



One Burke Village Infrastructure and Visioning and Economic Development Meeting

December 17, 2020

Online via Zoom

Dufresne Group
481 Summer Street, Suite 8
Saint Johnsbury, Vermont 05819
Tel: (802) 748-8605

On December 15, 2020 at 5:00 pm, a meeting was held via Zoom video conference to discuss the Burke Visioning and Economic Development Study and Water and Wastewater Study. The following individuals attended:

<u>Individual</u>	<u>Representing</u>
Dan Flanagan	One Burke
Des Hertz	One Burke
Tammy Wagner	One Burke
Linda Lotti	One Burke
Tom Manges	One Burke
Jackie Manges	One Burke
Cathy Wheeler	One Burke
Todd Vendituoli	One Burke
Mike Harris	Town of Burke Administrator
Christine Emmons	Town of Burke Select board
Laura Malieswski	Burke Chamber of Commerce
Ben Doyle	Preservation Trust of Vermont
Lynnette Claudon	VT DEC
Peter Fairweather	Fairweather Consulting
Greg Gossens	gbA
Andrea Day	Dufresne Group

Andrea Day has prepared the following summary of notes taken at the meeting. Please notify her if you have any corrections or additions to these minutes. Tasks to be completed as a result of this meeting are underlined.

I. Visioning/Economic Development Study – Fairweather Consulting

a. Funding options for West Burke

- i. Peter introduced Ben Doyle, Executive Director for the Preservation Trust of Vermont (PTV).

- ii. Ben asked about any conversations with other funders and for a general overview of the water and wastewater study and visioning project status.
 - The visioning is being completed in conjunction with the water and wastewater study.
 - A core area of the village has been identified and some buildings that could be catalytic projects have been identified.
 - The goal is to bring vitality back to West Burke without it being overwhelmed by East Burke.
 - Trying to coordinate with property owners and identify funding.
 - Placemaking and street scaping community projects have also been identified
 - West Burke Village is a designated downtown.
- iii. Ben gave an overview of the Preservation Trust of Vermont
 - To preserve the essential character of VT, preserve and revitalize villages, community driven
 - Can assist with preservation of historic structures
 - Prevent sprawl and protect working landscapes
 - Help small towns to identify next steps
 - Technical assistance and seed funding for historic preservation projects
 - First steps –
 - a. Establish common vision
 - b. Next – once properties are identified, engage in conversations with property owners before moving further
 - c. Other strategies – 501c formation; community supported enterprise (i.e. Albany General Store)

- PTV can provide seed funding for: property transfer, formation of 501c attorney assistance, architectural assessment, hire development consultant to identify philanthropic opportunities, implementation funding – Freeman Foundation (\$50k – \$75k)
- Low hanging fruit may be coordination with property owners and helping them identify funding that makes improving their properties viable.
- It comes down to end use – sources of funding depend on end use, examples include:
 - a. ACCD tax credit
 - b. RD – Rural Business Development Grant
 - c. Housing – VT Housing and Conservation Board
 - d. NEK Fund
- Need to identify eligible use and eligible applicant to develop funding strategy
 - a. i.e. community facilities can't fund a space that would be used by private enterprise but a bike shop could use business development funding
- Next steps should be to identify property owners willing to move forward and identify funding sources that may help them.

b. Non-profit formation discussion

- i. One Burke is well positioned to become a non-profit. The purpose of the of the non-profit needs to be inclusive and incorporate education. To discuss with board at meeting January 6.
- ii. Need to determine if it is One Burke's role to continue spearheading work or does separate "Friends of Burke" need to be formed as a 501c.
- iii. A 501c can also accept and distribute donations
- iv. 501c would be a good tool to obtain and deploy funds

- v. One idea would be to develop a revolving loan fund that could provide matching funds for building restoration.
 - vi. Non-profit can be sustaining to keep movement going
 - vii. Non-profit group can take some of the work off a municipality
 - viii. PTV can help with attorney to structure of 501c – matching grant combine with Community Foundation funding to cover most of the costs.
- c. Architectural assessment of key properties
- i. Matching funding available from PTV
 - ii. Start with property owners that are willing to have study done
- d. Property owner coordination
- i. Key to coordinate with property owners from the beginning.
 - ii. If property owners aren't interested in doing anything right now, try to negotiate a right of first refusal on property for the town so the town can have some say in the use of the property.
 - iii. Hold a "Resource Day" meeting with property owners to discuss funding availability for property improvements. Bring key property owners together with help of Ben and PTV to provide funding opportunities. Stress that it is not a regulatory source of funding.
 - iv. One property owner that owns several properties in town noted that Rural Edge expanding could impact tax base
 - v. One property owner that was reached out to may be interested in improvements if funding is available.
 - vi. First project should be very community focused.
 - vii. What could these buildings be, coordinate with property owners on their vision which could then lead to community support for water/wastewater to allow for the vision.
 - viii. Peter to coordinate with Ben to pull funding experts together.

- ix. Mike Harris to coordinate with property owners to attend funding meeting.
 - x. Recommend including more property owners in future workshop. Keep it to initial set of property owners for first round.
- e. Community supported enterprise
- i. Non-profit owns building then partners with business to use space at reduced rent
 - ii. Business can change but building can remain
- f. Need to pull together multiple funding sources
- g. The community development process takes years
- h. More coordination with property owners in West Burke Village is needed.
- i. Community revitalization is a roots up process – educating on funding availability is great first step and then figuring out ways to fill in funding gaps.
- j. Team Better Block – Bethel community pop-up event example to help with visioning – a video about it is available online.
<https://bethelrevitalizationinitiative.org/better-block>
- k. Streetscape and community placemaking project could be good first project
- i. Better places (ACCD) program – applications due January 22nd, also AOT funding with assistance with re-doing zoning (Richard Amare). Also better connections funded through VTrans.
 - ii. Starting with placemaking may be easier
 - iii. Village Trustees park project coordination.
 - The Village is incorporated, has some funds that support FD, streetlights, etc., meet once per year
- l. Next steps
- i. Identify property owners willing to move forward
 - ii. What funding sources?

- iii. What vision do the property owners have?
- iv. Coordination with property owners for funding workshop, Mike to coordinate with property owners, Peter coordinate with funding resources. Mike to gauge online vs. in person meeting interest from property owners.
- v. One Burke – not for profit discussion

II. **Water/Wastewater Study**

- a. West Burke Wastewater Study
 - i. Still waiting on NEPA
 - ii. Update on property owner in West Burke
 - Three additional surveys received
- b. East Burke
 - i. Property Owner contact for on-site investigations
 - Andrea to send contact information and sample letter to Des Hertz to begin contacts.
- c. Preparing 30% Preliminary Engineering report on water and wastewater for submittal

III. Next meeting

- a. January 12, 2021 at 5pm

IV. Andrea to send out save the date.