

Draft

Vermont Housing & Conservation Board
MINUTES
Wednesday, June 23, 2021
ZOOM Conference Call
9:00 am

Board Members: Neil Mickenberg, David Marvin, Emily Wadhams, Maura Collins, (VHFA), Billy Coster (designee for ANR), Diane Bothfeld (designee for VAAF), Kate McCarthy, Andrea DeLaBruere (designee for AHS); Ann Fielder (All Board Members called/zoomed in)

VHCB Staff: Gus Seelig, Jen Hollar, Jenny Hyslop, Elizabeth Egan, Anne Duffy, Marcy Christian, Leah Sare, Craig Peltier, Erin Riley, Larry Mires, Stacy Cibula, Bill Dell’Isola, Ethan Parke, Karen Freeman, Beth Schwarz, Ian Jakus, Brenda Riddle, Gretchen Rittenhouse, Ron Rupp, Julia Anderson; Liz Gleason, Laurie Graves

Others Present: Al Karnatz, Britt Haselton, Bob Heiser, Tracy Zschau (Vermont Land Trust); Kathy Beyer, Matt Moore, Tyler Labrie (Evernorth); Rick DeAngelis (Good Samaritan Haven), Julie Curtin, Nicola Anderson (Downstreet Housing & Community Development); John Ryan; Sue Minter (Capstone Community Action); Mary Moulton (Washington County Mental Health Services); Carl Hilton VanOsdall (Good Samaritan Haven Board) Jim Lovinsky (Lamoille Housing Partnership); Megan Chapman (Upper Valley Land Trust); Pooh Sprague (Edgewater Farm); Amanda and Chris Helali (Opera House Farm); Bill Cavanaugh (NOFA); Paul Wiczorek, Andrea Morgante (Hinesburg Land Trust), Pat Mainer (Hinesburg Town Forest Committee); Miranda Lescaze (CHT); Andrew Toepfer, Camille Roberts, Lisa Merton, Silos Roberts (Windmill Hill Pinnacle Association); Cindy Reid, Greg Montgomery (Cathedral Square Corporation)

Chair Neil Mickenberg called the meeting to order at 9:05 a.m. He welcomed everyone to the meeting. He introduced Andrea DeLaBruere, as the new board designee for the Agency of Human Services.

Public Comment

There was no public comment.

Farm Labor Housing Report

John Ryan presented his report on farm labor housing. VHCB staff proposed targeting up to \$1 million to begin addressing this need. John presented highlights of farm labor housing issues in Vermont. He talked about the key housing problems for this population; including lack of regular cleaning and maintenance and absence of basic safety features in the existing dwellings. Financial, legal constraints and project management were key impediments to farmers. He recommended first steps of identifying projects, finding funding sources, getting key stakeholders commitments and creating an action plan. He also discussed tailoring solutions by size and type, and combining enforcement with incentives. He felt that it was very important to involve existing non-profit housing entities.

There was a board discussion about his recommendations. Diane Bothfeld noted that housing code violations and enforcement is a broader rural rental housing issue, not exclusive to farmworker housing. Code enforcement is a big problem and there is work being done in the legislature to address this issue. Kate noted that policies do not need to be mandates but can be enabling. Maura recommended that we identify who is leading the charge. Gus explained that due to our increased funding for this year VHCB will be working with stakeholder groups on short term (repair program) and longer term ideas (tax credits to sustain investments over time). VHCB will bring recommendations to the board in July or September.

Project Presentations

Twin City Motel, Berlin – Good Samaritan Haven/ Downstreet Housing & Community Development 2021-122-001

Good Samaritan Haven and Downstreet Housing & Community Development are requesting up to \$5,000,000 in Homelessness Relief (“HRF”) Funds for acquisition, construction, and related expenses. The Board received a staff memo that stated that Good Samaritan Haven and Downstreet Housing & Community Development proposed to purchase the Twin City Motel, a 1940s-era Berlin landmark on the Barre-Montpelier Road, and transform it into the “GSH HUB”, a 35-bed emergency shelter and center for GSH administration and program services. GSH would own and operate the HUB; Downstreet Housing & Community Services is providing project development services. The current Good Samaritan facility in Barre is considered inadequate to meet the needs of Central Vermont’s most vulnerable citizens.

