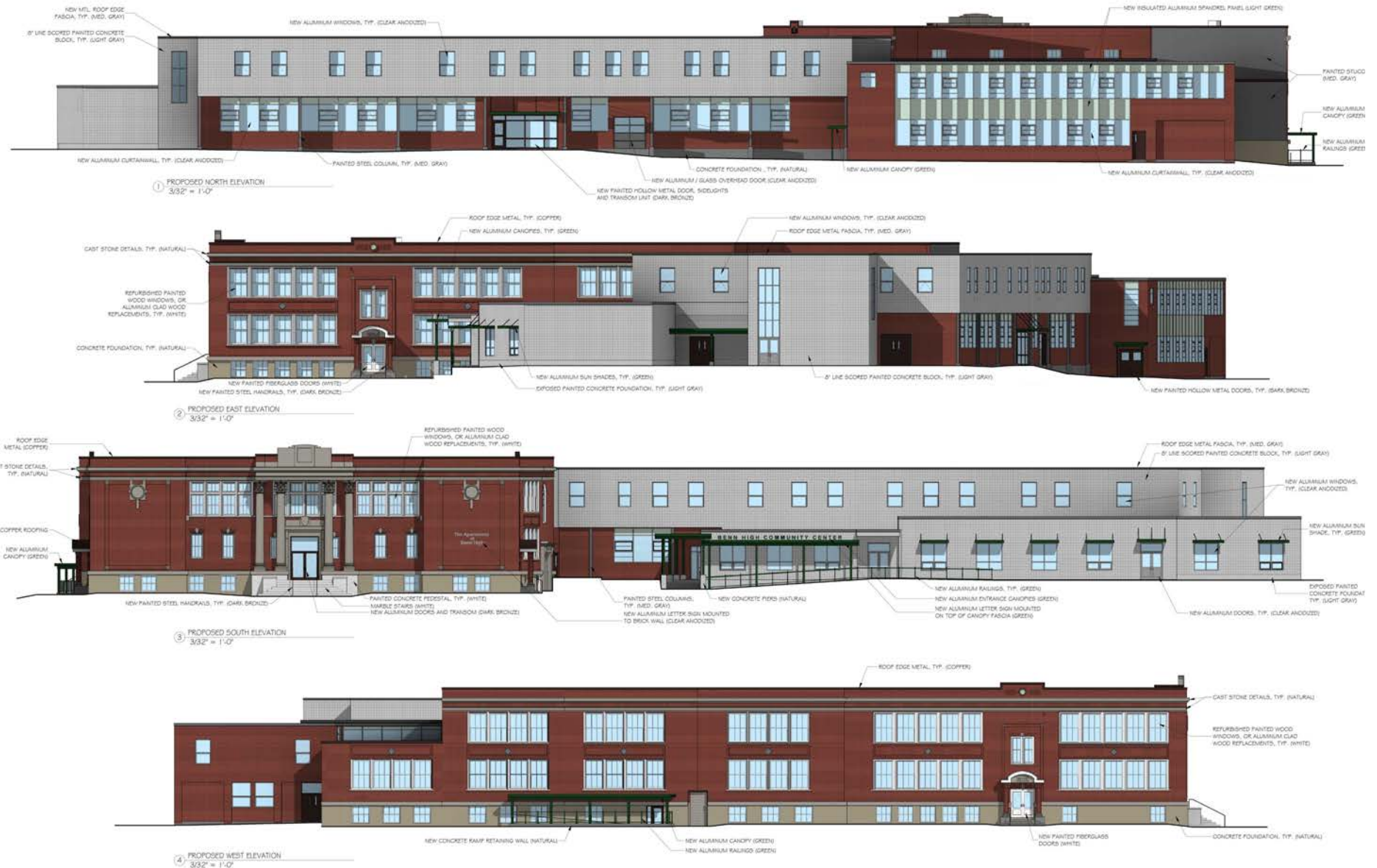
Aerial View - Before





Aerial View - After







Renderings





Renderings



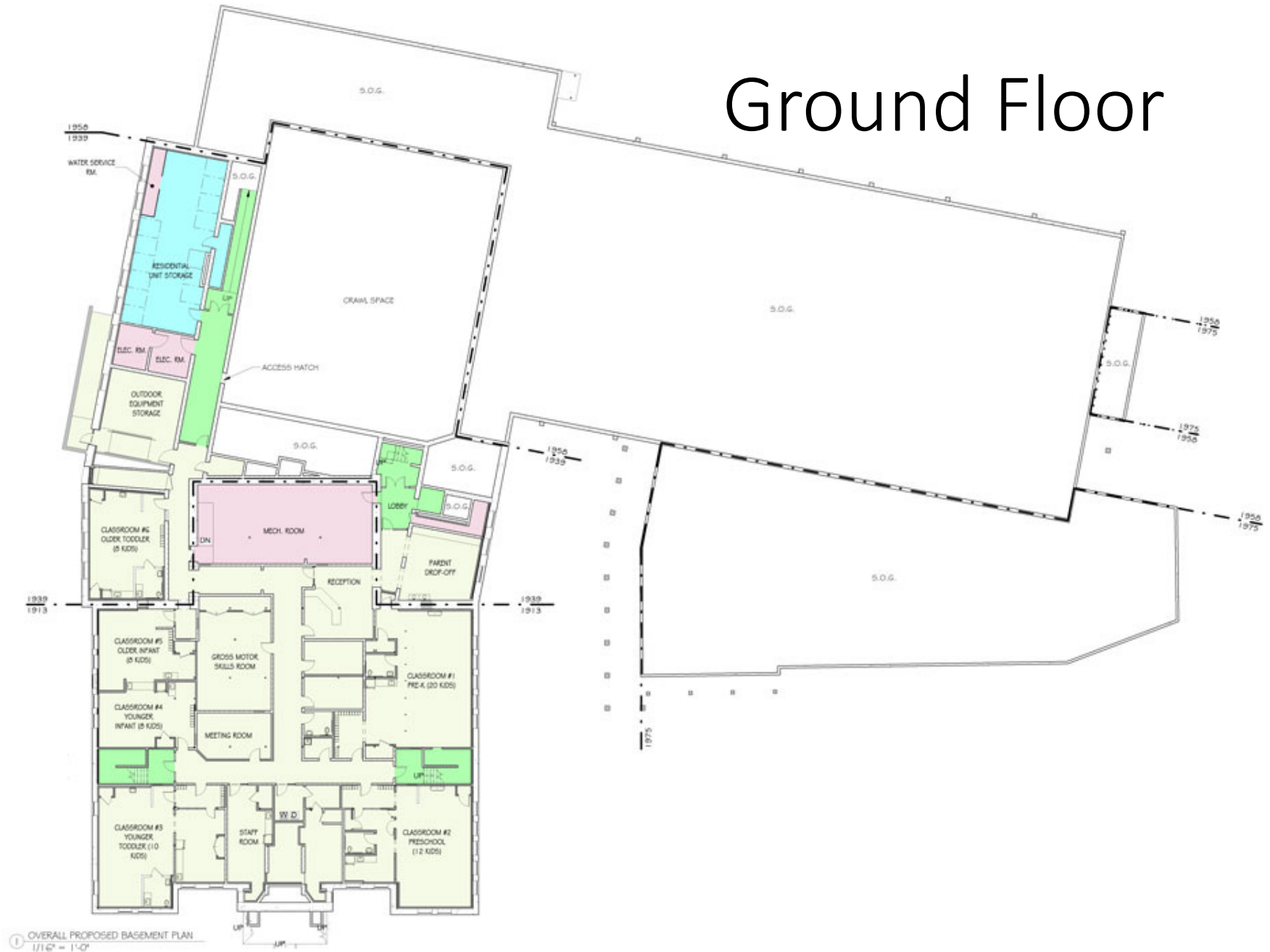


Renderings



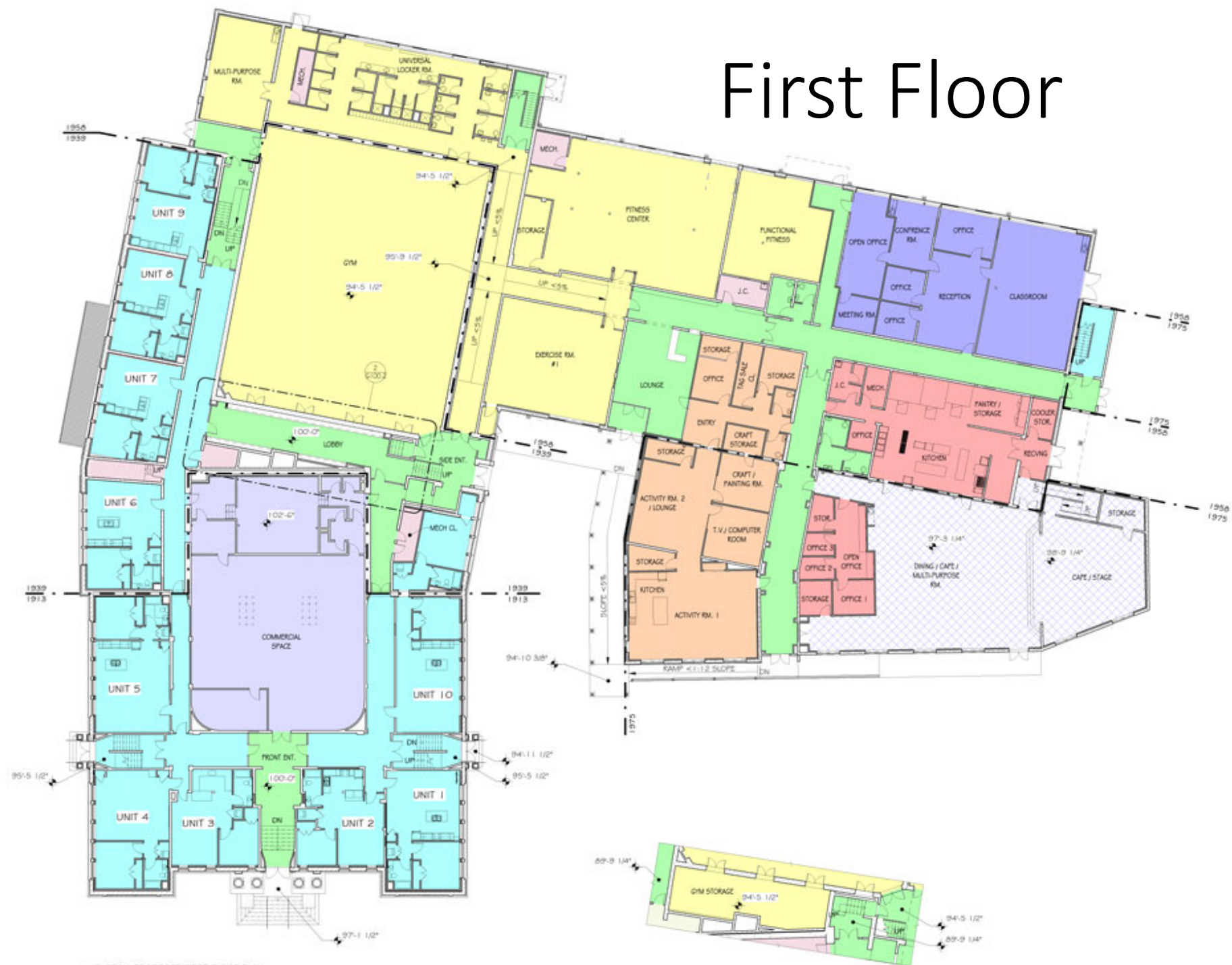


Ground Floor



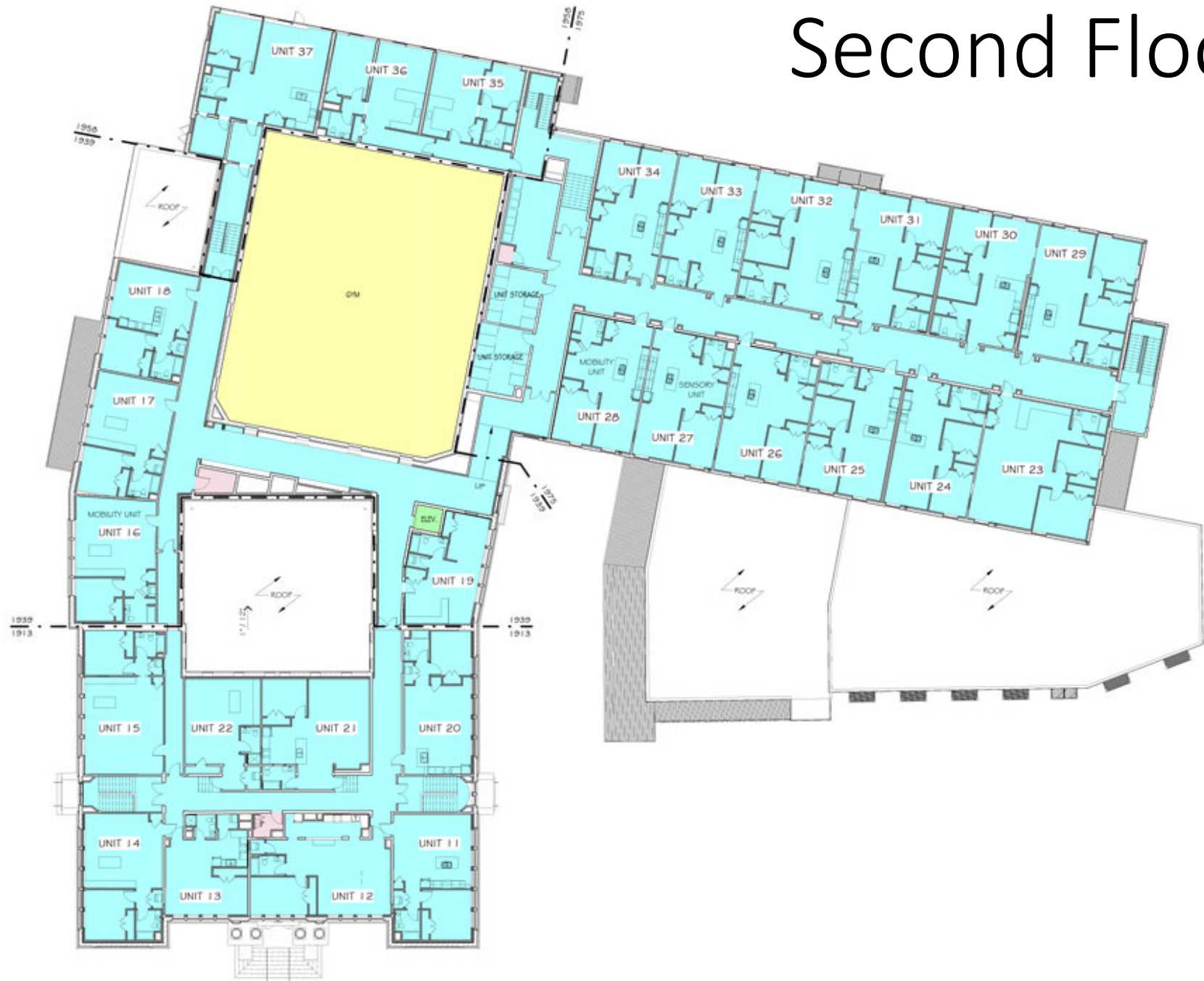


First Floor





Second Floor





Residential Spaces – Market Rate



② UNIT 1 INTERIOR PERSPECTIVE - ENTRY



① UNIT 1 INTERIOR: KITCHEN



Residential Spaces – Non Market Rate



UNIT 2G INTERIOR- ENTRY



UNIT 2G INTERIOR- KITCHEN



Town Spaces – Meals on Wheels





Town Spaces – Meals on Wheels





Town Spaces – Senior Ctr. Kitchen





Current Ownership / Control

- The Property is **currently owned by Christopher Gilbert**
- The Town has obtained **site control of the property through an assignable long-term Lease**, purchase option, and option to terminate if the project does not proceed (Lease/Option)



