



One Burke

Village Infrastructure and Visioning and Economic Development Meeting

January 13, 2021

Online via Zoom

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

On January 12, 2021 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
Cathie Wheeler	One Burke
Todd Vendituoli	One Burke
Kevin Mack	One Burke
Coralie Curran	Burke Property Owner
Todd Williamson	Burke Property Owner
Laura Malieswski	Burke Chamber of Commerce
Lynnette Claudon	VT DEC
Caitlin Corkins	VT ACCD
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. A round of introductions was completed.
- II. A summary of goals was explained to Caitlin
 - a. Looking to revitalize the Village
 - b. Looking to learn about funding sources for property owners to make improvements
- III. Funding Opportunities

- a. Downtown and Village center tax incentive programs
 - i. Village Center designation – both East and West Burke are designated Village Centers
 - ii. Help provide funding to make positive change in designated downtown mainly training and financial incentives
 - iii. All voluntary, no regulatory capacity
 - iv. Within the Village Center boundary, properties can use downtown and village tax incentive program – boundaries can be amended by the community
 - v. Benefits:
 - Tech assistance
 - Priority consideration for State grants, including CWSRF
 - a. Funding Directory available on ACCD website
 - Downtown and Village Center tax credits
 - a. Used in Hardwick
 - Not a grant – dollar for dollar reduction in State income tax – not related to property or sales tax
 - \$3,000,000 available annually – applications due on July 1st – competitive
 - a. For properties listed in National Historic Preservation database
 - i. 10% for rehab with approved federal app
 - b. Not restricted to historic properties
 - i. 25% for façade repairs
 - ii. 50% for State-required code improvements (i.e. sprinklers; elevators)
 - When in question – contact Caitlin

- vi. Private property owners and non-profits eligible, but not municipalities
 - vii. Tax credits can be carried forward for up to 9 years, traded for cash, debt reduction, etc.
 - viii. Can sell a tax credit to a bank or insurance company
 - ix. Example project: Craftsbury general store had business downstairs and apartments upstairs
 - x. Rental housing is eligible – not single family
- b. State Historic Preservation Grants
- i. 50/50 up to \$20,000
 - ii. Building repair type projects – not improvements – i.e. accessibility, planning, HVAC
 - iii. Applications due in October
 - iv. Municipality or non-profit
 - v. Historic – listed or eligible for listing
 - Union meeting House listed, not old school
 - Church would be eligible
 - A lot of properties not listed, eligible but haven't gone through process
 - vi. Negatives to being historically listed
 - Common misconception that if listed the structure will be restricted and owner will not be able to do what they want. Opens door to funding options. A private property owner not using State or Federal money for project is not subject to reviews. A project would be reviewed for historic impacts if the property is 50+ years old under Act 250 whether listed or not
 - To maintain historic status property owners would need to consider changes

- ACCD can offer technical assistance for improvements that would maintain historic status of structures
- vii. Methodist Church – some minor improvements possible – accessibility – generally in good shape. Doesn't currently have an ADA accessible bathroom. Have Ben look at building?
- viii. Todd – check with Mike H. to bring owner in on improvements pitched to make the building more accessible
- ix. Des – contact Ben about Methodist Church
 - Would be a good first project to show progress
- c. Is it possible to combine funding sources?
 - i. Depends on other source
 - Can't match State grant with another State grant
- d. The tax credit program is a better fit for private property owners
- e. Peter to share meeting recording and pdf of slides with Caitlin's contact info
- f. ACCD has a quarterly newsletter called "Strong Communities"
- g. Preservation Trust of VT - email
 - i. March deadline for actionable project i.e. Grange, Church up to \$50,000 spent within 2 years
 - ii. Actionable – funds largely used up within 2 years – won't work if first \$50,000 of \$250,000 project
 - iii. Discrete or phase of larger project could fit, i.e. Methodist Church basement insulation
- h. Demonstrate community support
- i. Grant can go to municipality or non-profit
- j. If need assessment to determine needs Preservation Trust could move quickly
- k. One Burke board meeting this week to discuss non-profit