Gretchen Rittenhouse, Julie Curtin and Nicola Anderson (DHCD) and Rick DeAngelis (GSH) presented updates to the project. Rick welcomed Carl Hilton VanOsdall (GSH Board Member), Mary Moulton (WCMHS) and Sue Minter (Capstone Community Action) and asked them to speak about the importance of the project in Washington County. Sue explained that the motel voucher program is currently serving approximately 360 people in the area including 49 children and due to changes in the program, 79 of these people will be facing the loss of housing shortly. Housing and services are badly needed to help people be successful. Twin City will be the hub for these services. Mary from WCMH spoke briefly about this project being a priority for them. She pointed out the current facility needs to be replaced and services are difficult to provide there. Rick provided two updates to the project. The application for DRB permit process has been submitted and there is no public opposition to the project. In addition, they already have \$300,000 in pledges for their current fundraising campaign. Maura asked about the existing building and Rick explained that it would continue to be used at a lower capacity. They are also looking at another facility in Barre Town, which may be able to have serve more people. Neil asked about services and Mary explained that occupants will be assisted in seeking permanent housing. They plan to be up and running by the end of 2021.

Hutchins/Stowe Village, Morrisville, Stowe – Lamoille Housing Partnership and Evernorth, Inc. 2021-120-001

Lamoille Housing Partnership and Evernorth, Inc. are requesting \$3,221,325 in VHCB funds, including Homelessness Relief Funds (HRF), for acquisition, construction, and related expenses.

The Board received a memo that stated that the Stowe Maple Hutchins project is a scattered-site project consisting of a 3-building 14-unit turnkey project located on Maple Street in Stowe and renovation of a 2-unit historic building on Hutchins Street in Morrisville. LHP and Evernorth have searched for development sites in Stowe for over six years, but prices have been prohibitive. LHP reported there are roughly 80 families using GA hotel rooms in the area that will need housing.

Ian Jakus, Jim Lovinsky (LHP) and Kathy Beyer (EN) presented updates to the project. Jim Lovinsky talked about the shortage of affordable work force housing in the area. Six units will be set aside to help formerly homeless individuals. He explained that their organization has worked over the past 8 years to identify new projects. Acquisition costs are very expensive in this area. Kathy pointed out that the new units will be brought into the rental market by the end of 2021. Maura was excited about new affordable housing in Stowe and she wondered about the level of the rehab on the project, particularly energy related. Kathy explained that they are still working on the rehab scope. Craig Peltier explained that the buildings are in fairly good shape. Ann Fielder asked about services for the homeless units and Jim explained that those services would be provided by Capstone.

**Windsor Plateau, Windsor – Upper Valley Land Trust
2021-053-001**

Upper Valley Land Trust is requesting up to \$257,700 in VHCB funds. The Board received a memo that stated that this is a 140-acre bare land parcel at the edge of downtown Windsor on a piece of ground known as the Windsor Plateau. The project site, an elongated parcel of prime agricultural soil rimmed by heavily forested, steep hillsides, is thought to have once been an island in the vast prehistoric Lake Hitchcock. The property sits at the base of Mount Ascutney and there are outstanding views of the mountain from the middle of the field. The Spragues, who operate a vegetable and fruit operation called Edgewater Farm, have long been interested in purchasing the property. There are also some recreational assets and local groups are interested to improving the trails and linking them to other systems in the region.

Stacy Cibula and Megan Chapman (UVLT) presented updates to the project. They introduced Pooh Sprague (farm buyer) from Edgewater Farm to the meeting. Stacy explained that unlike most of our farm projects, this one is *not* utilizing federal funding from the Natural Resources Conservation Service (NRCS). Megan discussed this project's attributes and pointed out that they have been trying to protect this farm for the past ten years. Pooh, spoke briefly about their farm operation and this project. This property enables their family to continue to expand their farm operation. They needed to expand their land base. David asked if the property is in current use and wondered about the cost of the forest management plan. Megan explained that the property is enrolled in current use and the forest management plan was due to be updated this year and as part of the negotiation, UVLT agreed to cover that cost. Kate asked about the location of the farm worker housing and Megan explained that there were some restrictions on the upper portion of the property. They wanted to protect the main cropland as well.

