

DOWNTOWN DESIGNATION RENEWAL STAFF REVIEW

Municipality: Town of Randolph
Date Reviewed: October 4, 2016
Reviewer: Gary Holloway
Application Received: October 3, 2016
Last Renewal Date: September 2012
Designation Date: October 2000

1. The cover letter, includes:

- The name of the municipality.
- The name, address, daytime phone number and email address of the primary contact person for application.
- A list of documents included in the application.

2. Authorization and Notification

The application includes:

- Evidence that the legislative body has authorized the renewal.
- A letter notifying the Regional Planning Commission and Regional Development Corporation of the application.

3. Municipal Plan Integration

- The application includes municipal plan excerpts that meet statutory requirements.
- The municipal plan does not have a map of the designated downtown.

Comments: The map submitted in this application includes the designated downtown boundary and is the map that was approved by the Downtown Board at the last renewal in 2012. The boundary is unchanged.

In 2013, the municipal plan was adopted and approved by Two Rivers-Ottawaquechee Regional Planning Commission. However, the town forgot to include the designation map ([see email string between the town, state and RPC for details](#)) in its municipal plan. DHCD interpretation of the statute (see [Memo](#)) grants the RPCs discretion to approve errors and omissions to the municipal plan without having to address all new required plan elements, such as flood resiliency and economic development. In fact, Rutland RPC used its discretion to allow the city to add an omitted map when it confirmed Rutland's municipal plan. However, Two Rivers-Ottawaquechee Regional Planning Commission's policy does not recognize this flexibility in statute.

The town is bound by its RPC's policy. We believe the town when they say the map omission was a scribes' error. The town is currently working on the larger town plan update that the RPC wants and it will include the map. For this reason, we recommend Board discussion of this matter.

4. Confirmed Planning Process

- A letter from the municipality's Regional Planning Commission stating that its planning process was confirmed on 12/11/13 under 24 V.S.A. §4350 is included with the application.

5. Planning Commitment

- There are no changes to the planning commitment since the last renewal. The town meets statutory requirements and has a Development Review Board authorized to conduct local Act 250 review.

6. Community Reinvestment Agreement

- Signatures from a wide range of the town including the town manager, downtown businesses, property owners and residents.

7. Strategic Plan

- The application includes a strategic plan with a description of goals/objectives and timeline for completion.

Comments: The town and the Randolph Area Community Development Corporation (RACDC) have made great progress since the last renewal and the strategic plan provides a good roadmap for the future. The plan's goals include organizational development strategies to increase volunteer involvement and financial support; coordinating efforts with town to support streetscape initiatives and opportunities to create a town green; business recruitment; and promotion and marketing downtown Randolph as a destination.

- The capital budget and program shows a clear plan for providing public infrastructure within the downtown and projects that have been completed in the past five years, including facilities for:
 - Drinking water
 - Public space
 - Wastewater
 - Lighting
 - Storm water
 - Transportation including parking & pedestrian amenities

Comments: The town has invested in capital improvements in the downtown since the last renewal and continues to demonstrate a commitment to make improvements. Sidewalk, parking and lighting improvements have helped improve pedestrian accessibility and safety in the downtown. Through the installation of LED

street lighting the town is saving thousands of dollars in energy use. The fire department building and trucks were lost recently to a fire and the town has acquired property adjacent to the current site in the downtown to rebuild a larger facility.

8. Downtown Organizational Structure

The application includes:

- A description of current organization structure which is a non-profit community organization.
- The current list of board members.
- A list of active committees and volunteers.

Comments: RACDC plays a key role in revitalization efforts of downtown Randolph and has an active board of directors and volunteers supporting the goals of the organization. They currently have an AmeriCorp Vista intern who will be helping RACDC in areas of the downtown program.

9. Community Update

The application includes:

- A summary of the downtown reinvestment statistics.
- A description and photos of downtown events, projects and other success stories.
- A description of key challenges facing the community and/or organization.

Comments: Randolph has taken advantage of the tax credit program, downtown transportation funds and a variety of other grant programs to help support revitalization efforts in the downtown. Several buildings have been renovated and new businesses have opened up helping to draw visitors to town. The Efficiency Vermont pilot program was successful in bringing greater awareness of energy savings to property owners, businesses and residents. RACDC has helped to spearhead several events drawing people to the downtown including the Safe & Seen Halloween and most recently a Maker Fair.

10. Funding and Resources

The application includes:

- Evidence of the municipalities continuing financial commitment.
- Proposed downtown organization budget with funding sources

Comments: The town contributes \$20,000 annually to RACDC and raises additional money through sponsorships and grants to support the program. They are looking at additional revenue streams through fundraising events and other means so they can expand their efforts.

11. Downtown Designation Boundary Map

- The application includes a map that delineates the boundary of the designated downtown district, and clearly shows the buildings and properties within the district.

Comments: There are no changes to the designated boundary.

Recommendations:

- Discuss town plan map issue
- Staff will work with RACDC and Town to discuss community challenges and suggestions for improvements to the Downtown Program.
- Approve renewal



TOWN OF RANDOLPH, VERMONT
Office of Town Manager

October 3, 2016

Gary Holloway
Division for Community Planning and Revitalization
Department of Housing and Community Development
National Life Office Building, Drawer 20
Montpelier, VT 05620-0501

Re: Randolph Downtown Designation Renewal Application

Dear Mr. Holloway:

The Town of Randolph is pleased to submit this application to Vermont Downtown Program for renewal of Randolph's Downtown Designation. We are submitting with this cover letter 1 original paper copy of the application and 1 digital copies on a thumb drive enclosed. This application includes a designation map showing the existing Designation boundaries and certified minutes of our legislative body, the Randolph Selectboard, showing that the application has been authorized by the municipality.

We want to thank you for providing us with this opportunity, and for the unwavering support and additional time that the staff and board have given us to demonstrate local support as evidence of the community's sincere interest and belief in the principles and practices the program embodies. We look forward to working collaboratively with your program and our downtown organization.

Mel Adams will be the Town's primary contact person. Randolph Area Community Development Corporation (RACDC) has been asked to continue in the role of Designated Downtown Organization. Julie Iffland will be RACDC's primary contact person. They can be reached at the following:

Mel Adams, Town Manager
c/o Town of Randolph
7 Summer Street, PO Drawer B
Randolph, VT 05060
Manager@randolphvt.org
802-728-5433 x20

Julie Iffland, Executive Director
Randolph Area Community Development Corp.
21 North Main Street, PO Box 409
Randolph, VT 05060
julie@racdc.com
802-728-4305 x 6281

Do not hesitate to contact Ms. Iffland or me if you have any questions or need further information.

Sincerely,

Melvin Adams
Town Manager

cc: Mardee Sanchez, P.E., Town Engineer
Julie Iffland, Executive Director, RACDC

Randolph Downtown Designation Renewal Application – October 2016

1c. Numbers reference Renewal Application Guideline Checklist

- #1
 - a. & b. Cover Letter from Town of Randolph
 - c. Application Documents List
- #2
 - a. Minutes or Resolution of Town of Randolph Select Board
 - b. Letter Notifying Regional Planning Commission & Regional Development Corporation
- #3
 - Town Plan Excerpts evidencing how plan references designation and goals of Plan
 - Map of Designation Boundary in existence since 2000. NOTE: The town plan maps have not yet incorporated the designation boundary except by reference in the text. The Town plans to incorporate the boundary in its next amendment anticipated to be completed by Summer 2018.
- #4
 - Letter from Two Rivers Ottauquechee RPC stating that planning process is “confirmed.”
- #5
 - Letter from Zoning Administrator demonstrating its planning commitment.
- #6
 - Community Reinvestment Agreement
- #7
 - a. Strategic Plan
 - b. Five year strategic plan (municipality)
 - c. Downtown Work Plan (downtown organization)
 - d. Capital budget & program
 - e. Evidence that the program has been formally adopted by the municipality
- #8
 - Downtown Organization Structure
 - a. Letter from Executive Director of RACDC with list of committees and volunteers
 - b. Current List of board members & affiliates
- #9
 - Community Update
 - a. Summary of downtown reinvestment stats
 - b. Historic Preservation Successes
 - c. Successful Projects or Success Stories
 - d. Key Challenges
- #10
 - Funding and Resources
 - a. Evidence of continuing financial commitment.
 - b. Proposed downtown organization budget
 - c. Plans to pursue long-term, sustainable funding strategies.
- #11
 - Downtown Designation Boundary Map (with and without business key)

#2A - Minutes of Selectboard Meeting Approving Application - Vote Highlighted Below

Special Selectboard meeting of September 29 & 30, 2016
Town Hall Conference Room A, 7 Summer Street

Selectboard: Trini Brassard, Michael Hildenbrand, and Jerald Ward, MD. Absent: Ross Evans
Municipal Staff: Cindy Spaulding (Recorder)
Public Attendees: Lee Moore and Julie Iffland (RACDC), Amanda Williams, William Kevan and Larry Richburg (Energy Committee). Observed: Joseph Voci and Jeffrey Hackett
Media: David Crosby (*The Herald of Randolph*)

1. Call to order

Mrs. Brassard called the meeting to order at 5:05 p.m.

2. Appoint Health Officer and Deputy Health Officer

On motion by Mr. Hildenbrand, seconded by Mrs. Brassard, the Board appointed Lorraine Peirce as Heath Officer and Jerald Ward, M.D. as Deputy Health Officer for a term of three years. Vote 3-0-0.

3. Downtown Designation Letter of Intent for Application

The board reviewed the Downtown Designation renewal application. Mrs. Brassard had reviewed the proposed application with several errors and omissions that would need to be corrected in the application and Benchmark document.

Further discussion ensued between Mr. Kevan and the Board on a potential conflict of interest of Mr. Patrick French listed as the Town's Assessor, on the RACDC Board of Directors and the Red Lion Inn's Board. Ms. Iffland expressed that the State does not consider it a conflict of interest and that Mr. French does recuse himself when RACDC properties are scheduled to be assessed.

Action on application tabled to Friday, September 30's meeting continuation after Ms. Iffland provides documentation regarding the conflict of interest concern.

4. Bond Warning

Mrs. Brassard read the warning as presented. Mr. Voci expressed his opinion that Mr. Hildenbrand has a conflict of interest as he is officer on the Fire Department and on the Fire Design Committee. Action tabled until reconvened session on September 30 when Mr. Evans attends the meeting.

Bond warning: Public Hearing & Informational meeting on Thursday November 3, 2016 at 7:00 pm. At Town Hall Conference Room B, 7 Summer Street, Special Town Meeting on November 7, 2016 at 7:30 p.m. in Murray Auditorium, Randolph Union High School, 17 Forest Street, Article 1 voted on by Australian ballot on November 8, 2016 between 7:00 a.m. and 7:00 p.m. in the :

Shall the town voters authorize the issuance of GENERAL OBLIGATION BONDS in an amount not to exceed two million four hundred thousand dollars (\$2,400,000) for the purpose of constructing a new fire station building? The bond shall be repaid over a 30-year period.