- I. Des to forward emails from Ben to Peter to share with the group

IV. **Water/Wastewater Study**

- a. 30% Report Submitted to DEC
 - i. Email to group, cover in more detail at the next meeting
 - ii. Hold on general distribution of the report
- b. West Burke Wastewater Study
- c. East Burke
 - i. Payne's seemed interested. Des waiting to hear back
 - ii. Kvams are selling property
 - iii. Do more search on the contact information for third property

- V. Next meeting scheduled for February 2nd at 5:00 pm

- a. Send save the date



Village Center Designation Program and Incentives

Caitlin Corkins

VT Department of Housing and Community Development

January 12, 2021

What is Village Center Designation?

The Vermont Village Center Designation Program **recognizes and supports local revitalization efforts** across the state **with dedicated staff and funding** to help designated municipalities build and foster strong communities.

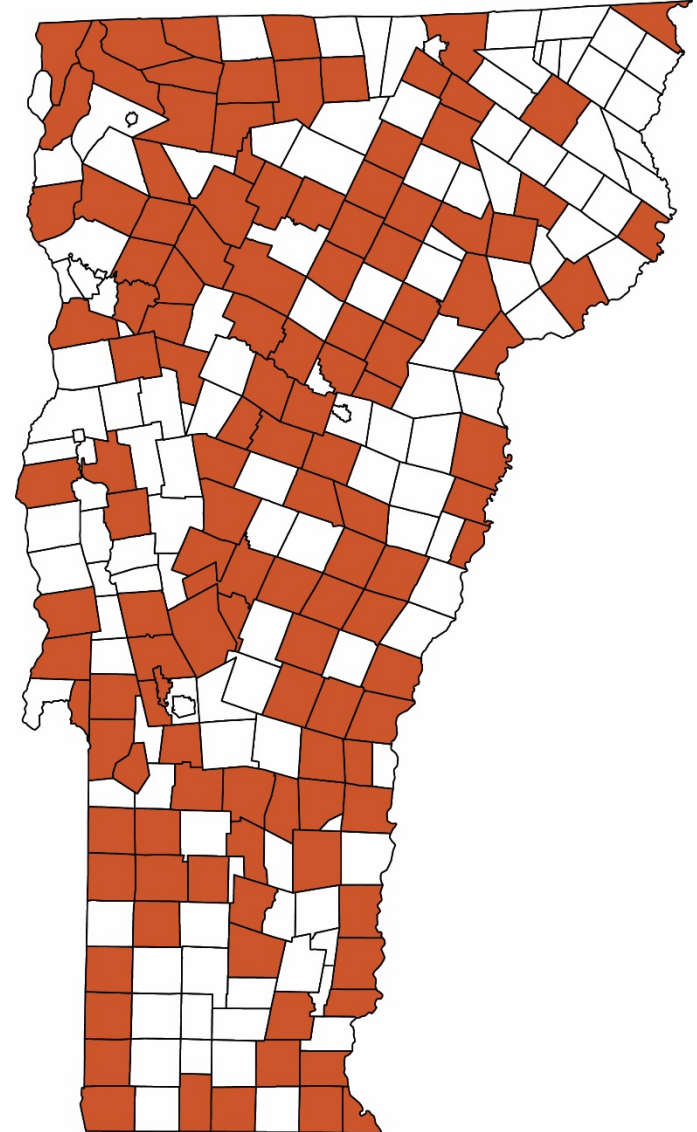




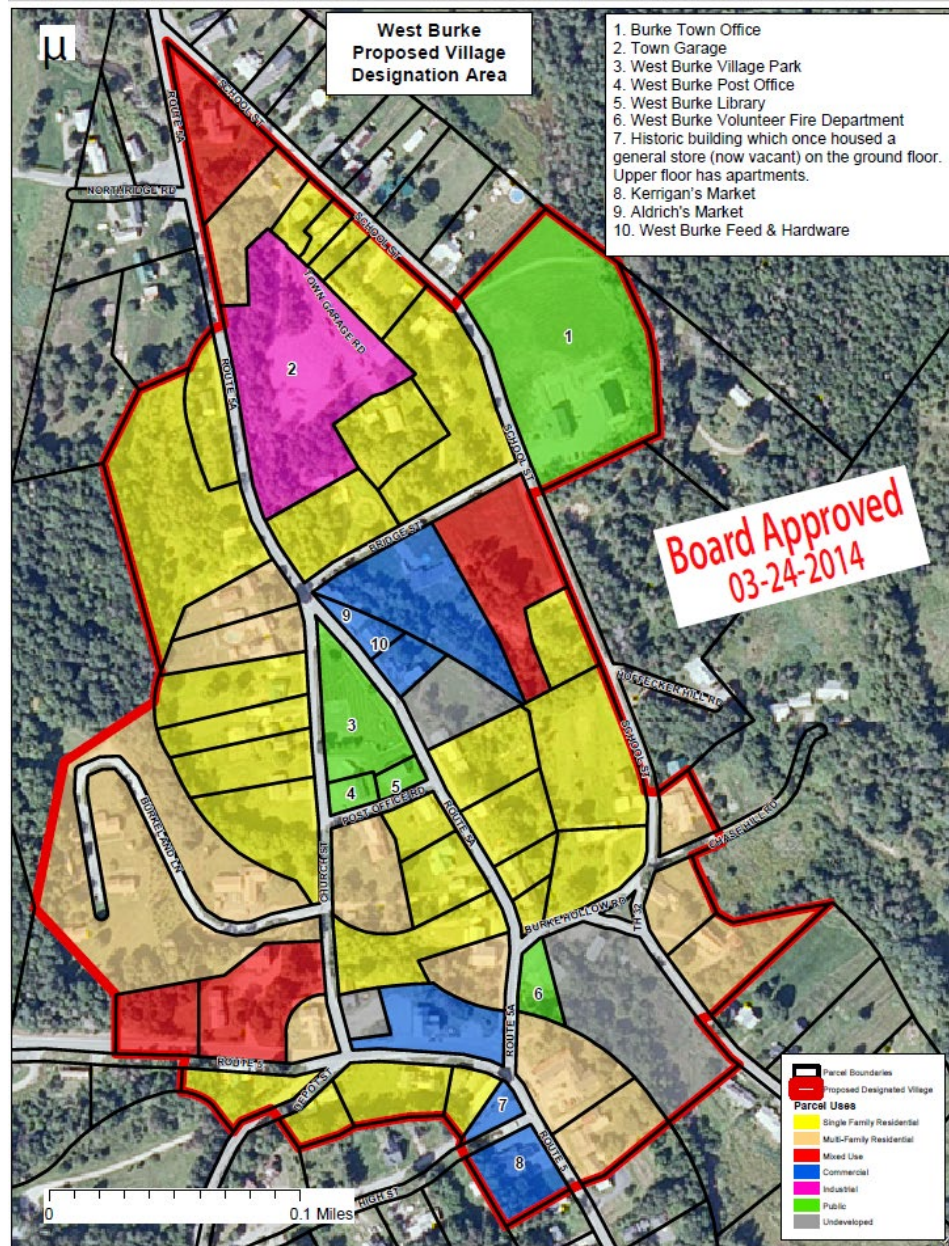
Village Center Designation Program

200+ designated village centers

- For historic centers with existing civic and commercial buildings
- Targets training and financial incentives to bring additional public and private investment to spark village revitalization.