**Rice Farm, Highgate – Vermont Land Trust
2019-063-001**

Vermont Land Trust is requesting for \$713,000 in VHCB funds. The Board received a memo that stated that this project has been simmering since 1997. It features one of the most impressive agricultural fields in all Vermont—250 acres of open tillable land in one level block. In addition, there's another 17-acre field, and 222 acres of woodland that adjoins the Missisquoi National Wildlife Refuge. An additional 55 acres, a floodplain forest with frontage on a flowage of the Missisquoi delta, is being offered for sale to the U.S. Fish and Wildlife Service as an addition to the refuge. The farm has been a dairy for at least a hundred years and Terry and Juliette Rice are the third generation of their family to work the farm. Although no longer milking cows, Terry, at age 74, has kept his hand in agriculture. He raises a wide variety of vegetables, including 6 acres of sweet corn, all of which he sells at a roadside stand on Route 7. He also has invested in tubing, pumps, and storage equipment to collect sap from about 8,000 taps in his soft maple woodlot. The Rices would like to see their farm conserved before transferring it to a new generation.

Ethan Parke and Al Karnatz (VLT) presented updates to the project. Ethan recommended that the cap be waived for this project because of its extraordinary value. He also explained that the 55-acre right of first of refusal to F&W is still part of the deal. Emily was excited about the size of the archeological protection area and its location in the Monument Road area which are so important to the Abenaki Missisquoi tribe, as well as the potential that the 55-acre parcel would go to F&W. Billy Coster expressed some concern about the ditches on the project draining into the river. He felt that conservation is an opportunity to go beyond the Required Ag Practices and increase surface water protection on the property and wanted to add this issue to a future policy discussion.

Button Farm, Chelsea – Vermont Land Trust 2021-101-001

Vermont Land Trust is requesting \$218,000 in VHCB funds. The Board received a memo that stated that the project site is a 124-acre former dairy farm located in Chelsea that has been in the Button family since the early 1930s. The Buttons ran the farm as a dairy until the mid-1990s. Since the family stopped farming, they have been leasing the fields out to local dairy farmers. There is also a sugarbush on the property.

This is a farm transfer project in which VLT will purchase the farm from the Buttons after it has been conserved. VLT will enter into a lease-to-purchase agreement with the incoming farmer, Amanda Helali of Opera House Farm in nearby Vershire. Amanda is seeking financing from the Farm Service Agency, which can be a lengthy process. Since the Buttons need to sell soon, VLT has agreed to step in as the interim owner for an expected 6 – 12 months as Amanda secures financing. Given the Buttons' need to sell quickly, this project will be on a fast track to closing with a goal of completing the project by August. As is the standard protocol, VHCB will serve as the primary steward of the easement while VLT owns the property.

Stacy and Britt Haselton (VLT) and Amanda Helali (farm buyer) and Chris Helali presented updates to the project. Bill Cavanaugh from NOFA was also on the call. Amanda and Chris spoke briefly about their plans. They plan to grow organic hay on the farm. Chris mentioned that they are excited to preserve the historic barn on the property. Britt explained that VLT would be meeting with the White River Partnership and F&W in the next few weeks to look into wetland restoration opportunities as well. Billy wondered about their work with Bill and NOFA. Bill said that that

Amanda and Chris have an excellent business plan in place. Billy also encouraged VLT to enhance riparian protections when they are taking ownership of a farm before transferring to the next owner. Britt responded that they work to maximize water quality through the Farmland Access process.

**Hinesburg Town Forest, Hinesburg – Vermont Land Trust
2021-118-001**

Vermont Land Trust is requesting \$225,000 in VHCB funds. The Board received a memo that stated that VLT is working with the Town of Hinesburg to acquire a 291-acre parcel as an addition to the existing 834-acre town forest and to conserve all 1,125 acres. A conservation easement co-held by VHCB and VLT will protect the entire town forest. The Carse family owns 991 acres in this area and are selling 291 acres (Carse addition) on the north side of Lincoln Hill Road to the town, with the southern 700 acres being sold within the family. The Carse addition abuts the Hinesburg Town Forest on two sides and provides access to the Town Forest from the south. Fred Johnson Wildlife Management Area is nearby. This project will protect 15 miles of trail on the property with connections to another 10 miles of trail in the area.