5. Warrants

On motion by Dr. Ward, seconded by Mr. Hildenbrand, the Board approved the warrants as presented: Vote 3-0-0.

Special Selectboard meeting of September 29 & 30, 2016
Town Hall Conference Room A, 7 Summer Street

6. Current Tax Warrant

On motion by Dr. Ward, seconded by Mr. Hildenbrand, the Board voted to command levy and collection of property taxes to Joyce Mazzucco, Town Clerk under the provisions of VSA Title 32 § 4792. Vote 3-0-0.

7. Discussion to hire consultant for local DRB Permit for the Fire Station

Discussion ensued concerning the DRB permit process to obtain a building permit for the Randolph Village Fire Station at 2 Central Street. Mrs. Brassard provided an overview of the DRB's questions. Discussion ensued with potential engineering costs, electrical guywire on the property, potential use of the building as an emergency operations center, shelter and ambulance bay, and possibility of a lot line adjustment or a long-term lease with the abutting property owner (Jack Cowdrey). Mr. Hildenbrand expressed his concerns as to the liability of Mr. Cowdrey's property since there was an oil spill there a few years ago. No action taken. Tabled to October 13 meeting.

8. Appoint Economic Development Council members

On motion by Mr. Hildenbrand, seconded by Dr. Ward, the Board appointed Marjorie Ryerson and Ken Cadow as members of the Economic Development Council for a term to expire March 2018. Vote: 3-0-0.

9. Upper Valley Weatherization – Energy Committee

On motion by Mr. Hildenbrand, seconded by Dr. Ward, the Board approved an application to be submitted to Vital Communities: Upper Valley Weatherization program and appointed Larry Richburg as the Municipal Representative. Vote 3-0-0.

10. Executive Session

At 5:32 p.m., on motion by Mr. Hildenbrand, seconded by Dr. Ward, the Board entered into executive session pursuant to 1 VSA § 313 interview candidates for Selectboard vacancy. Vote 3-0-0.

Invited candidates: Paul Haskell, Rob Neibling and Larry Satcowitz at their scheduled time.

At 7:06 p.m., on motion by Dr. Ward, seconded by Mr. Hildenbrand, the Board returned to open session. Vote 3-0-0

No action taken

11. Recess

At 7:08 p.m., on motion by Mr. Hildenbrand, seconded by Dr. Ward, the Board recessed the meeting to reconvene on September 30, 2016 at 5:00 p.m. in Town Hall Conference Room A, 7 Summer Street. Vote: 3-0-0

Special Selectboard meeting of September 29 & 30, 2016
Town Hall Conference Room A, 7 Summer Street

September 30, 2016

Selectboard Trini Brassard, Ross Evans, Michael Hildenbrand and Jerald Ward, M.D.
Municipal: Cindy Spaulding (Recorder)
Attendees: Julie Iffland (RACDC)

1. Reconvened

At 5:15 p.m. on motion by Dr. Ward,, seconded by Mr. Hildenbrand, the Board reconvened its meeting from September 29, 2016. Vote: 4-0-0.

2. Continued discussion of Downtown Designation renewal application

Discussion ensued regarding the various types of conflict of interest.

On motion by Mr. Hildenbrand, seconded by Mr. Evans, the Board authorized Melvin Adams the letter of intent on behalf of the Town of Randolph and to submit the Downtown Designation renewal application to the State of Vermont Division of Community Planning and Revitalization. Vote 4-0-0.

3. Bond Warning

The Board discussed the request from the previous evening for a member to recuse himself from the vote. It was adequately disclosed and there is no conflict of interest.

On motion by Dr. Ward, seconded by Mr. Evans, the Board the Board voted to approve the bond warning: Public Hearing & Informational meeting on Thursday November 3, 2016 at 7:00 pm. At Town Hall Conference Room B, 7 Summer Street, Special Town Meeting on November 7, 2016 at 7:30 p.m. in Murray Auditorium, Randolph Union High School, 17 Forest Street, Article 1 voted on by Australian ballot on November 8, 2016 between 7:00 a.m. and 7:00 p.m. in the :

Shall the town voters authorize the issuance of GENERAL OBLIGATION BONDS in an amount not to exceed two million four hundred thousand dollars (\$2,400,000) for the purpose of constructing a new fire station building? The bond shall be repaid over a 30-year period. Vote: 4-0-0.

4. Executive Session

At 5:40 p.m., on motion by Mr. Hildenbrand, seconded by Mr. Evans, the Board entered into executive session pursuant to 1 VSA § 313 Interview candidates for Selectboard vacancy. Vote: 4-0-0.

Invited candidates: Jim Sault, Camden Walters and Tom Harty at their scheduled times.

At 7:55 PM, on motion by Ward, seconded by Hildenbrand, the Board returned to open session. Vote 4-0-0

Discussion: The board was unable to make a decision selecting a candidate to fill the Selectboard vacancy and decided to ask two of the candidates for additional information by email.

Special Selectboard meeting of September 29 & 30, 2016
Town Hall Conference Room A, 7 Summer Street

5. Adjournment

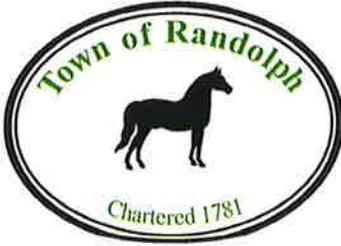
At 8:10 PM, on motion by Mr. Evans, seconded by Dr. Ward, the Board adjourned until its meeting of Friday, October 7, 2016 at 4:30 p.m. in Town Hall Conference Room B, 7 Summer Street. Vote: 4-0-0

Respectfully submitted,

Cindy Spaulding
Recorder

DRAFT

2b.



TOWN OF RANDOLPH, VERMONT
Office of Town Manager

September 21, 2016

Peter Gregory
Two Rivers Ottauquechee Regional Planning Commission
128 King Farm Road
Woodstock, VT 05091

Robert Haynes
Green Mountain Economic Development Corporation
35 Railroad Row, Suite 101
White River Junction, VT 05001

Re: Randolph Downtown Designation Renewal Application

Dear Peter & Bob,

The Town of Randolph and RACDC are pleased to inform you that we are in the process of preparing a Designated Downtown Renewal Application for consideration by the Downtown Board, tentatively at their October meeting. The application guidelines require that your organizations are notified of our intent to do so, but we also welcome your suggestions and ideas for ways that we can better work together to improve the success of our downtown and its civic and commercial components.

Town Manager Mel Adams will be the Town's primary contact person. Randolph Area Community Development Corporation (RACDC) has been asked to continue in the role of Designated Downtown Organization. Julie Iffland will be RACDC's primary contact person. They can be reached at the following:

Mel Adams, Town Manager
c/o Town of Randolph
7 Summer Street, PO Drawer B
Randolph, VT 05060
manager@randolphvt.org
802-728-5433 x20

Julie Iffland, Executive Director
Randolph Area Community Development Corp.
21 Main Street, PO Box 409
Randolph, VT 05060
julie@racdc.com
802-728-4305 x 6281

Do not hesitate to contact me or Ms. Iffland if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin Adams".

Melvin Adams
Town Manager

cc: Julie Iffland, Executive Director, RACDC

RANDOLPH TOWN PLAN

Our Town in the Heart of Vermont



Adopted September 17, 2013

2013 RANDOLPH TOWN PLAN

a that village's or part of a village's character. The following are recommended zones, along with their purposes and recommendations regarding the manner in which development within each proposed zone shall be treated.

a. The Commercial/Industrial Zones

1) Central Business (CB)

The purpose of the Central Business District is to continue to concentrate retail and customer-oriented businesses and services in the core downtown area. This zone will strongly encourage multiple-level buildings that are consistent in height with other buildings in the district, with customer-oriented businesses and services favored at street level to promote a thriving, pedestrian-friendly downtown business area. Office and residential uses are encouraged in upper stories and mixed uses, in general, are encouraged. Development should not detract from the pedestrian-friendly and essentially commercial nature of the area. The purpose and rules of this district should recognize that it is a Designated Downtown whose historic nature was preserved in its revitalization in the mid-1990's and should continue to be preserved. Historic structures within the zone originally built and occupied as residences, should be allowed to continue to be used as such. Resource extraction and heavy industry are not suitable in this zone.

The establishment of a coordinated parking strategy (see Chapter 6 on Transportation) would contribute to the success of this zone.

2) Gateway Commercial (GC)

The purpose of these zones is to allow for residential development and medium-scale business development in relatively close proximity to the CB District and along transportation corridors ("Gateways" to the villages), thereby maintaining the villages as the centers of commercial life and free of out-of-scale development. Gateway Commercial is divided into two sub-zones, GC Retail (GCR) & GC.

Areas indicated on the Future Land Use map as GCR are within close proximity to the CB District and are intended to provide an additional location for residential development and most types of commercial development including primary retail establishments. These businesses must be located closely to the village to avoid the potential of sprawl, which can have a negative effect on the CB District.

Areas indicated on the Future Land Use map as GC are farther from the CB District and are not generally considered walkable. These areas allow residential development and many commercial uses including professional offices, service businesses and secondary retail, but exclude all primary retail with the exception of businesses that require space to store material quantities of inventory outdoors. Examples of the type of primary retail establishments allowed include: mobile home sales, lumber yards and plant nurseries.

The intent of creating two types of gateway commercial districts is to discourage strip development in areas outside of the CB District, while allowing well-planned commercial development (including certain primary retail) in areas within close proximity to the CB District that have access to town services and are more accessible by pedestrians. A goal of these zones is to cluster such uses into attractive and compact areas with co-located access to roadways, in consideration of the safety and convenience of pedestrians and automobile

2013 RANDOLPH TOWN PLAN

3. Randolph Area Community Development Corporation (RACDC)

The precursor of RACDC was created by the Town of Randolph following the downtown fires in the early 1990's to assist the town in reconstruction. It is a nonprofit organization with a community development mission, affordable housing, downtown & village revitalization, and area economic development. RACDC objectives include: helping individuals purchase, renovate and restore homes; providing affordable housing for families and individuals; supporting and managing the renovation and restoration of the architectural heritage of Randolph; and assisting the development of businesses and organizations that want to start up, move to and expand in the area. RACDC manages the Housing Revolving Loan fund and its own Heart of Vermont Enterprise Revolving Loan Fund, which provides loans for business development that does not have access to sufficient capital from traditional financing.

In order to accomplish its objectives, RACDC works closely with local, state and federal agencies, educational institutions, business and social organizations, and with citizens' committees, organizations and individuals. RACDC serves as a facilitator and communicator and provides leadership, management and resources to help manage diverse programs and projects of all sizes.

RACDC has been designated by the State Downtown Program as the organization which administers the Town's Designated Downtown Program. This program enables individuals, businesses, and the Town to benefit from tax credits, grants, and other programs for activities within the boundaries of the "designated downtown," which roughly corresponds to Randolph's Central Business District.