West Burke Village Map





Benefits of Village Center Designation

Designation Benefits

- Technical Assistance
- State Grants Priority
- State Buildings Priority
- Downtown and Village Center Tax Credits
- Eligible for Neighborhood Development Area Designation



Benefits - Funding Directory

Designated Downtown and Village Centers Funding Directory

Downtown and Village Center Tax Credit*

State investment tax credit for qualified historic rehabilitation, façade, code and technology upgrades for properties constructed before 1983 located within a Designated Downtown or Village Center.
Range: 10 – 50% of eligible expenditures
Eligibility: Properties within Designated Downtown or Village Center
Deadline: Annually in July
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/downtown_village_tax_credit

Federal Rehabilitation Investment Tax Credit

Federal investment tax credit for 20% of the rehabilitation costs (including labor, materials and architects or other consultant fees) for income-producing historic buildings constructed before 1925.
Range: 20% of eligible expenditures
Eligibility: Owners of income-producing historic buildings
Deadline: Rolling application deadline; file application before construction
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: <http://www.nps.gov/tps/tax-incentives.htm>

Sales Tax Reallocation Program*

Municipalities and the developer of a qualified project jointly apply for a reallocation of sales taxes on construction materials. Qualified projects must be located within a Designated Downtown.
Range: Based on sales tax generated in excess of \$100,000 to \$1M depending on the size of municipality
Eligibility: Joint application between municipality and developer located within Designated Downtown
Deadline: Annually in July
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/salestaxreallocation

Vermont Community Development Program (CDBG)*

Accessability Modification Grants – Federal grants to bring existing municipal buildings and non-school libraries into compliance with the Americans with Disabilities Act (ADA).
Implementation Grants – Federal grants for economic development, housing, public facilities, and public services that will benefit low/moderate income individuals, eliminate slums or blight, or address an urgent need.
Planning Grants – Federal grants for community development planning, downtown planning studies, and project development to benefit people with low to moderate incomes and/or eliminate "slums and blight."
Range: \$30,000 - \$100,000
Eligibility: Municipalities and/or municipalities on behalf of organizations and private owners
Deadline: Open application with funding decisions made throughout the year
Contact: Josh Hanford, (802) 595-1385 josh.hanford@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/vcdp

Downtown Transportation Fund*

State grants for municipalities to finance transportation-related capital improvements in support of economic development, within or serving a Designated Downtown, including construction or alteration of roads and highways, parking facilities, pedestrian and streetscape improvements, rail or bus facilities or equipment, and underground relocation of electric utility, cable and telecommunications lines.
Range: 50% of overall project costs up to maximum of \$100,000
Eligibility: Municipalities with a Designated Downtown
Deadline: Annually in March
Contact: Gary Holloway, (802) 828-3220 gary.holloway@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/downtown_transportation_fund

* Grant program receives priority consideration due to state designation
For more information, please contact:
Richard Amore: richard.amore@vermont.gov or 802.828.5229
Gary Holloway: gary.holloway@vermont.gov or 802.828.3220

Designated Downtown and Village Centers Funding Directory

Municipal Planning Grant Program*

State grants for a wide range of municipal planning projects including municipal land use plans, zoning and subdivision bylaws, designated downtown, village and neighborhood planning.
Range: \$2,500 - \$20,000
Eligibility: Municipalities with adopted plans confirmed by their regional planning commission
Deadline: Annually in September
Contact: Annina Seiler, (802) 828-1948 annina.seiler@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/overview/municipal_planning_grants

Hazard Mitigation Grant Program

Provides grants to implement long-term hazard mitigation actions that reduce structure damage or loss of life due to natural disasters. Examples include upsizing culverts, floodproofing buildings and mitigation planning.
Range: No minimum or maximum. Local match of 25%.
Eligibility: Municipalities, state agencies, regional planning agencies, non-profits in select circumstances. Eligible entities on behalf of private owners.
Deadline: Funding available after a major disaster declaration. Rolling application deadlines.
Contact: Ray Doherty, 802-241-5258 ray.doherty@vermont.gov
Website: <http://vermont.gov/mitigation/applications>