Karen Freeman and Bob Heiser (VLT) presented updates to the project. Bob welcomed Paul Wiczorek and Andrea Morgante (Hinesburg Land Trust) and Pat Mainer (Hinesburg Town Forest Committee) to the meeting. Bob explained that this project conserves a large piece of land located in the high population area of Chittenden County. It connects large portions of forestland in the region. Paul spoke about the strong community support. The Select Board and Conservation Committee Trail Committee are very excited about the project. Andrea explained that they did do an affordable housing opportunity review and it was decided that this parcel does not lend itself to this use. The land trust continues to work with the town's affordable housing committee to identify sites in Hinesburg. Pat explained that the logging proceeds from existing town forest have helped to fund this project. There was increased use of the forest during the pandemic. Billy expressed his appreciation for the balance of natural and recreation uses on this property, which includes hunting.

**Pinnacle XII Lily Pond Highlands, Brookline – Windmill Hill Pinnacle Association
2021-116-001**

Windmill Hill Pinnacle Association is requesting \$250,000 in VHCB funds. The Board received a memo that stated that this project features 615 acres of forested land containing parts of two remote, high elevation ponds with a wilderness feel to them. The project is the largest single acquisition the Windmill Hill Pinnacle Association (WHPA) has ever made. It lies across a valley west of the 1,500-acre Pinnacle Ridge preserve, which has become a renowned hiking destination owned and managed by WHPA. An existing WHPA trail leads down from Pinnacle Ridge and terminates just across a dirt road from the new parcel, providing a ready-made trail connection.

WHPA borrowed money to purchase the Lily Pond property and a closing took place in April this year. The association also mounted a fundraising campaign that includes private donations, small foundation grants, and in-kind donations from WHPA board members and volunteers. VHCB's proposed grant would be used solely for acquisition, i.e., paying off the loan. Other funds will go toward surveying, contracting for a professional ecological assessment, establishing a stewardship and management endowment, and constructing a parking area and trails. The property will be

managed for old growth forest, wildlife habitat, water quality, and public access. VHCB will co-hold a conservation easement with VLT, with VLT being primary steward.

Ethan Parke and Andrew Toepfer, Camilla Roberts, Lisa Merton and Silos Roberts from (WHPA) presented updates to the project. Ethan spoke of the remarkable work that WHPA has done in the region. There is wonderful public access that provides wilderness hiking for all abilities close to home. Andrew spoke briefly about the project and the group's excitement to add this property to into the Windmill Hill Pinnacle trail system.

Consent Agenda

Emily made the motion to approve the Consent Agenda. Ann seconded the motion. All voted in favor of the motion. Diane abstained on the Act 250 and Water Quality grants.

The Consent Agenda consisted of:

- 1) Tuttle Block, Rutland (HTRC) (2021-112-001)
- 2) Norton House, 300 Pleasant Street, Bennington (Shires) (2019-049-001)
- 3) Cherry Street, St. Johnsbury (RE) (2021-119-001)
- 4) Quarry Hill Addition, Pownal (TNC) (2021-115-001)
- 5) FY 22 Farmland Access Program (VLT) (2021-136-001)
- 6) FY 22 Act 250 Program (Ag Agency) (2021-137-001)
- 7) FY 22 Water Quality Stewardship (Ag Agency) (2021-138-001)
- 8) FY 22 Feasibility Funds Recapitalization (1946-002-000, 1946-003-000)
- 9) Capitalize Home Ownership Pools: Habitat (1990-088-000); Single Family Assistance (1990-032-000); Homeownership Stewardship (2009-095-000)
- 10) Housing Contingency Fund (2021-140-000)
- 11) Home Access Program (VCIL) (2021-135-001)
- 12) Housing ARPA-SFR Standard Conditions
- 13) Historic Preservation Standard Conditions

Roll Call

Maura Collins – yes

David Marvin– yes

Emily Wadhams – yes

Neil Mickenberg – yes

Diane Bothfeld – **yes except to abstain on the Act 250 award program item & Water Quality**

Kate McCarthy – yes -

Andrea DeLaBruere – yes

Ann Fielder- yes

Bayview Supplemental Request, South Hero – Cathedral Square Corporation 2020-073-001

Cathedral Square Corporation is requesting a supplemental award of \$781,189. The Board received a memo that stated that this award would address an increase in construction costs to Bayview Crossing, a 30 unit service-enriched senior housing project in South Hero. In June 2020, the Board

awarded this project \$750,000 in VHCB funds and \$600,000 in HOME funds. Staff recommends a supplemental award of \$700,000 in VHCB funds for the project.