RACDC currently owns or has an ownership interest in several properties in Randolph, including: Ayers Brook Center; Joslyn House; Red Lion Inn; Jacobs Mobile Home Park, Branchwood Family Housing Partnership, Randolph House, Sass Apartments, and the former Ethan Allen Plant #1 off Salisbury Street & School Street. The 28 North Main Street property is also owned by RACDC. RACDC pays the same tax rate as other residences and businesses in Randolph for these properties. RACDC assisted the Town, VTC and DuBois & King in the adaptive reuse of the Village School property. RACDC is in the process of cleaning up and redeveloping the former Ethan Allen Property, a brownfield, into a new downtown residential neighborhood of energy efficient and affordable rental and for-sale homes.

Recommendation - RACDC

The Town should continue its close collaboration with RACDC on matters of importance to the community, including the continued eligibility of the Town to benefit from its state Downtown Designation.

4. White River Valley Ambulance

White River Valley Ambulance is a regional, professionally staffed, nonprofit ambulance service serving the Randolph area. White River Ambulance operates from a building built in 1995 that is located on Route 12 in Bethel. This building houses the personnel the equipment and the ambulances. There is also one outbuilding for storage. The main building consists of 2,300 square feet of living/office space and an attached 2,320 square foot garage. The paved parking area has 23 spaces. These buildings are located on a 7-acre lot with a drilled well and an on-site septic system.

#3 Map



VERMONT

Designated Downtown Map

DISCLAIMER: This map is for informational purposes and has not been prepared for, nor is it suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained hereon.

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#4

June 7, 2016

Gary Holloway, Vermont Downtown Program
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620

RE: Randolph's Confirmed Planning Process

Dear Gary:

On behalf of the Two Rivers-Ottawaquechee Regional Commission (TRORC), I would like to acknowledge that the Town of Randolph has an officially confirmed planning process as stipulated under 24 V.S.A. § 4350. Their Town Plan was adopted in September of 2013 and approved by the TRORC Board of Directors on December 11, 2013. If you require further information about their last review, please contact me at 802-457-3188.

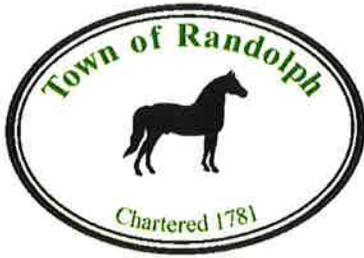
Sincerely,



Loralee Morrow
Regional Planner

128 King Farm Rd.
Woodstock, VT 05091
802-457-3188
trorc.org

William B. Emmons, III, Chair
Peter G. Gregory, AICP, Executive Director



TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

zoning@randolphvt.org

802.728.5433 x13

September 22, 2016

Gary Holloway
State of VT Downtown Program
Department of Economic, Housing and Community Development
One National Life Drive
Montpelier, VT 05620-0501

Re: Designated Downtown Application, Guideline #5

Dear Mr. Holloway,

I am writing to attest to conditions in the Designated Downtown Renewal Application Guideline #5.

First, this letter is to confirm that the Town of Randolph has not repealed its resolution to adopt the Municipal Administration Procedures Act authorized in 24 V.S.A. Section 4420. The Randolph Development Review Board currently adheres to these procedures and undertakes local Act 250 review of criteria 6, 7 and 10, all in accordance with Vermont State Statutes.

Second, the Planning Commission has spent many years drafting a completely new set of land use bylaws to replace the outdated zoning and subdivision regulations. The Selectboard has set the date for the requisite public hearing on the new land use regulations in October. These regulations not only consolidate the zoning and subdivision bylaws, but, more importantly, implement the Town Plan, last revised September 2013, and include incentives to protect and enhance the historic character of the downtown. Attached please find reference to relevant sections of the draft land use regulations.

The Planning Commission's unwavering multi-year commitment to delivering a comprehensive set of bylaws demonstrates its dedication to quality planning for Randolph. Its next task - to update the Town Plan to include the elements that are now required by statute that were not required back in 2013 – will be accomplished with the same level of diligence and attention to detail.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Mardee Sanchez". The signature is written in a cursive, flowing style.

Mardee Sanchez
Zoning Administrator

Town of Randolph Community Investment Agreement

Since the year 2000, the Town of Randolph has been one of only about 20+/- municipalities statewide to be awarded recognition as a State Designated Downtown. The Randolph Area Community Development Corporation (RACDC), a nonprofit charitable organization, is the designated downtown organization, which has been responsible for galvanizing the local support and engaging in activities necessary to continue to meet program requirements and receive program benefits. As a result of this status, the Town and local organizations have benefitted directly with priority status for tens of millions of dollars of state and federal grant funds, has been awarded hundreds of thousands of dollars of Downtown Transportation Grant funds available only to Designated Downtowns, and local building and business owners have received close to \$500k of Downtown Tax Credits for rehabilitation, beautification and safety updates on their buildings.

This program is a community “self help” program, which requires the participation of a wide variety of local individuals and organization to be successful. The undersigned participants in Randolph’s Downtown Program agree that:

1. We support the Designated Downtown program through a commitment to participate in the program’s revitalization, education, promotion and marketing goals, and by collaborating on projects and events. These goals include continuing investment in downtown buildings and infrastructure, supporting downtown businesses, promoting our downtown as a great place to live, work and play, and engaging youth in downtown activities;
2. We are aware that to continue to receive these benefits, the community must continue to meet the program requirements, such as:
 - a. Approving a map of boundaries of the downtown district;
 - b. An approved Town capital budget and program that includes downtown investment;
 - c. Commitment to ensure the long-term support and sustainability of the downtown organization;
 - d. Continue to refine the work plan so that it continues to be inclusive and reflect the values and needs of the community;

Therefore, we sign below as individuals or representatives of businesses and organizations to support the Town of Randolph’s application for renewal of its Downtown Designation through the Vermont Downtown Development Act, and RACDC’s efforts as its designated organization to continue to improve downtown Randolph as a place to live, work, learn, shop, do business, recreate and enjoy with pride.

Randolph Downtown Designation Organization Work Plan 2016-2020

REQUIRED PROGRAM ELEMENTS

Goal	Task(s)	Priority/Urgency	Benchmark	Timeframe
First Point: Organizational Development				
1. Improve Understanding of DT Program and Approaches; Gather Ideas	A. Visit Other Designated Downtowns & DT Organizations for ideas and information-gathering	Moderate/Periodic	2 visits in year 1; 2-3 more over 2-3/years	This renewal period.
	B. Hold at one or more regional/thematic DT networking meetings.	Moderate/Periodic	Host one other local networking event.	This renewal period.
	C. Attend Summer & Spring Program Manager's Meetings and Downtown Conference in Fall if held.	High/Periodic	Goal of having committee and/or board members attend as well as staff.	Each Year.
2. Increase Involvement in Comprehensive Program	A. Continue to build RACDC Downtown Committee to coordinate work plan priorities and coordinate efforts across RACDC & other orgs.	High/Immediate	Full slate of committee members; approved work plan; successful State assessment; work plan progress.	Regular infusions of volunteers and members each year.
3. Collaboration with Chamber of Commerce	A. Continue outreach to Chamber to try to find common ground and opportunities for collaboration.	Moderate/Ongoing	More interaction. Continue collaboration on Safe & Seen Halloween and some holiday season board and staff interaction. Expand collaboration and trust.	This renewal period.

REQUIRED PROGRAM ELEMENTS				
Goal	Task(s)	Priority/Urgency	Benchmark	Timeframe
3. Increase Volunteerism and Financial Support for Program	A. Increase & Diversify Program Support	High/Ongoing	B. Create new member/sponsor opportunity specific to downtown efforts.	This renewal period.
Second Point: Revitalization				
1. Understand & Communicate Downtown Assets & Needs	A. Continue to collect information for complete database of downtown buildings and uses; collect required program statistics	Moderate/Ongoing	Survey completed; volunteers & interns identified; work initiated	Complete FY18; Update yearly
	B. Continue to build Downtown Program identity through regular outreach, such as weekly WCVR "Community Report," Constant Contact newsletters, and website	Moderate/Ongoing	Complete & update kiosk standing panels; improve page on updated website; regular communication strategy including newspaper, radio, social media	This renewal period.
	C. Engage VISTA/Americorps member(s) in downtown program and youth related projects	High/Immediate	Continue to host VISTA and/or Americorps members to assist with program	This renewal period.
2. Educate Public about Benefit; Increase Use by Randolph	A. Tax Credit & Grant Notifications	High/Periodic	Regular interaction with businesses & notice sent before each round. Offer tax credit trainings at least every 2-3 years, and information online.	Yearly.

REQUIRED PROGRAM ELEMENTS				
Goal	Task(s)	Priority/Urgency	Benchmark	Timeframe
	B. 1-on-1 assistance	High/Ongoing	Requests for Assistance from people/businesses. Offer similar assistance for area "Designated Villages". Target at least one tax	As needed
	C. Work with State, Town, Regional Planning Agency and Local Organizations on Resiliency & Continuity Planning at all levels.	Moderate/Ongoing	Workshop on Resiliency Planning. Develop goals to incorporate into regular planning efforts.	Ongoing.
3. Improvements & Beautification	A. Provide advice & coordinate with Town on sidewalk and streetscape improvements. Continue to watch "Dana Estate" properties in case opportunity arises to revisit acquisition funding for 'town green.'	Moderate/Periodic	Coordinate with Town Manager, Economic Development Council & Capital Budget Committee concerning downtown capital needs. Assist in planning for downtown infrastructure needs and encourage application for Downtown Transportation Grants.	Yearly, during budget & capital improvement plan process and as needed.
	B. Outreach through building efficiency walk-throughs and other means to encourage code and beautification upgrades	Moderate/Ongoing	Work with owners of building burned in 2016 to find new productive use. Continue relationship with Efficiency Vermont, Randolph Energy Committee, and others.	This renewal period.