State Historic Preservation Grants*

State 50:50 matching grants for the repair and restoration of historic buildings listed or eligible for listing in the National Register of Historic Places.
Range: \$1,000 - \$20,000
Eligibility: Municipalities and non-profit organizations
Deadline: Annually in October
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/preservation/grants/historic_preservation

Certified Local Government Program

Federal grants available for resource identification and planning, National Register nominations, downtown planning, public education, archeological studies, and building feasibility studies.
Range: \$500 - \$25,000
Eligibility: Municipalities that are enrolled as Certified Local Governments
Deadline: Annually in January
Contact: Devin Colman, (802) 828-3043 devin.colman@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/preservation/planning/clgp

Brownfield Revitalization Fund*

Grants and loans for remediation of brownfield sites. The funds are made available to Vermont by the EPA and eligible applicants can be private developers, non-profits and municipalities.
Range: Grants are capped at \$200,000
Eligibility: Municipalities, non-profit organizations and private developers
Deadline: Rolling
Contact: Kiersten Bourgeois, (802) 793-4899 kiersten.bourgeois@vermont.gov
Website: http://eccd.vermont.gov/business/relocate_expand/capital/brownfields

Cultural Facilities Grant Program

Matching state grants for community facilities used to provide cultural activities to the public and to enhance or expand the capacity of an existing building to provide cultural programming.
Range: \$1,000 - \$30,000
Eligibility: Municipalities and non-profit organizations
Deadline: Annually in the spring
Contact: Michelle Bailey, (802) 828-3294 m Bailey@vermontartsandcouncil.org
Website: <http://www.vermontartsandcouncil.org/grants-and-services/organizations/cultural-facilities>

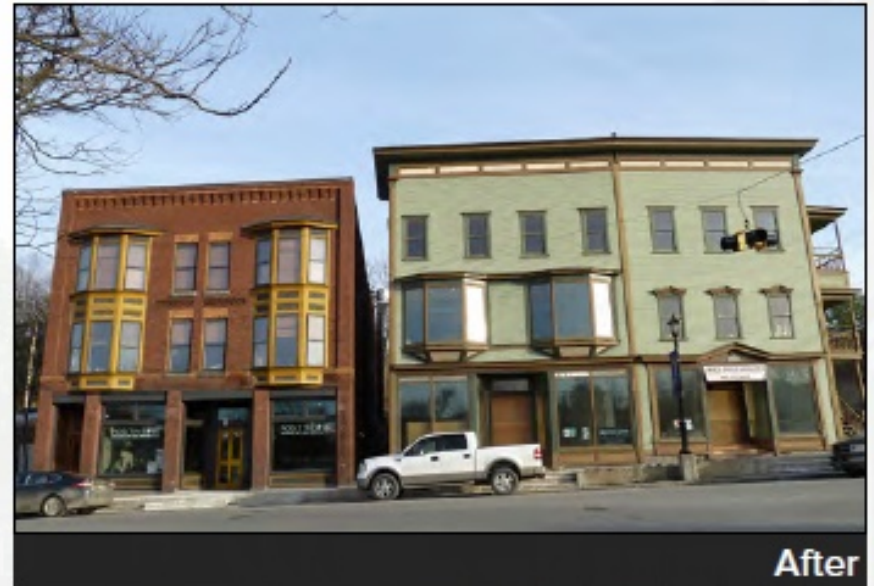
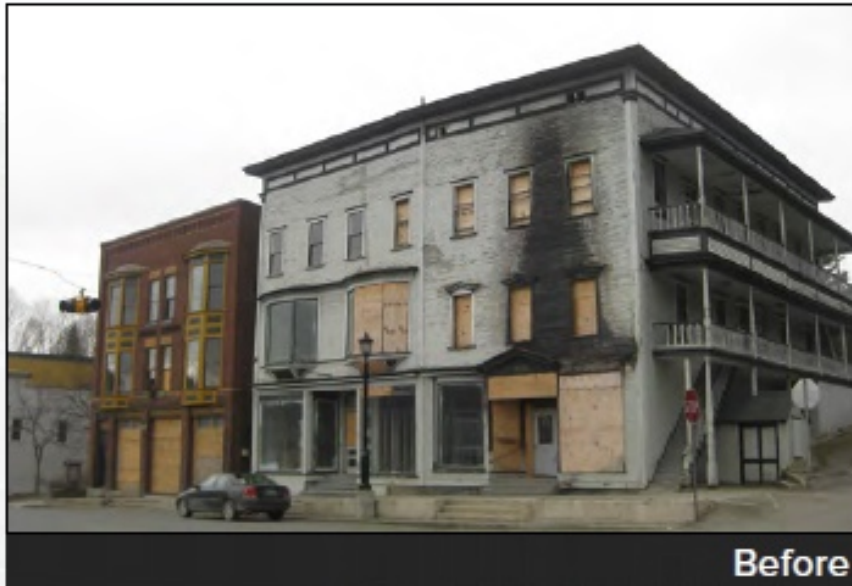
* Grant program receives priority consideration due to state designation
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Downtown & Village Center Tax Credits