Proposed Development Agreement: Terms and Conditions

Purchase of Benn High by Hale Resources (includes affiliates)

- Hale Resources will procure bonds and secure funding for construction of entire project, including the Town space.
- The Town will assign the Lease/Option to Hale Resources
- Hale Resources will exercise the purchase option and buy Benn High (currently scheduled on or before June 30, 2024, but no later than October, 2024.)
- Purchase Price of Benn High Includes transfer of current Senior Center building in accordance with the Terms of Lease/Option
- Upon completion of construction of the new Senior Center and Meals on Wheels portions of the Community Space, the Town will transfer the current Senior Center Building to Chris Gilbert (currently scheduled on or before December 31, 2025)
- Hale Resources will guarantee timely completion of project



Proposed Development Agreement

Town Space Lease

- **The Town will lease 27,000 sq. ft. of space from Hale Resources**
- **Hale Resources will construct the Town Space** in accordance with a design approved by the Town and lease the Town Space to the Town (Town Space Lease). **The Town will install, at its cost, the furnishings, and telephone/data/computer/security system equipment** in the Town Space.
- The Town will sublease a portion of the Town Space to **Meals on Wheels**.
- The Town will **contract with the YMCA to manage** the recreational space leased by the town.



Proposed Development Agreement

Town Space Lease, Continued

- The Town will pay for **\$2 million (ARPA funds) of the construction costs** for the Town Space. Hale Resources will fund the balance of the cost of construction for the Town Space, less any grants obtained by the Town for the project.
- The initial Town Space Lease **Term will be at least 15 years** with a 35-year renewal term or a capital investment reimbursement by Hale Resources of all town funds spent on the project at the end of the initial term.
- The Town's **lease payment will be \$7.50 per sq. ft.** (adjusted for inflation at lease commencement) which is well below market rate leases which range from \$13.50 to \$25 or more per sq. ft.
- Hale Resources anticipates leasing the office/workshop space to **UVM Extension / Council on Aging.**



Proposed Development Agreement

Town Space Lease, Continued

The Town Space Lease documents will comprehensively address:

- Shared use of interior spaces
- Shared use of exterior facilities including access drives and parking
- Shared use of utility services, fire suppression systems and other infrastructure.



Proposed Development Agreement

Maintenance / Management / Repairs

The Town Space Lease documents will comprehensively address maintenance responsibilities of the building and site. As currently contemplated:

- **Hale Resources will be responsible for maintenance, management, and repair of the entire building** (less the Town Space) and most building systems, including the roof system.
- **The Town will be responsible for maintenance of the leased interior area for the Town Space.**
- **The Town will be responsible for site maintenance** (plowing, mowing, etc.), but not capital improvements to the site



Costs Summary

A complex funding stack must be secured to complete the Project. Hale Resources and the Town will continue to work cooperatively and diligently to secure the funding sources necessary to fund the Project.

TOWN COSTS:

- \$2 million ARPA funds /
Transfer of old Senior Center (\$400K)
- Lease Payments
- Pre-occupancy Costs
- Operating Costs of Town Space
(after occupancy)

HALE RESOURCES COSTS:

- Total Project Cost \$29 million+
(Including construction and all
soft costs)
- All Building Maintenance,
Management, and Repair
(except interior Town space)