REQUIRED PROGRAM ELEMENTS				
Goal	Task(s)	Priority/Urgency	Benchmark	Timeframe
	C. Hold "Pocket Park" design meetings to solicit ideas from the general public about the pocket park, and other projects and events for downtown revitalization	High/Immediate	1. Design completed; 2 Fundraising completed and 3. Park created. Increased volunteer help & enthusiasm. A park that is well used and maintained.	1. Summer/Fall 2016. 2. Fall 2016-Spring 2017. 3 Spring-Summer 2017.
	D. Flood Plain Forest cleanup & invasives removal. Develop interpretive trails, a park-like buffer area from parking lot; continue and increase volunteer involvement.	Moderate/Periodic	Install interpretive signs on trail to encourage appropriate use and education. Develop small "park" area to prevent more invasive incursion from plowing disturbance. Continue maintenance & public engagement events. Improve trail mapping.	Seasonally. Regular improvement in trail development accessible from and to downtown.
	E. Investigate creation of rec paths along the White River and elsewhere accessible to and from downtown Randolph working with RASTA, Conservation Commission, RTCC and other groups.	Med-Low/Initiate	River walk; mapping and conversations with public & potential funders as preliminary research.	Continue to improve area. Begin looking into design funding; Next steps, if any, determined by FY18.
4. Business Supports	A. Complete regional website - joint project of RACDC & BALE (Building A Local Economy)	High/Immediate	Promotion for local businesses of all kinds.	FY17
	B. Assist new, expanding or relocating businesses	High/Ongoing	At least 2 businesses/year helped with advice, assistance or loan, including energy related opportunities.	Ongoing

REQUIRED PROGRAM ELEMENTS				
Goal	Task(s)	Priority/Urgency	Benchmark	Timeframe
	C. Collaborate with Town to support larger projects which result in expansion or relocation of business to Randolph's Downtown.	High/Periodic	Work with owners of building burned in 2016 to find new productive use. Work with Town, State and Federal officials to assist.	As opportunity arises.
Third Point: Promotion				
1. Increase profile of Downtown & Downtown Program to potential visitors & users	A. Downtown Information Center/Kiosk	High	Complete permanent panels and continue to update, monitor use needs and tweak panel contents.	Complete content panels in FY17. Ongoing.
	B. Complete updating of bike trail maps for region. Work with RASTA and others to create trails map and 'booklet'	High	Collaboration on scope; bid prep completed and funding identified; printed & distributed	Design, Printed and available. FY17-18
	C. Continue to use new sign and kiosk 'branding' to increase use number of Directional Signs	Moderate/Ongoing	Increased information outlets . Prepare proposal & encourage town to apply for DT Transportation Grant for signage with streetscape work.	This renewal period.
	D. Update downtown website page	Moderate/Ongoing	Increased use.	This renewal period.
	Hold Makers Fair. Evaluate success and future opportunities/abilities.	High/Immediate	Hold on same day as other local events.	FY17 event.

REQUIRED PROGRAM ELEMENTS				
Goal	Task(s)	Priority/Urgency	Benchmark	Timeframe
Fourth Point: Marketing				
1. Coordinate with Merchants and other businesses and organizations to advertise Downtown as a Destination	A. Work with Randolph Area Chamber of Commerce. Provide advice & support for marketing & collaborative marketing of business & organizational members	Moderate/Ongoing	Improve visibility of and collaboration between local businesses, services and social service groups. Networking...	This renewal period.
	C. Coordinate with RACDC Communications Committee	High/Immediate	Supportive cross-marketing	This renewal period.
2. Research	A. Denton Zip Code Survey or other easy data collection effort	Moderate/Periodic	1x or more during year; duration 1 week	FY18
	B. Marketing or Branding Study for Downtown	Moderate/One-Time	Investigate using Municipal Planning Grant or RBEG	FY18
	C. Feasibility study of potential community initiatives, including Community Center, Downtown Wi-Fi, and Youth Advisory Committee.	Moderate/One-Time	Include downtown organization in planning initiatives.	This renewal period.

#7b. Extracts from 5-year Randolph Capital Improvement Plan - Projects in Designated Downtown

Program or Reserve Category	Actual FY16	Current Year FY17	Proposed Capital Plan				
			FY18	FY19	FY20	FY21	FY22
Paving Reserve Fund							
2004-2 Streetscape bond principal	(\$20,000)	(\$20,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$30,000)	(\$30,000)
2004-2 Streetscape bond interest	(\$18,138)	(\$16,958)	(\$15,619)	(\$14,131)	(\$12,644)	(\$11,008)	(\$9,223)
Franklin, Summer, Salisbury, School	???	(\$600,000)					
Pleasant St behind Belmain's	No cost						
Parking Lot Striping			TBD				
Prince St					(\$150,000)		
Beanville, Pleasant, Pleasant View Cem						(\$410,000)	
Bridge/culvert Reserve Fund							
2007-1 bond principal (Main St)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
2007-1 bond interest (Main St)	(\$14,238)	(\$13,162)	(\$12,074)	(\$10,967)	(\$9,834)	(\$8,681)	(\$7,509)
Sidewalk Reserve Fund							
LED light conversion	(\$634)						
Brick curb Depot intersection		(\$25,000)					
Library Accessible Entry	(\$40,000)						
Main St D&K to Kelley Way			(\$30,000)				
Stormwater Reserve Fund							
Franklin and Summer Streets	(\$1,281)	(\$99,221)					
Fire Equipment Reserve Fund							
Air Pack Replacement	(\$20,000)	(\$20,000)	(\$20,000)	(\$20,000)	(\$20,000)	(\$20,000)	(\$20,000)
Replace fire damaged equipment	(\$239,576)	(\$200,000)					
2015 VIL Vtec Tanker	(\$43,242)	(\$43,242)	(\$43,242)	(\$43,242)	(\$43,242)		
Repl of Burned KME engine							
Repl VIL 1991 GMC Rescue Van		TBD	TBD	TBD	TBD	TBD	
Facilities Reserve Fund							
2009-1 Chandler bond principal	(\$40,000)	(\$40,000)	(\$40,000)	(\$40,000)	(\$40,000)	(\$40,000)	(\$40,000)
2009-1 Chandler bond interest	(\$23,412)	(\$22,296)	(\$21,069)	(\$21,069)	(\$19,731)	(\$18,295)	(\$16,784)
2005-1 Town Hall bond principal	(\$62,050)	(\$62,050)	(\$58,400)	(\$58,400)	(\$58,400)	(\$58,400)	(\$58,400)
2005-1 Town Hall bond interest	(\$29,390)	(\$26,877)	(\$24,394)	(\$24,394)	(\$21,944)	(\$19,459)	(\$16,945)
Library, Replace Porch Quoins	(\$3,734)						
Town Hall locks, drop box, flag pole	(\$5,511)						
Security Cameras	(\$38,239)						
Gazebo repairs and painting	(\$5,600)						
Information Kiosk, town signs	(\$578)	(\$958)					
LED Light Conversion	(\$17,204)	(\$202)					
Library drainage		(\$3,000)					
Town Hall walls, floors, skylight leak			(\$50,000)	(\$40,000)			
Chandler Emergency Exit Repair			(\$15,000)	(\$5,000)			
Temp. Xfer to Police Reserve (bldg)		(\$275,000)					
Cost for temporary VFD (Stagecoach)		(\$43,601)		(\$6,000)			
Purchase and site prep for village FD		(\$170,804)	(\$200,000)	(\$110,000)			
Village FD Repl BAN & bond			(\$50,297)	(\$145,103)	(\$144,979)	(\$143,775)	(\$142,490)
Demolition & Haz Mat'ls for FD		(\$29,870)	(\$26,240)	(\$26,240)			
Fire department architect/engineer		(\$1,000)					
Fire department site borings & survey		(\$9,993)					
Police Equipment Reserve Fund							
2014 Ford Interceptor	(\$7,915)	(\$7,915)					
Repl 2011 Ford Crown Vic Cruiser			(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	
Police Department Bond P&I		(\$10,000)	(\$12,071)	(\$35,065)	(\$34,795)	(\$34,506)	(\$34,000)
Equipment replacement			(\$5,000)		(\$5,000)		
Water Improvement Reserve Fund							

#7b. Extracts from 5-year Randolph Capital Improvement Plan - Projects in Designated Downtown

Program or Reserve Category	Actual FY16	Current Year FY17	Proposed Capital Plan				
			FY18	FY19	FY20	FY21	FY22
2003-1 Pinnacle Wells bond principal	(\$150,000)						
2003-1 Pinnacle Wells interest	(\$5,833)						
RF3-056 DWRLF bond principal	(\$28,598)	(\$27,740)	(\$26,908)	(\$26,101)	(\$25,318)	(\$24,558)	(\$23,821)
RF3-056 DWRLF interest	\$13,047	\$12,189	\$11,356	\$10,549	\$9,766	\$9,007	\$8,270
Franklin line to 8", Summer hydrant		(\$293,670)					
Transfer to support water operations	(\$24,965)						
2015 Chevy Silverado	(\$15,738)						
2008 Ford F250		(\$20,000)					
New Water Supply	(\$75,227)	(\$300,000)				(\$38,200)	(\$38,200)
Replace North Reservoir (or cover)							
Remote meter reader system							
Sewer Improvement Reserve Fund							
RF1-091 bond principal	(\$33,028)	(\$33,689)	(\$34,363)	(\$35,050)	(\$35,751)	(\$36,466)	(\$37,195)
RF1-091 bond interest	(\$8,039)	(\$7,378)	(\$6,704)	(\$6,017)	(\$5,316)	(\$4,601)	(\$3,871)
2003-2 bond Repayment to GF	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
RF1-140-1 WWTF bond principal (no int)		(\$37,906)	(\$37,906)	(\$37,906)	(\$37,906)	(\$37,906)	(\$37,906)
RF3-018 WWTF bond (net of neg int)	(\$7,778)	(\$7,778)	(\$7,778)	(\$7,778)	(\$7,778)	(\$7,778)	(\$7,778)
USDA WWTF P & I		(\$186,957)	(\$249,276)	(\$249,276)	(\$249,275)	(\$249,276)	(\$249,276)
Summer pipe, manholes	(\$13,205)	(\$4,104)	(\$11,922)	(\$11,830)	(\$11,732)	(\$11,627)	(\$11,515)
Park Street & School Street	(\$157,395)						
2015 Chevy Silverado	(\$15,362)						
Replace 2008 Ford F250		(\$20,000)					

7c-1 Evidence of Approval of capital budget by SB

Special Selectboard Meeting of January 27, 2016
Town Hall Conference Room A, 7 Summer Street

Selectboard: Trini Brassard, Ross Evans, Larry Richburg, Marjorie Ryerson (left at 8:00) and Tom Schersten

Municipal Staff: Cindy Spaulding (Secretary), Joyce Mazzucco (Town Clerk/Treasurer) and Michael DeCubellis (Finance Director)

Public Attendees: Dennis Brown

Media: M.D. Drysdale (*The Herald of Randolph*)

1. Call to order

Mr. Richburg called the meeting to order at 7:37 a.m.

2. Land Acquisition Purchase & Sales Agreement

On motion by Mrs. Brassard, seconded by Ms. Ryerson, the Board voted to accept the Purchase and Sales Agreement for tow Jacobs Properties 1 & 2 Park Street in the amount of one hundred fifty-eight thousand five hundred (\$158,500) and appointed Melvin Adams as authorized signatory. Vote: 5-0-0

On motion by Mrs. Brassard, seconded by Ms. Ryerson, the Board voted to accept the Purchase and Sales Agreement for the Forbes' property at 45 South Main Street in the amount of two hundred seventy-five thousand (\$275,000) and appointed Melvin Adams as authorized signatory. Vote:5-0-0.

3. Schedule Public Hearing and Public Informational Meeting

On motion by Mrs. Brassard, seconded by Mr. Schersten, the Board scheduled the Public Hearing and Informational Meeting February 25, 2016 at 6:30 p.m. in Town Hall Conference Room B, for the purpose of public discussion on the Town Budget and warned items for the annual Town Meeting on March 1, 2016. Vote: 5-0-0.