Erin Riley and Cindy Reid and Greg Montgomery (CSC) presented updates to this project. Erin explained that staff support this supplemental request. Cindy said that they are projecting the start of construction in September 2021. Neil asked about construction material costs and wondered if there were any signs of prices going down. Cindy reported that she hasn't seen prices dropping at this point. Craig explained that this is a unique situation with lumber and thought that going forward the Housing Contingency Fund that may help with upcoming projects. Maura asked about the difference between the CSC request and staff recommendation and Cindy explained that they are going out to bid next week so they aren't completely sure of costs. They may need additional assistance from the contingency pool. Jenny indicated the market is especially volatile at the moment, and in the unanticipated event that the project comes in under budget, the additional funds could be decommitted.

Fox Run, Berlin – Downstreet Housing & Community Development 2020-006-001 & 2020-006-002

Downstreet Housing & Community Development is requesting \$4,322,831.79 in VHCB and ARPA-SFR funds and \$301,168.21 in HOME funds. The Board received a memo that stated that Fox Run is a new construction three-story apartment building that consists of 30 units of housing in the Berlin New Town Center (NTC) development area surrounding the Berlin Mall. Although Berlin lacks a historic commercial district, starting in the 1960s with the development of the hospital and Route 62, the Berlin Four Corners and Hospital Hill has become a commercial and employment center in central Vermont. More than 3,000 people now work in the immediate area, many in the service sector, but virtually no one can live within walking distance of their jobs. The Berlin NTC received conditional approval for the project in spring of 2021.

VHCB staff may choose to fund this deal as a single project using only 9% credits, at the totals suggested above from VHCB/ARPA and the HOME award if alternate financing/cost savings acceptable to VHCB staff are identified to close the gap resulting from elimination of 4% credits. In that case, the award would be modified to allow all VHCB commitments outlined above for both projects to be made to 2020-006-002.

Ian Jakus and Nicola and Julie from DHCD and Matt Moore from Evernorth presented updates to the project. Nicola gave a brief overview of the housing situation in Central Vermont. Julie explained that this is a very important project for DHCD. They have the very strong support from town of Berlin. This new town center plan presents a walkable community for the area. There will be units designated for formerly homeless families. Maura expressed concern about the 4% - 9% split and wondered why the staff decided not to wait to decide on this project until the July meeting. Jenny explained that there is a condition that provides the option for the project to move forward as a 9% project with additional sources if that is necessary. Billy expressed concern about the trail connection to the school. There may be potential wetland issues. Julie reported that the path might be able to be rerouted to not disturb the wetlands. Kate expressed her concerns about the location. She worried that the project could become isolated up on the hill. She was also concerned about the costs of connectivity and lack of childcare options in the area. Matt pointed out that there is a 98-unit senior unit site currently under construction and several commitments of commercial vendors to the mall

that will make this new town center more vibrant. He also pointed out that there are several grant requests out to help with trails and walking paths for the town center. They are committed to working on the connectivity issues. The childcare issue is still being looked at for potential solutions at other locations. Matt also reported that the mall property is under the Act 250 umbrella and they are still not sure of the extent of the review. Gus thanked Julie and Nicola for their work on the projects before the board today including the Good Sam project. He pointed out that project special conditions should help address concerns about this project.

10th Cavalry Apartments, Colchester – Champlain Housing Trust 2021-111-001

Champlain Housing Trust and Evernorth are requesting \$6,125,000 in VHCB and ARPA-SRF funds and \$1,300,000 in National Housing Trust Fund (HTF) funds. The Board received a memo that stated 10th Cavalry Apartments is the re-development of three vacant historic buildings in the heart of the Fort Ethan Allen neighborhood into 60 new units of mixed-income housing in Colchester. The project will purchase and redevelop the former army barracks, which housed the 10th Cavalry regiment of Buffalo Soldiers in the early 1900s. The Fort Ethan Allen neighborhood is an established, mixed-income residential area close to services, employment, schools, and shops, with easy access to the public transportation network serving the greater Burlington region. Within a few blocks of 10th Cavalry Apartments are parks, the cultural offerings of St. Michael's College, and UVM Medical Center's Fanny Allen Campus. Chittenden County has enormous affordable housing needs and this project can help with this need.