Funding Update

Benn High Redevelopment Project

9/11/2023

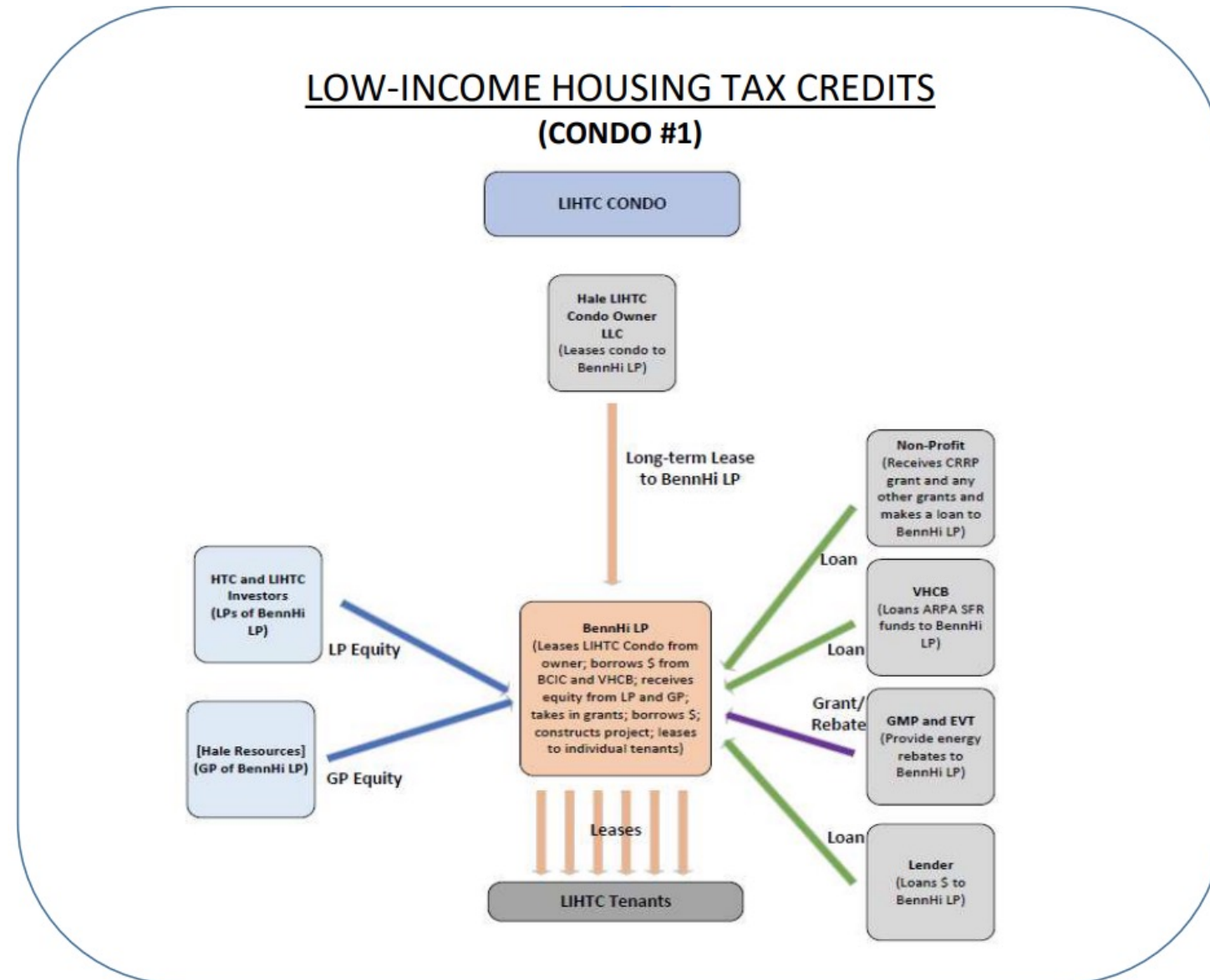
FUNDING SOURCES SUMMARY				
GRANTS	STATUS	CONDO #1	CONDO #2	TOTAL CONDO #1 & #2
		1A. LIHTC APTS (15)	TOTAL NON-LIHTC (NMTC ELIGIBLE)	
VHCB: ARPA-SFR	Board Meeting 9/21	\$ 2,006,614	\$ -	\$ 2,006,614
DED: CRRP: Condo #1-LIHTC	Awarded	\$ 500,000	\$ -	\$ 500,000
DED: CRRP: Condo #2-NON-LIHTC	Applied on 4/30	\$ -	\$ 1,000,000	\$ 1,000,000
TOB: ARPA-LOCAL	Committed	\$ -	\$ 2,250,000	\$ 2,250,000
TOB: CDBG Loan - Grant	In Process	\$ 160,000		\$ 160,000
ACCD>DHCD>VCDP: CDBG	Awarded	\$ 386,190	\$ -	\$ 386,190
Becca Balint: FY24 Appropriations Request	Submitted	\$ -	\$ 1,000,000	\$ 1,000,000
BCRC: BFR - for CAP	Awarded	\$ 9,559	\$ 35,441	\$ 45,000
GMP - Incentive	Pursuing	\$ 25,466	\$ 94,414	\$ 119,880
3E Thermal - Incentive/Rebate	Pursuing	\$ 34,000	\$ 24,000	\$ 58,000
EVT - Incentive	Pursuing	\$ -	\$ 83,904	\$ 83,904
<u>TOTAL GRANTS</u>		\$ 3,121,829	\$ 4,487,759	\$ 7,609,588
TAX CREDITS	STATUS	1A. LIHTC APTS (15)	TOTAL NON-LIHTC (NMTC ELIGIBLE)	TOTAL CONDO #1 & #2
Inflation Reduction ACT - TC Equity	MEP Pursuing	\$ 245,597	\$ 987,963	\$ 1,233,560
VHFA: LIHTC - TC Equity	Awarded	\$ 1,819,272	\$ -	\$ 1,819,272
RITC - TC Equity	P2 Submitted to State	\$ 826,446	\$ 2,878,878	\$ 3,705,324
ERV: NMTC - TC Equity	Intake Eval. 6/1 Start	\$ -	\$ 5,385,889	\$ 5,385,889
VDTC - State TC Equity	Awarded	\$ -	\$ 160,000	\$ 160,000
<u>TOTAL TAX CREDITS</u>		\$ 2,891,315	\$ 9,412,729	\$ 12,304,044
PRIVATE EQUITY	STATUS	1A. LIHTC APTS (15)	TOTAL NON-LIHTC (NMTC ELIGIBLE)	TOTAL CONDO #1 & #2
Private Investment Capital	Raised	\$ 1,000	\$ 691,509	\$ 692,509
VHFA Permanent Debt	Awarded	\$ 399,894	\$ -	\$ 399,894
VHFA - 10% in Vermont Program	Waiting to Apply		\$ 4,845,157	\$ 4,845,157
Treasurer - 10% in Vermont	Waiting to Apply		\$ 3,982,095	\$ 3,982,095
<u>TOTAL PRIVATE EQUITY</u>		\$ 400,894	\$ 9,518,762	\$ 9,919,655
TOTAL FUNDING ALL SOURCES		\$ 6,414,038	\$ 23,419,250	\$ 29,833,287