4. Approve Proposed FY 2017 Budget

On motion by Mrs. Brassard, seconded by Mr. Evans, the Board voted to approve Fiscal Year 2017 Budgets as presented. Vote 5-0-0.00

5. Town Meeting Warning

The Board reviewed the Warning for Town Meeting. Discussion ensued on how to inform the public of the additional \$7,500 for Stagecoach Transportation in the General Fund. It was recommended that Stagecoach Transportation submit a press release to the Newspaper on the additional funding. The ½ page ad placed in the newspapers prior to the public information meeting will have an announcement of the additional \$7,500 separate from STSI's special appropriation.

On motion by Mrs. Brassard, seconded by Mr. Evans, the Board voted to approve the Town Meeting warning as presented and public outreach on Stagecoach Transportation.

Special Selectboard Meeting of January 27, 2016
Town Hall Conference Room A, 7 Summer Street

On motion by Mrs. Brassard, seconded by Mr. Schersten the Board voted to approve the Bond Warning as presented. Vote 4-0-0.

6. Warrants

On motion by Mrs. Brassard, seconded by Mr. Schersten, the Board voted to approve the warrants as presented. Vote 4-0-0.

7. Adjournment

At 8:35 p.m. on motion by Mr. Evans, seconded by Mr. Schersten, the Board adjourned until its next scheduled meeting of February 9, 2016 at 5:30 p.m. in Town Hall Conference Room B, 7 Summer Street for the purpose of a Public Hearing on the Land Use Regulations. Vote 4-0-0.

Respectfully submitted,

Trini Brassard
Clerk of Selectboard

csds

DRAFT

7c-2 Evidence of capital plan approval by voters

2016 ANNUAL TOWN MEETING AUSTRALIAN BALLOT RESULTS			
TOWN OF RANDOLPH - RANDOLPH TOWN HALL			
TUESDAY, MARCH 1, 2016			
Total Number of Registered Voters: 2,811		Total Number Voted: 1459	
Percentage Voting: 51.90%		Absentee Ballots Requested: 229	
Absentee Ballots Returned: 226			
Article 1. Election of Officers			
MODERATOR FOR 1 YEAR		TRUSTEE OF PUBLIC FND 2 YR	
Kelly Green	1,200	Write Ins	118
Write-Ins	8	BLANKS	1,319
BLANKS	229	SPOILED	4
SPOILED	4	TOTALS	1,441
TOTALS	1,441		
SELECTMAN FOR 2 YEARS		TRUSTEE OF PUBLIC FND 3 YR	
James (Jim) Sault	612	Pamela Stafford	1,192
Jerald Ward	659	Write Ins	6
Write Ins	14	BLANKS	243
BLANKS	138	SPOILED	0
SPOILED	18	TOTALS	1,441
TOTALS	1,441		
SELECTMAN FOR 3 YEARS		KIMBALL LIBRARY 5 YEARS	
Michael Hildenbrand	662	Robin C. Goodall	1,217
Camden Walters	557	Write Ins	2
Write Ins	9	BLANKS	220
BLANKS	206	SPOILED	2
SPOILED	7	TOTALS	1,441
TOTALS	1,441		
LISTER FOR 2 YRS REMAINING OF 3 YR TERM		TOWN AGENT 1 YR	
Patrick French	1,164	Richard Burstein	1,176
Write Ins	21	Write Ins	1
BLANKS	252	BLANKS	259
SPOILED	4	SPOILED	5
TOTALS	1,441	TOTALS	1,441
LISTER FOR 3 YEARS		TOWN GRAND JUROR 1 YR	
Lisa Preston	1,131	Richard Burstein	1,182
Write Ins	4	Write Ins	3
BLANKS	300	BLANKS	252
SPOILED	6	SPOILED	4
TOTALS	1,441	TOTALS	1,441

GENERAL FUND OPERATIONS BUDGET & TAXATION

	YES	NO	BLANKS	SPOILED	TOTALS
ARTICLE 2: Shall the town voters authorize the total expenditure of \$2,674,641 for Town General Fund expenses of which \$1,511,251 shall be raised by taxes; \$1,163,390 shall be from non-tax revenues?	883	504	60	0	1,447
ARTICLE 3: Shall the town voters authorize the total expenditure of \$1,831,008 for Town Highway Fund expenses of which \$1,457,208 shall be raised by taxes; \$373,800 shall be from non-tax revenues?	1,000	392	55	0	1,447
ARTICLE 4: Shall the town voters authorize the total expenditure of \$270,980 for Kimball Library expenses of which \$212,725 shall be raised by taxes; \$58,255 shall be from non-tax revenues?	924	439	82	2	1,447

CAPITAL BUDGET, GENERAL BONDING & TAXATION

	YES	NO	BLANKS	SPOILED	TOTALS
ARTICLE 5: Shall the town voters authorize the total expenditure of \$110,000 for Capital Fund Expenses, which shall be raised by taxes?	803	561	81	2	1,447
ARTICLE 6: Shall the town voters authorize the sum of \$25,000 from repayment of sewer debt to the General Fund to be transferred to the Capital Budget for the purpose of offsetting capital expenditures?	995	376	79	0	1,450
ARTICLE 7: Shall the town voters authorize the issuance of GENERAL OBLIGATION BONDS in an amount not to exceed three million dollars (\$3,000,000) for the purpose of paving, storm water installation, and sewer line replacement on Elm Street; for sewer line repair/replacement on Prospect, Maple and Summer Streets; and for paving on Chelsea Mountain Road; subject to the reduction by any federal and state grants? The \$1,800,000 paving bond shall be repaid through Randolph General Fund taxation. The \$1,200,000 wastewater bond shall be repaid through the rates of the Randolph Sewer District.	947	424	76	0	1,447

SPECIAL APPROPRIATIONS BY TAXATION

	YES	NO	BLANKS	SPOILED	TOTALS
ARTICLE 12: Shall the town voters authorize the expenditure of \$4,000 to be raised by taxes in support of the Arts Bus ?	791	618	36	2	1,447
ARTICLE 13: Shall the town voters authorize the expenditure of \$6,000 to be raised by taxes in support of the Central Vermont Adult Basic Education ?	997	407	41	2	1,447

POLICE DISTRICT

Total Number of Voters in District: 1,199						Total Number Voted: 647
Percentage Voting: 54%						
	YES	NO	BLANK	SPOILED	TOTALS	
ARTICLE 8: Shall the town voters residing in the Police District authorize the total expenditure of \$623,653 for Police District Operations and Capital Expenses of which \$555,503 shall be raised by taxes; \$68,150 shall be from non-tax revenue?	387	248	11	1	647	

WATER DISTRICT

Total Number of Voters in District: 1,332						Total Number Voted: 670
Percentage Voting: 50.3%						
	YES	NO	BLANK	SPOILED	TOTALS	
ARTICLE 9: Shall the town voters residing in the Water District authorize the sum of \$516,881 to be expended for Water District expenses in FY2017?	460	195	15	0	670	

SEWER DISTRICT

Total Number of Voters in District: 1,369						Total Number Voted: 677
Percentage Voting: 49.5%						
	YES	NO	BLANK	SPOILED	TOTALS	
ARTICLE 10. Shall the town voters residing in the Sewer District authorize the sum of \$808,511 to be expended for Sewer District expenses in FY2017?	454	201	21	1	677	
ARTICLE 11. Shall the town voters residing in the Sewer District authorize the issuance of GENERAL OBLIGATION BONDS in an amount not exceed one million two hundred thousand dollars (\$1,200,000) , for the purpose of sewer line repair/replacement on Elm, Prospect, Maple, and Summer Streets, subject to the reduction by federal and state grants? The bond shall be repaid through the rates of the Randolph Sewer District.	447	204	26	0	677	

#8a

Randolph Area Community Development Corporation



September 23, 2016

Vermont Downtown Board
c/o Gary Holloway
Vermont Downtown Program
One National Life Drive, 6th Floor
Montpelier, VT 05620-0501

Re: RACDC as Randolph Downtown Organization - 2017 Renewal Application

Dear Mr. Holloway and Board Members,

The Randolph Area Community Development Corporation (RACDC) is pleased to join the Town of Randolph to apply for renewal of its Downtown Designation. RACDC is a 501c3 nonprofit charitable organization and has been Randolph's Designated Downtown Organization since the first application in 2000. RACDC celebrates its 23rd anniversary in 2016, having been created in 1993 to rebuild Randolph's core downtown after a series of devastating fires. While RACDC's re-development efforts have created or improved well over ten million dollars in downtown real estate, bricks and mortar are a means to an end and not the primary purpose of the organization. As our Bylaws state, RACDC's purpose is:

"to improve the quality of life for residents by renewing pride, restoring confidence, promoting reinvestment and revitalizing the greater Randolph area, by redeveloping and improving the community's housing, social, business and economic basis, by preserving and enhancing the community's environmental and historic resources, and by building a positive image for revitalization."

The majority of RACDC's work over the years has benefitted Downtown Randolph. We believe a healthy Downtown is key to the success of the region as a whole, as its primary commercial district. The pride and confidence that the community feels in its Downtown is one good measure of community success.

Changing technology, the nature of work, civic life and commerce, however, is forcing our region and downtowns everywhere to adapt to unprecedented circumstances, and our program approach needs to change to match those challenges. RACDC is ready to accept that challenge by working with the Downtown Program, our Town officials, and the public.

P.O. Box 409 • 21 North Main Street • Randolph, VT 05060
Phone: (802) 728-4305 Fax: (802) 728-4863
website: www.racdc.com e-mail: racdc@racdc.com

BOARD OF DIRECTORS:

Pam Stafford - President • Bob Moyer - Vice President • Bob Wright - Secretary • Sara Isham - Treasurer
Patrick French • Ted Elzey • Peter Reed • John Westbrook • Carol Bushey • Lee Moore



We want to continue to be an active participant in the program, to meet and exceed the program requirements, but most importantly, to make lasting positive impacts.

Enclosed as #7a is RACDC's Downtown work plan for the next few years, as well as the Town of Randolph's downtown capital budget projections. I also enclose RACDC Board & Committee Lists.

RACDC's funding currently comes from a diverse variety of sources: rents from our properties, fees from our grant and development work, grants from private and public sources, donations and sponsorships from communities, individuals and institutions. Our success is fueled by the involvement of community members, their ideas, commitment and support.

RACDC has an active Downtown Committee (part of its Community and Economic Health focus), as well as other organizational committees related to capacity, communication, housing, and special projects. This year we hosted our first regional downtown organization networking meeting. We were one of the first two communities to participate in the Efficiency Vermont pilot program, and are beginning a pocket park project with Ward Joyce and maker's fair event in October kicked off with our annual meeting.