Hardwick, VT

Hardwick - Designation Sparks Revival



“The amount of new activity, life and excitement on Main Street is unprecedented. It’s clear to me that strong communities need vital urban cores -- and with the help of the tax credits, we’ve made a great start in Hardwick.”

Michael Gohl, local architect
and tax credit recipient

Downtown & Village Center Tax Credits

What are Tax Credits?

- Tax credits are not grants
- Better than a tax deduction
- Reduces income-tax liability

What do Tax Credits do?

- Encourage redevelopment
- Incentivize housing
- Make rebuilding possible after a disaster

Landry Block, St. Johnsbury



Downtown & Village Center Tax Credits

Overview

- Award \$3 Million in credits annually
- Applications are due on July 1 and are competitive

Tax Credit Tiers

- 10% credit for rehabilitation with approved federal application
- 25% credit for façade repairs
- 50% credit for state-required code improvements



Newport, Pick & Shovel and Montgomery Ward Building

Downtown & Village Center Tax Credits

What do I do with my credit?

- Credits can be carried forward up to nine years
- Can also be traded for cash, debt reduction, or favorable loan terms
- Can be sold to banks or insurance companies
- Non-profits are eligible, but not municipalities



Albany General Store

Downtown & Village Center Tax Credits

Enosburg, VT



Quincy Hotel

\$1.6 Million Project

\$ 320,000 – Federal RITC credits

\$199,050 – State Historic and Code credits

\$519,050 Total Tax Credits

Downtown & Village Center Tax Credits



In Montgomery, this mixed-use building (housing and professional offices) was brought up to code with the help of \$8,000 in state tax credits.

Swanton's Memorial Hall is being adaptively redeveloped into an Ace Hardware with the support of \$115,000 in state tax credits.



Downtown & Village Center Tax Credits



Island Pond, this owner expanded his business and received \$19,784 in state tax credits to upgrade the building's façade.



Craftsbury, the owner of the General Store received \$20,142 in state tax credits to complete code-related upgrades to the building.

State Historic Preservation Grants

The Essentials

- 50/50 Matching grants of up to \$20,000
- Awarded by the Advisory Council on Historic Preservation
- Bricks and mortar projects for repair of historic building fabric
- Does not fund upgrades to systems, accessibility work, planning projects or temporary repairs
- Applications are due annually in October



McIndoe Falls

State Historic Preservation Grants

To qualify

- Eligible buildings must be owned by municipalities or non-profit organizations
- Buildings must be listed or eligible for listing in the National Register of Historic Places
- Typical projects include work to repair town halls, libraries, schools, churches, museums, and community gathering places