Gretchen Rittenhouse, Matt Moore (EN) and Miranda Lescaze (CHT) presented updates to the project. Miranda explained that they are shooting for a January 2022 construction start. She spoke briefly about the project explaining that the site has great connectivity being on a busy bus route with a new shared-used path under construction on Rt 15. Matt Moore shared that the Colchester Planning Commission recently approved their open space request and they can now finalize the site plan. The permits should be in place this fall. They plan to go back to VHFA board in August for 4% tax credit funding. Neil asked about homeless units in the project and Miranda explained that they would have 11 units that will be integrated through the buildings. Maura asked about the 5% vacancy rate projection and Jenny explained that VHCB's underwriting standards for many years asks applicants to provide a stress budget that indicates how the project would perform with a 5% vacancy, understanding that vacancy rates go up and down over time. Sometimes when a project has rental assistance committed, a lower rate is used, but in this case, there has not yet been a commitment of rental assistance. Emily asked about the status of the historic review and Matt responded that they have completed part 1 of the process and are working through part 2 now. Craig pointed out that there would only be a light touch to the exterior of the buildings

Director's Report & Legislative Update

Gus gave an update to his staff report. He asked Jen Hollar to give a brief update on legislative work. She reported that the veto override session has gotten under way and the House quickly overrode the Governor's veto of 2 city charter's allowing non-citizen voting. Senate is expected to do the same as well give final approval to S.79, the Rental Housing Safety Bill. It is not clear if the Governor will sign or veto the bill.

Gus thanked Jen for her work with the legislature this session. In addition, he thanked Jenny for stepping up into her new role, and the staff and the board for their hard work over the past few months. Gus spoke of Ethan Parke and his tremendous commitment to our work for the past 27 years. He will be missed by all and leaves a lasting legacy throughout the State of Vermont.

Gus spoke of the large amount of work ahead of us and the expectations that we need to manage. Housing needs have been discussed on both national and state levels over the past few months. Shovel worthiness is very important and something we need to hold to as we make decisions in the years to come. Neil expressed his great appreciation for the work that the staff have been doing and said we need to be sure not to compromise the quality of the housing VHCB funds. Emily added her thanks to staff. Gus thanked Neil for his incredible leadership of the board over the past 9 years.

Minutes

Maura moved approval of the minutes of the May 7, 2021 Board Meeting. Diane seconded the motion. There was a correction to the minutes – Marie Audet was not present at the May 7th meeting. All voted in favor of the motion. Andrea abstained from the vote since she was not present at the meeting.

Roll Call:

Neil Mickenberg - Yes

Emily Wadhams - Yes

Maura Collins - Yes

Billy Coster - Yes

David Marvin - Yes

Diane Bothfeld – Yes

Andrea DeLaBruere – Abstained since she did not attend the meeting.

Kate McCarthy – yes

Ann Fielder – yes

Election of Officers

Neil explained that the nominating committee has nominated David Marvin to be the next board chairperson with Neil serving as the vice chair.

Kate made a motion to approve David Marvin as the board chairperson. Emily seconded the motion. All voted in favor of the motion.

Roll Call:

Neil Mickenberg - Yes

Emily Wadhams - Yes

Maura Collins - Yes

Billy Coster - Yes

David Marvin - Yes

Diane Bothfeld – Yes

Andrea DeLaBruere – Yes

Kate McCarthy – yes

Ann Fielder – yes

David made motion to approve Neil Mickenberg as the vice chairperson. Ann seconded the motion. All voted in favor of the motion.

Roll Call

Andrea DeLaBruere – yes
Maura Collins – yes
Billy Coster – yes
David Marvin– yes
Emily Wadhams – yes
Ann Fielder – yes
Diane Bothfeld – yes
Neil Mickenberg – yes
Kate McCarthy – yes

David thanked Neil for his work and his continued assistance serving as vice chairperson.