Volunteer levels change over time and are somewhat event-dependent, but we regularly have a complement of 20-30 volunteers who can be drawn upon for a variety of efforts, including board and committee members, a part-time IT volunteer, interns (we currently have one VTC intern assisting with the energy and pocket park efforts), as well as Americorps/VISTA (we currently host one Americorps member working on downtown related issues and will host our second VISTA member starting in September, who will be devoting a significant amount of time to downtown issues). Due to our outreach, we are also beginning to engage with more student and youth volunteerism through schools and clubs, as well as recovery and restorative justice programs. Right now, we have about a dozen people volunteering to assist with our Maker's Fair events coordination, and this year worked with about 20 volunteers doing flood plain forest stewardship work. We signed an MOU with the technical career center for ongoing collaboration and have close ties with both local Rotary Clubs, who help with projects. We anticipate having about 20-30 volunteer Rotarians helping us design and construct our downtown pocket park.

It is never easy to build and keep momentum in changing and challenging times, but we are proud to have assets to build upon, including committed board members, community members showing leadership and investment, businesses and organizations joining together, and Town officials who believe in the "self-help" aspects of the Program and who are advocates increased cooperation between the Town, RACDC, and the broader community.



We have come far, but there is a lot to do, and we can't afford to leave any stone un-turned to make our central business district the community asset that it can and must be to remain both rooted in our traditions, and forward-looking. The Downtown Program Designation has been and will continue to be an important tool to help us build a resilient, vital and successful Downtown for today and tomorrow.

Thank you for your consideration of this renewal application. Please don't hesitate to contact us if you have any questions. Many thanks.

Sincerely,

Julie Iffland
Executive Director

86

Randolph Area Community Development Corporation

As of July 1, 2016

Board of Directors

Vacated by Marty Strange 10/15

Term 2014 - 2017

Patrick French

Town Assessor

886 Harlow Hill Road
Randolph, VT 05060
728-5433 x14 (w) 728-9421 (h)

p_french@myfairpoint.net

Term 2013 - 2016

Peter Reed, Treasurer

NSB Bank Manager

4341 Braintree Hill Road
Braintree, VT 05060
728-2526; cell 203-482-4749

braintreehill@gmail.com; peter.reed@nsbvt.com

Term 2015 - 2018

Ted Elzey

Owner - Century 21 Mill Stone

63 Stone Road
Brookfield, VT 05036
728-4438 (w) 276-3020 (h) 802-249-2327 (cell)

ted@c21millstone.com

Term 2013 - 2016

Bob Wright, Secretary

Manufacturing Executive

334 Bouvant Road
Randolph, VT 05060
728-9718 (h) 234-2316 (cell)
wrightrobert116@gmail.com

Term 2015 - 2018

Carol Bushey

Owner - Frankenburg Agency

1445 East St
Brookfield, VT 05036
802-728-9158

carol@frankenburgagency.com

Term 2013 - 2016

Sarah Isham

Director of Agricultural Lending, VT
Agricultural Credit Corporation

3138A West Street
Brookfield, VT 05036
276-3074 (h) 828-5463 (w) 371-8450 (cell)

sisham@veda.org

Term 2013 - 2016

John Westbrook

Dentist

66 S. Pleasant St.
Randolph, VT 05060
728-9990 (w) 728-5707 (h)

jwestbrook66@comcast.net

Term 2014 - 2017

Bob Moyer - Vice President

Retired

468 Hollyhock Hill
Braintree, VT 05060
802-233-5957 (cell)
RMoyervvv@juno.com

Term 2015 - 2018

Pam Stafford - President

Attorney

28 North Main Street PO Box 88
Randolph, VT 05060
728-3613 (w) 728-3762 (fax) 728-6641 (h)

pam@pamstafford.com

Term 2015 - 2018

Vacated by Perry Kacik 4/16

Lee Moore

Retired

348 Partridge Hill Road
Randolph, VT 05060
728-5386

landc63@juno.com

Term 2014 - 2017

Administrative Staff

Executive Director

Julie Iffland

854 Tatro Hill Road
Randolph, VT 05060
728-6024 (home) 477-2858 (cell)

SASH Coordinator

Dede Tracy

143 Fish Hill Road
Randolph, VT 05060
802-728-3982 (home)
802-417-4501 (cell)

Wellness Nurse

Catherine Clark

58 Amanick Trail
Williamstown, VT 05679
802-433-5866 (home)

COO/CFO

Doug Sanders

1256 Fish Hill Road
Randolph, VT 05060
603-738-3836 (cell)

Property Manager

Sam Paddock

351 Riford Brook Rd
Braintree, VT 05060
802-728-9980 (home) 802-522-3619 (cell)

JH House Manager

Vacant

Administrative Assistant

Joanie Rouillard

56 Jacobs Court
Randolph, VT 05060
518-796-6533 (cell)

Accounting Assistant

Vacant

Contract Accountant

Darlene Kelly

51 Taft Street
Westminster, VT 05158
802-733-7476 (cell)

8c

RACDC Board & Committees

Revised 7/18/16

RACDC Board of Directors		
Pam Stafford, President	Carol Bushey	Lee Moore
Robert Moyer, Vice President	VACANT	VACANT
Bob Wright, Secretary	Ted Elzey	Peter Reed
Sarah Isham, Treasurer	Pat French	John Westbrook
		Executive Director: Julie Iffland

Key		
Bd Chair ex-officio on all committees	*denotes Board Members	<i>Community member in italics</i>

I. Institutional Committees (IC)	II. Loan Review Committees (LC)	II. Program Committees
<p>Bylaws Revision (SC) * Pam Stafford, Vice Chair</p> <p>Communication & Sponsorship * Bob Moyer, Chair * Carol Bushey * Bob Wright <i>Ross Evans (ad hoc)</i></p> <p>Finance, Audit & Budget (IC) * Peter Reed, Chair/Treasurer * Pat French * Sarah Isham * Pam Stafford</p> <p>Annual Meeting (AM) * Pam Stafford * Peter Reed, Chair/Treasurer * Sarah Isham * Bob Moyer</p> <p>Membership (AM) *Vacant * Ted Elzey * John Westbrook</p> <p>Nominating (IC) * Pat French, Acting Chair * Pam Stafford</p> <p>Personnel (IC) * Sarah Isham, Chair * Lee Moore <i>Linda Chambers (Bd Advisor)</i></p>	<p>Business RLF (LC) * Pam Stafford, Chair <i>Sarah Baker</i> <i>Bill Johnson</i> <i>George Gray</i></p> <p>Housing RLF (LC) * Sue Sherman, Chair <i>Jake Stewart</i> <i>Becky McMeekin</i> <i>Sandy Stephen</i></p>	<p>Community & Economic Health (PC) →→Downtown Sub-Committee(s) * Lee Moore, Chair * Ted Elzey * Bob Moyer <i>Doug Sanders</i> * Pam Stafford * John Westbrook * Bob Wright Peter Reed Setphanie Tyler Sarah Natvig</p> <p>Joslyn House Committee (PC) * Bob Wright, Chair * Carol Bushey, Vice Chair * Pat French <i>Patsy French</i> <i>Sue Sytsma</i></p> <p>Housing Services (PC) * Pat French, Chair <i>Ellen Baker</i> * Ted Elzey <i>Cristine Maloney</i> <i>Larry Richburg</i></p> <p>~Construction Oversight (as needed) <i>Larry Richburg</i> <i>Doug Sanders</i></p>
	<p>III. Special Committees (SC)</p> <p>IV. Affiliated Boards</p> <p>Red Lion Inn, Inc. (AB) *Pat French, President <i>John Hoyt, Treasurer</i> * Bob Moyer <i>Harriet Chase</i> <i>Cristine Maloney</i></p> <p>Randolph House Holdings (AB) *Vacant <i>Julie Iffland, Secretary</i></p> <p>Salisbury Square Rental Corp. (AB) * Pam Stafford, Chair <i>Julie Iffland, Secretary</i></p>	

#9a. Community Update 2016

Summary of Downtown Designation Statistics

Over the past three years, RACDC has identified and reported the following aggregate statistics about changes in our designations area.

Reinvestment Category	#	\$ Amount
Façade Improvements	17	\$114,505
New Construction	2	\$45,000
Rehabilitation Projects	33	\$2,720,336
Public Improvements	17	\$609,252
	69	\$3,489,093
Net Business Opening/Closings	6	
Business Expansions	14	
Net Job Creation	22	
New Housing Units	4	

#9b. Description and photos of historic preservation successes over the past 5 years (see attached).

#9c. Description and photos of successful projects, events or other success stories (see attached).

9d. Key Challenges Facing the Community & Organization

Randolph faces several challenges, many of which are shared by rural communities nation-wide:

- Our population base is small, so many businesses must sell to people outside the community in order to be successful. Artists and small business people lament the lack of significant enough population base to support themselves without developing external sales opportunities (online presence, increased tourism, marketing to outside communities), but even our medium-sized downtown businesses often lack the resources or skill-sets to enable them to effectively promote themselves outside the community.
- Competition is global: we're not just competing against each other, we're competing with anyone selling anything down the highway or across the globe. The ability to buy things online has fundamentally changed opportunities for downtown business.
- Appealing to younger demographics: Randolph is actually doing better than many because we have key institutions, schools, and cultural offerings located in our community that not many towns this size or larger can boast. That said, young people find the activities and opportunities to meet people of their age here limited. The relative technological quotient of our region is also far behind that of larger metropolitan areas. Our IT person came here from the Chicago area for personal reasons and has been dealing with culture shock, not from the cold, but from the low density and caliber of technological IQ and engagement. This is critical to address.

- Income inequality and some pockets of poverty create drains on community resources and inhibit local business from being as successful as they could be. It also affects the real estate market in two ways: depressing local sales as many who would like to buy cannot afford to, and create asset loss as those in homes who cannot afford to do regular maintenance and upkeep see their largest asset lose value and become less habitable and valuable.
- Opiate & other addictions: the community is trying to come to terms with approaches to best address the increased impacts we face from addiction. Groups are coming together to create strategies and collaborations across disciplines.
- The cost of new construction outstrips the income eligibility of our average citizens, and appraisals do not reflect the actual cost. This especially limits low & moderate income prospective new home buyers from accessing the most energy efficient buildings possible as the operating savings are rarely valued in the appraisal as a justification for the capital cost. Our community's residential stock was mostly built before 1940. "Energy Poverty" – a new name for people spending too much of their income on utilities – is a reality for many of our senior and low income homeowners.
- Randolph's downtown property owners pay disproportionately high taxes and allocation because of the availability of public water and sewer, and the fact that they are the only properties served by the local police department. This could have the long-term effect of making it harder to convince people and businesses to locate in the downtown because they are shouldering the burden of local protection of what are arguably regional resources for the provision of services and the protection of our core civic and commercial district. There are obviously some up-sides to these services as well, but the cost is concentrated in a minority of property owners.