Condo #1

Ownership Structure

Benn High Redevelopment Project
(Condo Association)

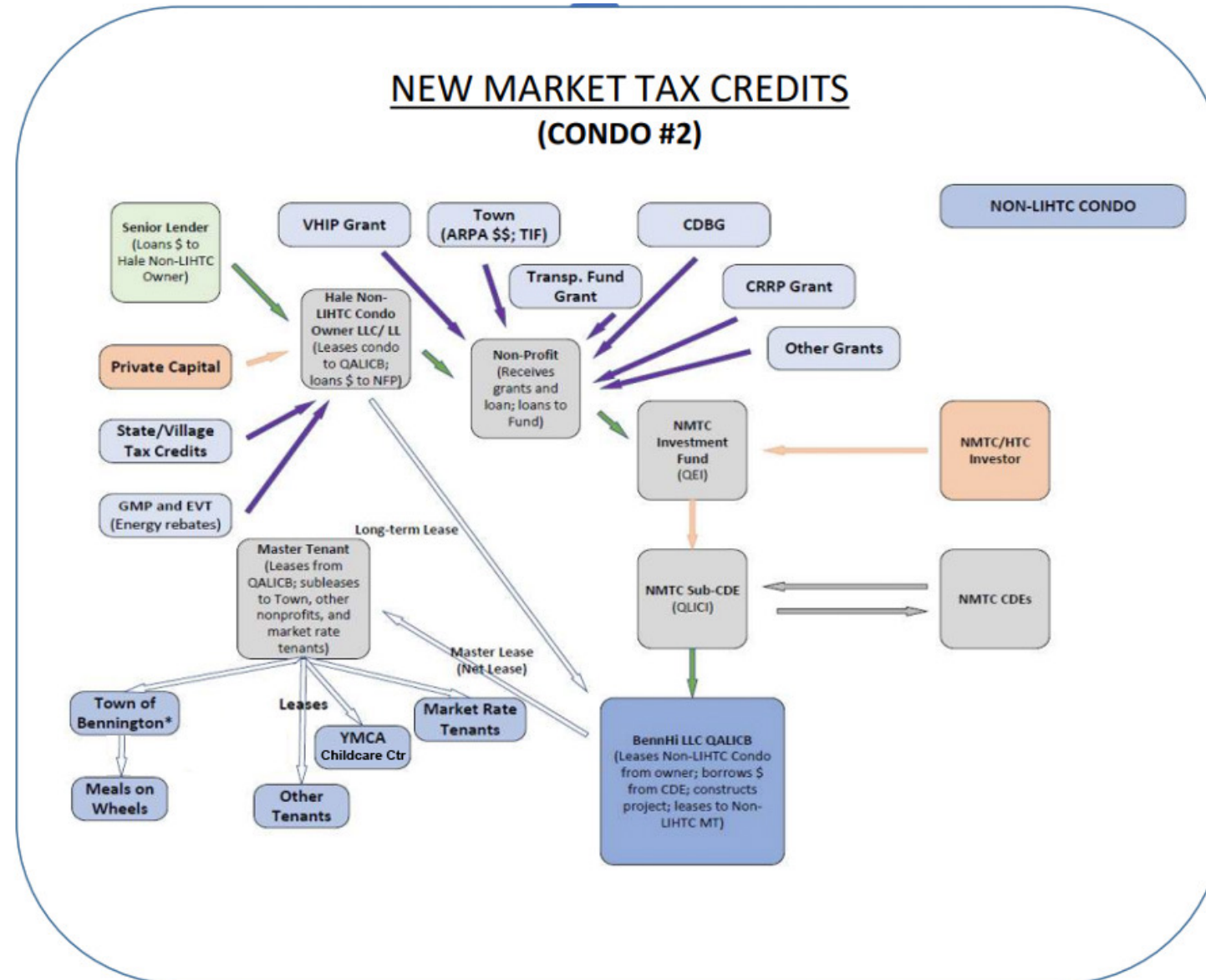




Condo #2

Ownership Structure

Benn High Redevelopment Project
(Condo Association)





NEXT STEPS:

- **Today** – Authorize execution of Development Agreement with Hale Resources, LLC
- **Moving Forward** – Continue to work with Hale Resources to secure funding
- **Next 90-120 Days** – Update Select Board and Public on project progress



Benn High Redevelopment Questions?

info@benningtonvt.org
All materials are on
the Town Website
Benningtonvt.org





Benn High by the Numbers

Overall Project Cost (Entire Building / Site): **\$29+ million***

(Hale will be responsible for funding all costs of the re-development of Benn High except as indicated below)