FY2021 Finance Committee Report
-Priorities for FY 2021 Surplus
-FY2022 Budget Revision

Anne informed the Board that the Finance Committee met at the beginning of the month and has recommended resolutions to set priorities for the FY 21 surplus and revisions to the FY22 budget. There was a brief discussion about the proposals. Anne explained the budget process for new board members. The board votes on the budget in December each year and comes back with changes at the June meeting once funding levels have been confirmed. There have big changes this year. This budget addresses staffing needs with the increased level of funding. The target allocation has also been addressed. This allocation has been adjusted to acknowledge the increases in housing funding to 50-50 split between housing and conservation projects. Ann Fielder asked about the new staff positions and whether they will be temporary or permanent. Gus explained that we are still assessing need and are not rushing to fill some of the proposed positions. How long we operate at an enhanced level of activity may depend upon whether and how President Biden passes his infrastructure plan which includes yet more resources for housing. We are hiring the three housing staff positions in the next couple of weeks. Neil asked about the timing for spending these funds and Gus explained that there is a strong push to rapidly create housing for the homeless. Permanent housing projects will take longer and there is no expectation that the money will be spent in one year. There is great need and large pipeline of good projects. Maura wondered about organizational grant support and Gus explained that there would be a recommendation for a one-time capacity ask at the July board meeting.

FY2021 Potential Surplus

The Board hereby approves the proposed Priorities for the use of FY2021 Potential Surplus. Any surplus remaining after funding the Priorities shall be used to increase Project funding.

FY2022 Budget Revision

The Board hereby approves the revised FY2022 budget in the amount of \$191,761,889, which includes an Operations Budget of \$5,606,881.

Diane moved the approval of the FY 2021 Potential Surplus and FY 2022 Budget Revision resolutions. Emily seconded the motion. There was a brief discussion. Billy appreciated the 50-50 adjustment in the target. Kate noted that this is an historic moment approving this budget. All voted in favor.

Roll Call:

Neil Mickenberg - Yes
Emily Wadhams - Yes
Maura Collins - Yes
Billy Coster - Yes
David Marvin - Yes
Diane Bothfeld – Yes
Andrea DeLaBruere – Yes
Kate McCarthy – yes
Ann Fielder – yes

Policy Matters:

Neil mentioned the opportunities and challenges of having this funding. He wondered if the board should meet more often or longer to handle an increase in the number of projects. Gus reminded the board that items on the consent agenda can be taken off the list and brought to the board meeting. He invited board feedback on both the consent agenda and the length of the board meeting. Gus also mentioned that there was a situation with a grantee where money was paid out to a relative in violation of our policies. The money was returned by the grantee and we have reported this situation to our auditor.

Maura asked about the ARPA money and outreach efforts. Jenny explained that there will be ARPA outreach sessions during the 2nd week of July and information will also be available on our website.

Deliberations:

Projects

Conservation Projects

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| Windsor Plateau | 2021-053-001 |
| Rice Farm | 2019-063-001 |
| Button Farm | 2021-101-001 |
| Hinesburg Town Forest | 2021-118-001 |
| Pinnacle XII Lily Pond Highlands | 2021-116-001 |

David made a motion to approve the above resolutions as a block. Kate seconded the motion. Discussion. Billy commented on the Button farm project. He had some concern about new farmers maximizing the agricultural use of the property. He was glad to hear that these farmers were working with NOFA on a business plan for the farm. All voted in favor of the motion.

Roll Call

Maura Collins– yes
Billy Coster– yes
David Marvin– yes
Emily Wadhams– yes
Neil Mickenberg – yes
Diane Bothfeld – yes
Ann Fielder - yes
Andrea DeLaBruere – yes
Kate McCarthy- yes

Housing Projects

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|---|---------------------|
| Twin City Motel | 2021-122-001 |
| Hutchins/Stowe Village | 2021-120-001 |
| Bayview Supplemental Request | 2020-073-001 |
| Fox Run | 2020-006-002 |
| 10th Cavalry Apartments | 2021-111-001 |

Emily made a motion to approve the above resolutions as a block. Diane seconded the motion. Discussion. Kate explained her questions on the Fox Run project. The transportation questions are a concern as well as concern about the costs to the non-profits. She explained that she planned to abstain from voting on that project. Maura expressed her concern about the GSH project not providing permanent housing. She planned to vote no on GSH Hub for that reason. All voted in favor of the motion with the exceptions of Maura voting no on GSH and Kate abstaining on Fox Run.

Roll Call

Maura Collins– yes, except for a no vote for the GSH project
Billy Coster– yes
David Marvin– yes
Emily Wadhams– yes
Neil Mickenberg – yes
Diane Bothfeld – yes
Ann Fielder - yes
Andrea DeLaBruere – yes
Kate McCarthy- yes, except for abstaining on the Fox Run project

Other Business

There was no other business.

The meeting adjourned at 1:22 pm.
Respectfully submitted,
Marcy Christian

Resolutions