RACDC, our organization, faces challenges shared by many local organizations in our area and elsewhere, some of which are also community challenges:

- This state has very few programs to help small businesses at the level that most small businesses can access. Our organization tries to assist small local businesses with resources, but there are few, and there is no support from the state for that function locally. The regional ED's largely focus on medium sized and larger businesses who are in need of help for expansion or to prevent out-migration of businesses facing big decisions. We recognize that keeping small businesses vital is key to our downtowns, but where is the help to do that? Downtown Tax Credits are one of the few examples of simple, accessible programs to help local business, but it is extremely limited and competitive. This year's pilot with Efficiency Vermont was another example of a potential opportunity for technical assistance, but again, the local organizations were asked to help without benefit of any support for our time and efforts.
- Capacity: Our region is small but our mission is broad. In a world that is increasingly complex it is growing difficult for local organizations to focus on what they do best. The answer to this lack of capacity has been (simplistically, I would argue) to suggest merger: get bigger or close down. We think we need to be more creative than this or risk losing the passion for the local community that created these organizations in the first place, and the local connections and knowledge that are essential to providing timely assistance and building resiliency. The Efficiency Vermont pilot could provide insight into a way to ally the strengths of larger and smaller organizations in a way that plays to the strengths of both.

Community Update – 9b. Preservation Success Stories

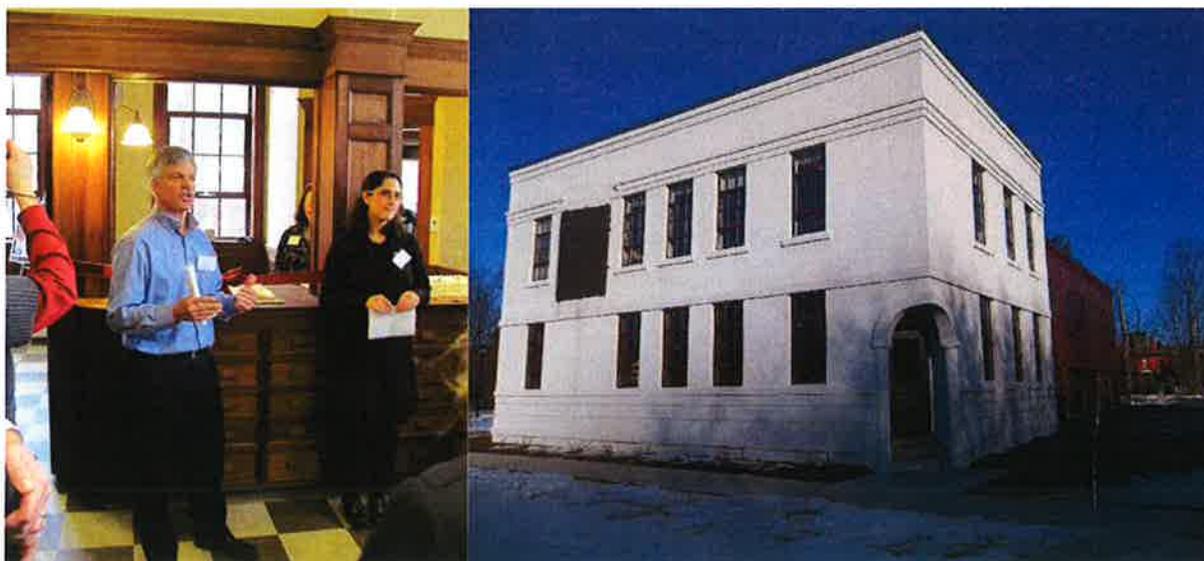
2010-2011, 29 Main Street/Lamson Block Reconstruction

When a fire gutted and nearly destroyed another historic 1885 Main Street commercial property on June 24, 2010, RACDC worked with the owner to submit a July application for downtown tax credits. An award of \$100,000 enabled the owner to rehab instead of demolish. The renovations re-created a Main Street storefront and 4 upper apartments with a restored facade.



2009-2012, Salisbury Square Book-keeping Building

In 2011, RACDC completed the brownfields cleanup of the former Ethan Allen Plant #1 on Salisbury Street just outside of downtown Randolph, and completed the renovation of the historic book-keeping building as part of its affordable rental housing project. Additional home ownership units are permitted.



2013 Historic Preservation - Chadwicks



Del Thompson, owner of Chadwicks Restaurant, Julie Iffland, RACDC Executive Director, and Caitlin Corkins, State Tax Credit Expert, discuss the renovation of the Chadwick's building after a successful recovery when Irene hit less than a month after opening. State downtown tax credits helped update the building, once part of the historic Osgood, Sargent Roundy, and later VT Castings Foundry Park in downtown Randolph.

2015. Renovation of the Morton House, 35 North Main St.



Formerly the home of a local pharmacist and his wife, the first woman in VT registered as a pharmacist, this building was underutilized for many years as the home of a local Christian Science group. As the congregation that owned it dwindled, the building seemed vacant and detracted from the vitality of the downtown. They sold to a local insurance company which was expanding, and they renovated the building and have moved their offices from another Main Street location, now the home of a hair salon. Now the building is used and renovated, keeping most of the historic features intact.



2015-16. Renovation of 32 Pleasant Street.

Abandoned & foreclosed, this property experienced significant mold and other damage before being acquired and renovated inside and out. The property now has a transitional affordable apartment on the second floor and commercial space on the first floor.

9c. Other Success Stories

2014 Highlighting Youth



Co-Principal Elijah Hawkes and student presenters at RACDC's 2014 Annual Meeting focusing on Community: The Next Generation. RACDC continues collaboration on collaborations with the schools and programs focused on improving community life for students and young people.



2014 Streetscape improvements.

Sidewalk, parking and lighting improvements paid for with grants and incentives obtained by the Town in conjunction with RACDC were implemented, making streets more pedestrian-friendly.

With a VTC landscape architecture class, we studied the feasibility of converting three vacant blighted buildings into a town greenspace.

2014 & 2015 Safe & Seen Halloween



After the White River Boys & Girls Club folded in 2014, RACDC and the Chamber stepped in to ensure the future of this long-standing downtown tradition. In 2014 collaborated again to hold Safe and Seen Halloween Event, and this year worked with the Town Recreation Department to expand the tradition to include activities like the 'hot-too-spooky forest!' The streets were full and 'spirted!'

2015 A New Downtown Business: Vermont Natural Sheepskins



When Sarah & Rick Scully were having a hard time finding a suitable location for their new business not too far from their Tunbridge home, a friend told them RACDC might be able to help. They had travelled to England to learn a unique process to tan sheep and goat skins organically, and would be the first business in the U.S. to do so, but they needed help locating a rental property, navigating permitting issues, and borrowing money for equipment. RACDC put them in touch with a few commercial property owners in town, one of whom was in the process of redeveloping a property on Prince Street in the former Foundry Park that had been

flooded in Irene, and it turned out to be the right fit for their needs. RACDC coached them through some permitting issues, and using its business revolving loan fund, RACDC loaned them the additional funds they needed on terms they could afford.

"Without RACDC's help," Sarah said, "we would probably not have found what we needed here or persevered through the process. We can't wait to open and get started!" **Welcome, Sarah & Rick!**



2015 VCDA/RACDC Workshop

In cooperation with the Vermont Community Development Association, RACDC hosted a state-wide workshop on Age-Friendly Communities with speakers from AARP, D&K, senior housing providers, consultants, and community leaders. The May event gathered at the Lyon's Den with more than 50 participants from around the state.

2016 Regional Downtown Networking Meeting

On May 11th, RACDC board and staff hosted our first ever regional networking meeting with a group of 5 downtown representatives from Springfield, Windsor, Bellows Falls, Waterbury and Randolph, as well as Ward Joyce, architect, and representatives from Catamount Solar, VT Dept of Tourism, ACCD, and Two Rivers Ottauquechee RPC and their consultant, Michael Kane, who discussed a study his firm was preparing on the creative economy in our region.

2016 Energy & Innovation Pocket Park

RACDC has engaged Ward Joyce, who created Montpelier's pocket park successes, to design a pocket park for a small corner piece of land currently owned by Catamount Solar. The agreement is predicated on Catamount Solar's offer to contribute the land for use by the public for a significant period and RACDC raising funds to enable the park to be developed. We have already received pledges of funding from Catamount Solar, Efficiency Vermont, the Town of Randolph, and Red Lion Inn have already committed over \$15k in support to get the project started, and the Sunrise Rotary Club has offered in-kind labor to construct the park. Design work has begun!

LED Bulb Swap Event

The Randolph Area Community Development Corporation, Efficiency Vermont and LEDdynamics are working together to save you money on safe, energy efficient lighting and to meet special calling on award winning lighting technology to Randolph area businesses and residents.

Saturday, June 18th, 2016: 9am to 1pm
Next to the Randolph Farmer's Market in the Gifford Parking Lot

This event is a unique opportunity to buy locally manufactured, safe & dependable LED 4' replacement tube lights and to recycle your old fluorescent T-8 tubes. Up to 10 LED replacement tubes will be sold at this price per household & up to 10 fluorescent tubes can be recycled per household during this event. Any business who may have a need for more than 10 bulbs are eligible for the same price but should contact RACDC to arrange a site visit and a direct sale.

Contact the Randolph Area Community Development Corporation at racdc@racdc.com or 802 728 4305

This event is co-sponsored by



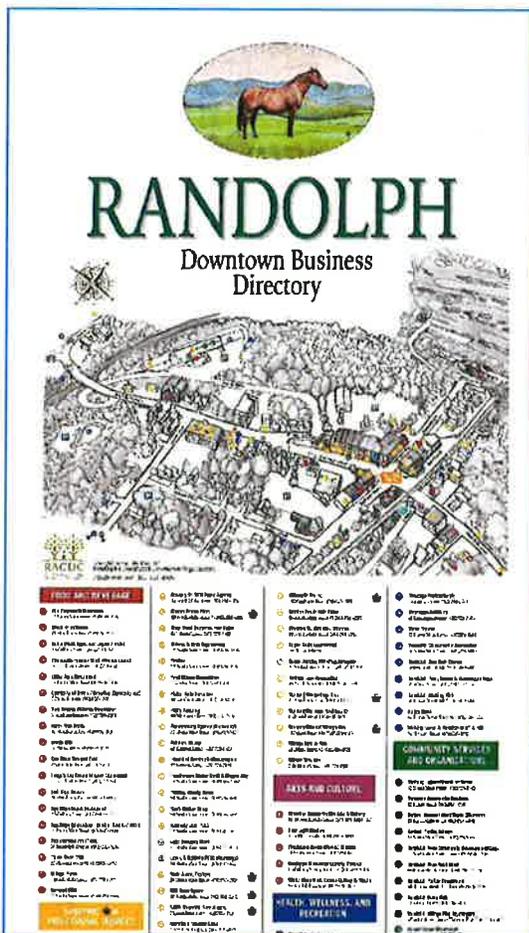




2016 Efficiency Vermont Pilot

RACDC's partnership under the Efficiency Vermont Pilot led to many opportunities to connect with local businesses. One of the most valuable connections was with local LED bulb manufacturer, LEDdynamics, which

co-sponsored a bulb-swap day in which local residents could trade in old fluorescent tubes, which contain highly toxic substances, for non-toxic, long-lasting, more energy efficient and virtually unbreakable LED replacement tubes at special pricing. The day was a great awareness-builder and resulted in more than 100 LED bulbs purchased, & many fluorescents recycled.