Town commitment to Town Space construction: \$2 million

(total construction cost \$8 million for Town Space)

Town pre-development & fit/up costs: \$500,000

Transfer of former Senior Center building: \$400,000 value – returns to tax rolls

Town Total for Town Space: \$2.5 million (ARPA) plus value of former Senior Center**

Town Space Lease Payment (\$7.50 per sq. ft.): **\$200,000**

(No expected increase in Town budget as detailed in prior slide)

Additional Town Space Annual Operating Costs: \$88,000

(Expect to be covered by future reduction in YMCA operating agreement)

*All numbers are rounded up from estimates

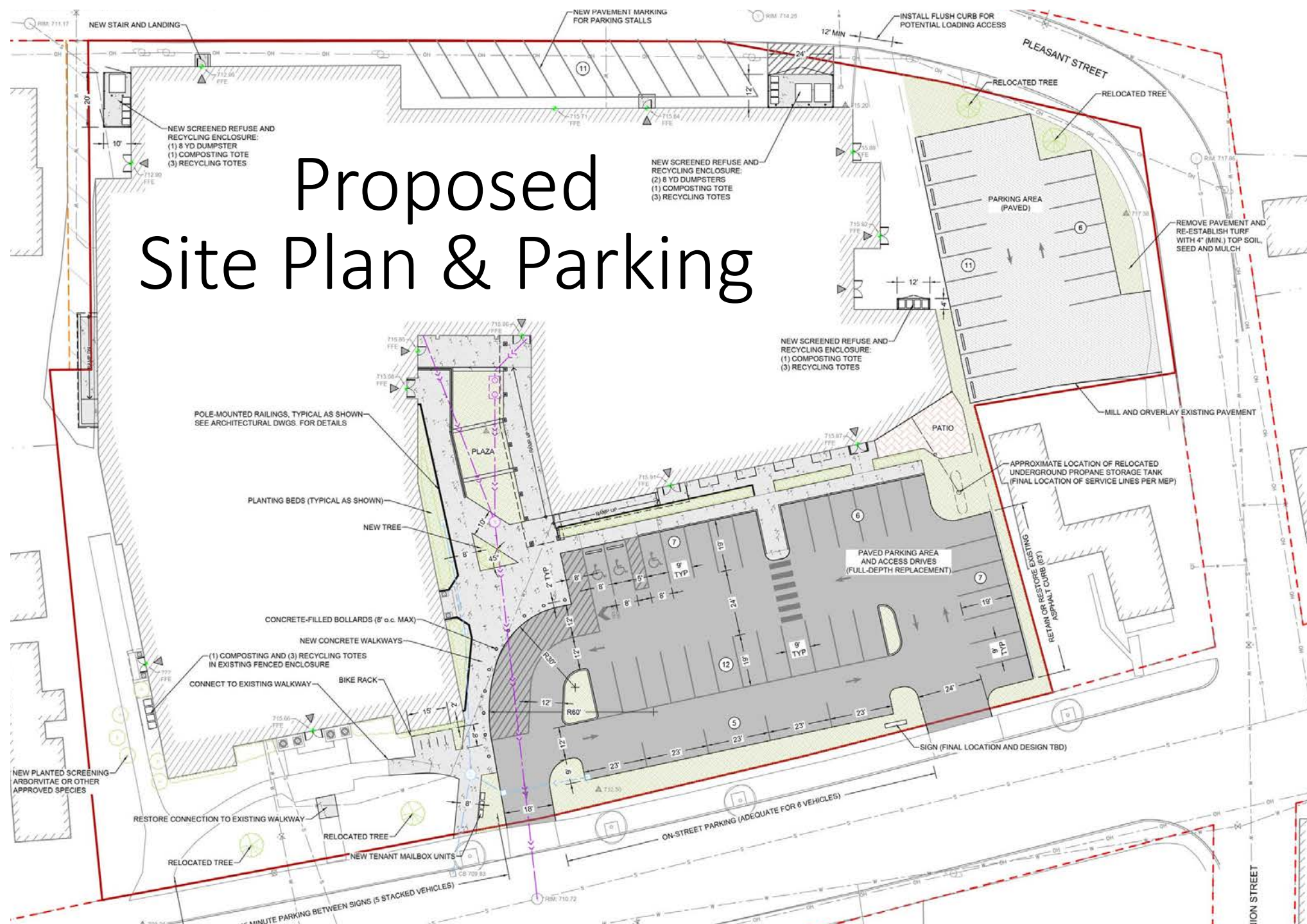
**Approximately \$400,000 balance in ARPA after Benn High construction



Benn High Site:
65 spaces
(3 Handicapped)

On Street
within 400 feet:
50 spaces

Parking study
shows sufficient
parking available,
but option for
additional parking
exists if needed.