Brownington

Stay Connected – Strong Communities Newsletter

**VERMONT**

Strong Communities



Downtown and Village Center Tax Credit Awards Announced

With St. Albans' new five-story, 84-room Hampton Inn as the backdrop, Governor Shumlin announced the winners of \$2.25 million in state tax incentives. This year, 21 downtown and village projects, valued at over \$47 million, received support. Projects include the Trout River Brewing Co. in Springfield, renovation of a blighted block in downtown Newport, rehabilitation and code upgrades of a community arts center in Waterbury Center, expansion of the South Royalton Memorial library to make the building accessible, and housing projects in Brattleboro, St. Albans, White River Junction and Winooski. Two municipalities were awarded sales tax reallocation dollars. In [Winooski](#), the award will be used in conjunction with a new mixed use development and function venue and in [St. Albans](#), reallocated taxes will support public infrastructure improvements associated with the new hotel. For a complete list of projects, visit our [website](#).



Better Connections Grants

Subscribe Here:
<http://eepurl.com/qu31P>



Planning and Revitalization

A community vision, a shared plan, funding and teamwork is a common element in revitalization – the State of Vermont and your RPC are committed to working with each other to revitalize your village center.



Caitlin Corkins

VT DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CAITLIN.CORKINS@VERMONT.GOV

(802) 828.3047

Downtown and Village Center Tax Credit Program

Tax Credit Matrix

	20% Historic (Federal)	10% Historic (State)	25% Façade (State)	50% Code (State)
Eligible buildings	Income-producing property listed OR eligible for listing in the National Register.	Approved federal application and located within a Designated Downtown or Village Center.	At least 30 years old and located within a Designated Downtown or Designated Village Center.	
Eligible applicants	Individuals and businesses.	Individuals, businesses, and non-profit organizations.		
Eligible work	Hard and some soft costs. Exceptions include site work and additions, including elevator towers.	All costs eligible for the 20%. Cost exceeding \$100K for elevator and sprinklers are eligible.	Improvements to the front of the building only as approved by DHCD staff.	Elevator, Sprinkler, and Lift and code work as required by the Department of Public Safety (DPS).
Design Standards	Secretary of the Interior’s <i>Standards for Rehabilitation</i> .			
Minimum investment	More than \$5,000 OR the adjusted basis of the property, whichever is greater.		More than \$5,000 AND less than the building’s adjusted basis.	
Credit Cap Total credits capped at \$3 M per state fiscal year. Community cap of no more than 30% of total credit amount available.	None. May be combined with the state 10% Historic, and 50% Code credits.	10% of the first \$500,000 in project costs and half the costs exceeding \$500,000. May be combined with the 50% Code credit.	\$25,000. May be combined with the 50% Code credit.	\$50,000 for a sprinkler system; \$75,000 for an elevator; \$60,000 for a LULA; \$12,000 for a lift; \$50,000 for other code work. May be combined with the Federal 20%. If eligible, the credit may be combined with the 10% historic credit OR 25% Façade credit but never both.
Time limit	24 months; 60 months for phased project.	Project must be completed within 3 years from date of allocation (60 months for phased federal project) or the credits are forfeited.		
Carry forward	claimed over 5 years (4% each year)	9 years		
Application Process	No deadline. Pre-construction consultation strongly encouraged. Approved Part 1 and 2. Part 1 certifies the building as historic. Part 2 describes the proposed rehabilitation.	Applications due July 1 until credits are exhausted. Eligible projects must have approved Part 2 from NPS. Application reviewed by Vermont Downtown Board.	Applications due July 1 until credits are exhausted. Pre-construction consultation recommended. Application reviewed by Vermont Downtown Board.	Applications due July 1 until credits are exhausted. Proof of DPS inspection required to apply. Application reviewed by Vermont Downtown Board.
	Part 3 certified by the NPS. File IRS Form 3468.	Credits issued to applicant or as a Bank Credit Certificate or Insurance Credit Certificate. Attach approved Tax Credit Certificate to State Forms. *To determine tax implications for sale of tax credits specific to your circumstances, consult accountant or tax attorney.		