Parking Study

Estimated Parking Demand

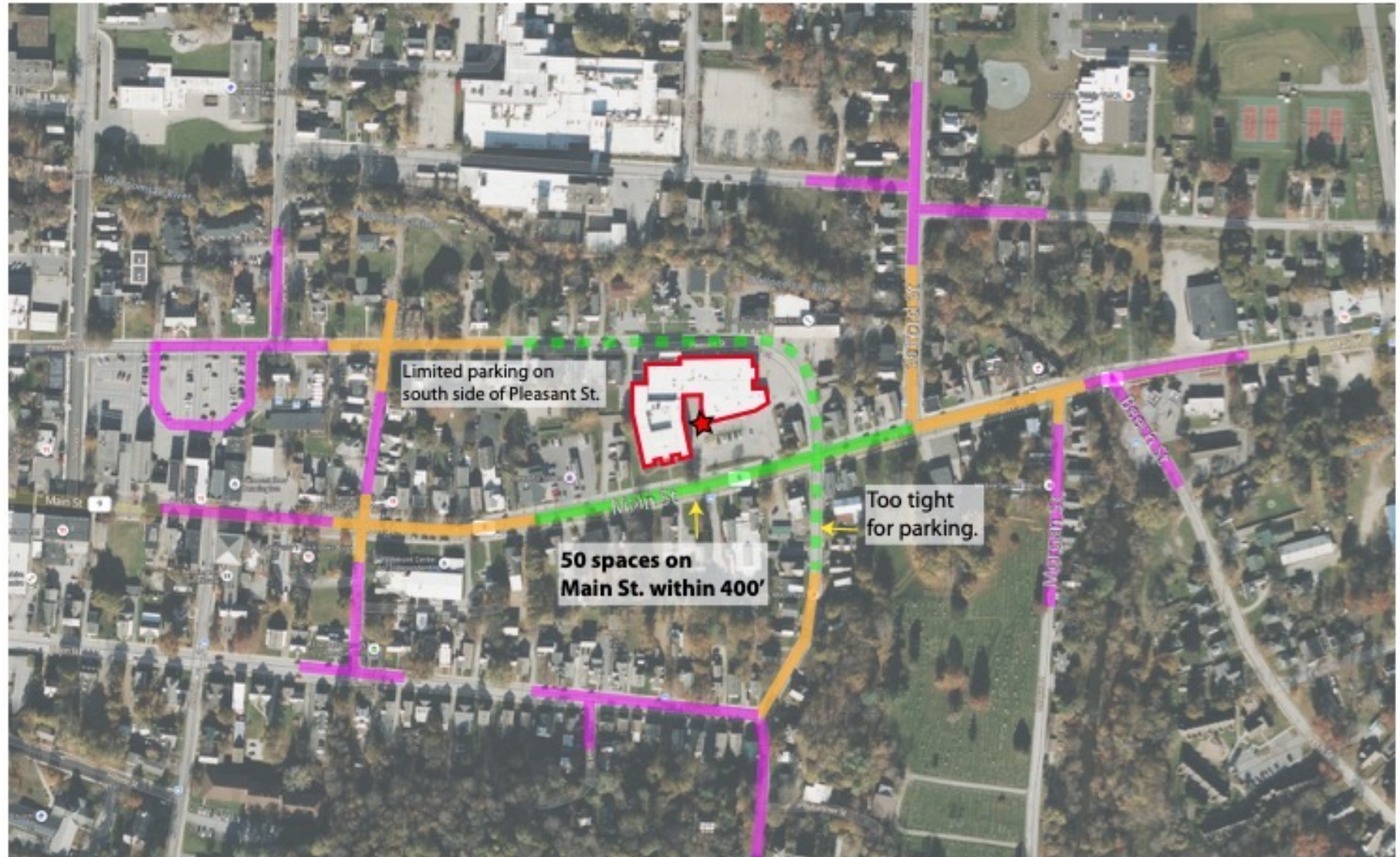
Parking management : **TENANTS, EMPLOYEES and PATRONS allowed anytime. No public parking.**

Use	6:00 AM - 8:00 AM		8:00 AM - 10:00 AM		10:00 AM - 2:00 PM		2:00 PM - 5:00 PM		5:00 PM - 9:00 PM		9:00 PM - 6:00 AM	
Demand estimate range	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Housing (37 units)	41	49	9	15	9	15	9	15	24	40	41	49
YMCA staff	2	4	4	6	4	6	4	6	2	4	0	0
YMCA patrons	9	22	9	22	5	13	9	22	9	22	0	0
Childcare facility	7	9	13	16	13	16	13	16	7	9	0	0
Meals on Wheels & Bennington Senior Center	0	0	10	15	25	25	10	15	0	0	0	0
UVM	0	0	2	2	2	2	2	2	0	0	0	0
Council on Aging	0	0	2	2	2	2	2	2	0	0	0	0
Parkers	59	85	49	78	60	79	49	78	43	75	41	49
Spaces on site	65	65	65	65	65	65	65	65	65	65	65	65
Site above/below capacity	6	-20	16	-13	5	-14	16	-13	22	-10	25	16
LOS A street parking avail.	42	34	42	34	42	34	42	34	42	34	42	34
Site + LOS A street parking above/below capacity	48	14	58	21	47	20	58	21	64	24	67	50



PARKING STUDY

50 spaces within 400'



Assumes 100' of walking on Benn High site. Measured from edge of site.

Walking Distance

- 0-400' IDEAL (LOS A)
- 400'-800' GOOD (LOS B)
- 800'-1,200 AVERAGE (LOS C)



PARKING STUDY

400' comparison
with Walmart