RANDOLPH
Downtown Business Directory

The directory includes a map of downtown Randolph and lists various businesses and services. Key sections include:

- FROM SOUTH TO NORTH:** A list of businesses along the main street.
- ARTS AND CULTURE:** Listings for local art galleries and cultural organizations.
- HEALTH, WELLNESS, AND RECREATION:** Listings for fitness centers, yoga studios, and recreational facilities.
- COMMUNITY SERVICES:** Listings for social services, libraries, and community centers.



2015-16 Downtown Informational Kiosk & Business Directory

With help from a Downtown Transportation Grant, RACDC and the Town collaborated to bring an informational kiosk to downtown Randolph.

RACDC is working to produce 4 panels, such as the Downtown Business Directory shown here, to offer information on what is going on in our area. Other panels will host a regional transportation map with bike trails and points of interest, a history of Randolph, information about the Downtown Program, a Youth Hub and recreation board, and two panels with changing postings about area events and happenings. The kiosk was built by a local timberframe company, which also built a newly designed Welcome Sign style for Randolph.

#10

a. Evidence of the Municipality's continuing financial commitment.

The Town of Randolph has been supporting RACDC's implementation of the downtown program at a level of \$20,000/year for the past few years. This helps, but the organization is still subsidizing the program and is in need of additional resources to be sustainable over time.

b. Proposed Downtown Organization Budget with Funding Sources (see attached)

c. Plans to pursue long term, sustainable funding strategies

We believe that it is impractical for our organization to consider taxing districts or other dedicated revenue streams that rely on property tax increases to our downtown property owners exclusively. We are moving our focus to increasing sponsorship opportunities and considering taking on larger events that might generate revenue. Capacity is a limiting factor in expanding our efforts, even when they may create a longer term return.

01/305 - Downtown FY17 Budget

		Downtown & Economic Development
REVENUES		
Contributions		
4000	Contrib - Unrestricted	0
4009	Contributions - External In-Kind	5,000
4010	Town Contribution	20,000
4015	Sponsorships	5,000
	Total Contributions	30,000
Grants		
4500	Grants Income	10,000
	Total Grants	10,000
Fees		
4144	Administrative Fees	3,000
4299	BRLF Rev to Ops	5,150
	Total Fees	8,150
	TOTAL REVENUES	48,150
EXPENSES		
Personnel		
5001	Wages	36,211
5190	Employee Taxes	2,794
	Total Personnel	39,005
Professional Fees (in Overhead)		
Operations & Maintenance		
6005	Board Expense	1,000
6041	Supplies	1,000
6050	Meetings/Events/Activities	4,000
6055	Transportation & Travel	250
6060	Office Copying, Printing, Lease	1,000
6065	Postage & Freight	600
6070	Dues & Subscriptions	500
6071	Sponsorship	500
6075	Training, Seminars, & Meetings	500
	In-kind expenses	5,000
	Total Operations & Maintenance	14,350

Taxes & Insurance (in Overhead)		
Utilities (in overhead)		
Other		
6835	Project Development	3,000
	Total Other	3,000
	Overhead 15%	18,322
	Total OH	18,322
	TOTAL	74,677
RACDC Subsidy	Incr(Decr) in Operating Assets	(26,527)

continued ->

General Fund Cont.

	Actual FY - 2013	Actual FY - 2014	Actual FY - 2015	Budget FY - 2016	Budget FY - 2017
Executive Admin Expenses Cont.					
Social Security	23,547	19,481	21,218	21,091	21,641
Insurance - Unemployment	12,771	8,739	8,139	18,286	13,033
Unemployment Management Fee	250	350	250	250	250
Insurance - Dental	6,311	6,008	6,650	8,275	7,258
Insurance - Life	1,530	1,607	1,751	2,314	1,847
Retirement	15,367	17,821	21,755	26,187	27,604
Total Executive Admin Exp.	479,781	412,215	478,803	520,894	553,418
Executive Operating Expenses					
Transfer Out - Streetscape	0	0	13,629	0	0
Janitorial Fees	6,685	6,602	7,000	7,725	8,000
Janitorial Supplies	2,746	2,669	2,986	900	1,500
Repair/Maint - Buildings	8,291	9,123	10,100	3,000	3,500
Insurance Costs	50,306	61,167	61,114	66,352	69,729
Town Office Vehicle	7,354	5,569	1,329	3,500	3,500
Office Supplies	10,258	10,379	8,362	10,500	10,800
Postage	7,485	611	2,397	1,000	1,500
Printing & Advertising	410	1,756	768	500	500
Telephone	8,241	6,728	8,865	7,600	7,700
Utilities	8,490	7,874	7,249	8,250	8,050
Heating Oil	3,281	6,825	2,959	6,000	6,000
Audit	12,880	17,438	17,360	20,000	18,000
Legal Services	6,568	3,048	2,133	3,000	3,000
Dues & Subscriptions	1,442	967	1,042	1,000	1,000
Training/Development	1,896	3,464	1,505	3,500	1,500
Mileage	0	168	419	200	200
Two Rivers Membership	6,093	5,973	6,164	6,000	6,300
Community Improvements	5,499	0	45	5,000	5,000
VLCT Dues	5,733	5,649	5,919	6,087	6,206
Economic Development	125	19,925	2,250	15,000	15,000
Dues Green Mt. Economic Dev.	2,389	2,394	2,654	2,500	2,700
Downtown Designation Admin.	0	15,000	20,000	20,000	20,000
Chamber of Commerce Member	0	0	0	200	200
Contracted Services - Muni Building	4,094	2,842	2,966	3,000	3,000
Taxes - Orange County	80,536	92,888	91,890	94,000	105,000
Taxes - Bethel	763	778	777	800	800
Energy Committee	0	0	0	0	1,000
Tax Collection Expense	408	779	6,298	1,000	2,000
Computer Costs	11,413	18,143	14,668	14,000	15,000
Animal Control	2,885	1,382	38	2,000	2,000
Pound Maintenance Fee	0	7,393	650	3,000	2,000
Interest Flood Line	1,411	0	0	0	0
Miscellaneous	9,398	5,107	9,463	500	500
Equipment Purchase	0	77	1,461	0	0
Emergency Operations Center	364	1,817	467	1,000	1,000
Orange County Sheriff	7,860	3,312	8,000	5,000	6,000
Special Policing	1,894	1,274	3,171	2,000	22,500
HHW Collection	8,599	6,871	6,212	8,000	7,000
Transfer to Facilities Reserve	10,000	10,000	20,000	80,000	80,000
Transfer To - Paving (CSO & L/F)	0	0	0	200,000	0
Transfer to Emergency Reserve	0	200,000	0	0	0

Downtown Randolph Downtown Designation Boundary

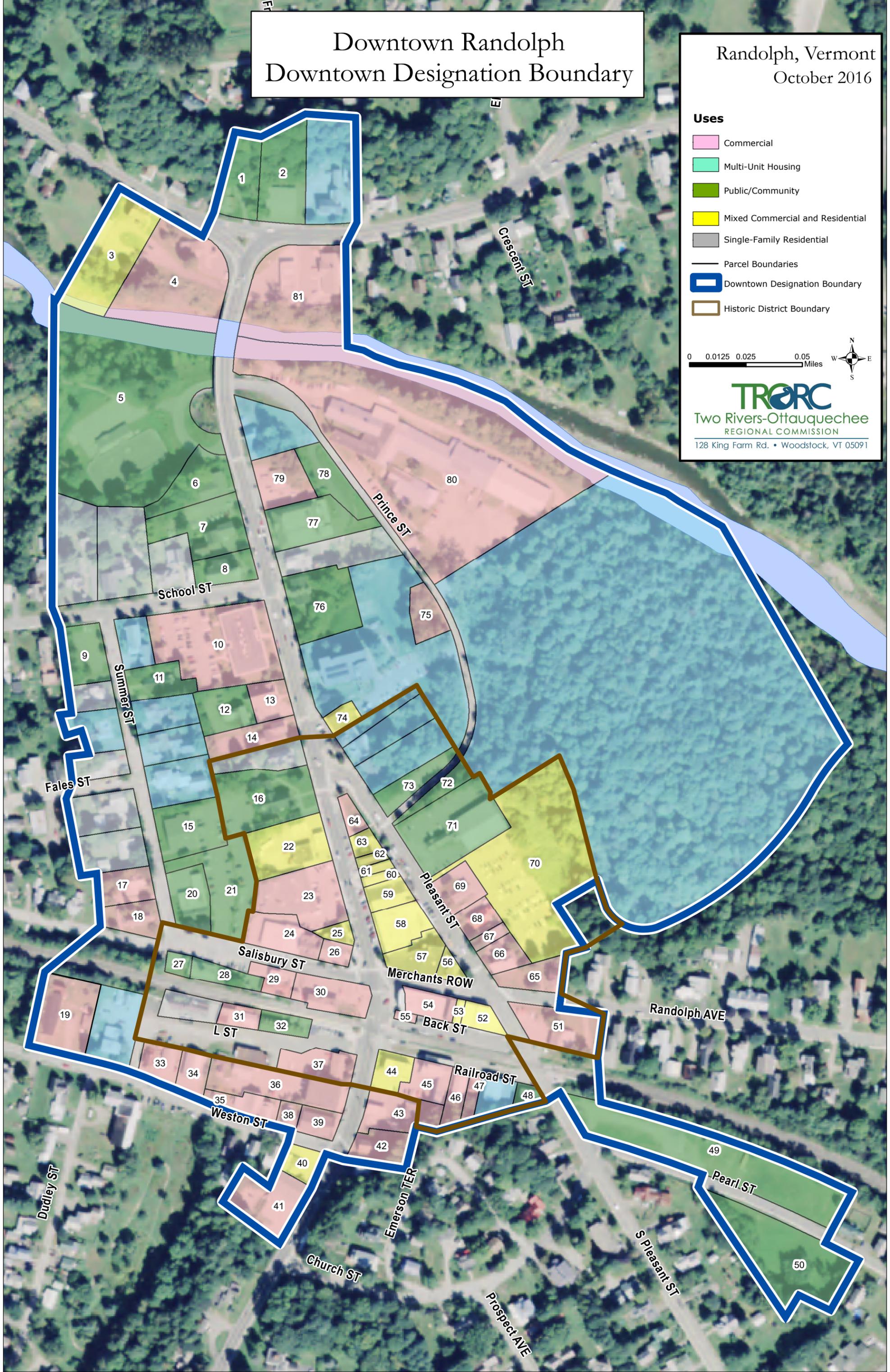
Randolph, Vermont
October 2016

Uses

- Commercial
- Multi-Unit Housing
- Public/Community
- Mixed Commercial and Residential
- Single-Family Residential
- Parcel Boundaries
- Downtown Designation Boundary
- Historic District Boundary



TRORC
Two Rivers-Ottawaquechee
REGIONAL COMMISSION
128 King Farm Rd. • Woodstock, VT 05091

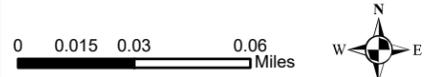


Downtown Randolph Downtown Designation Boundary

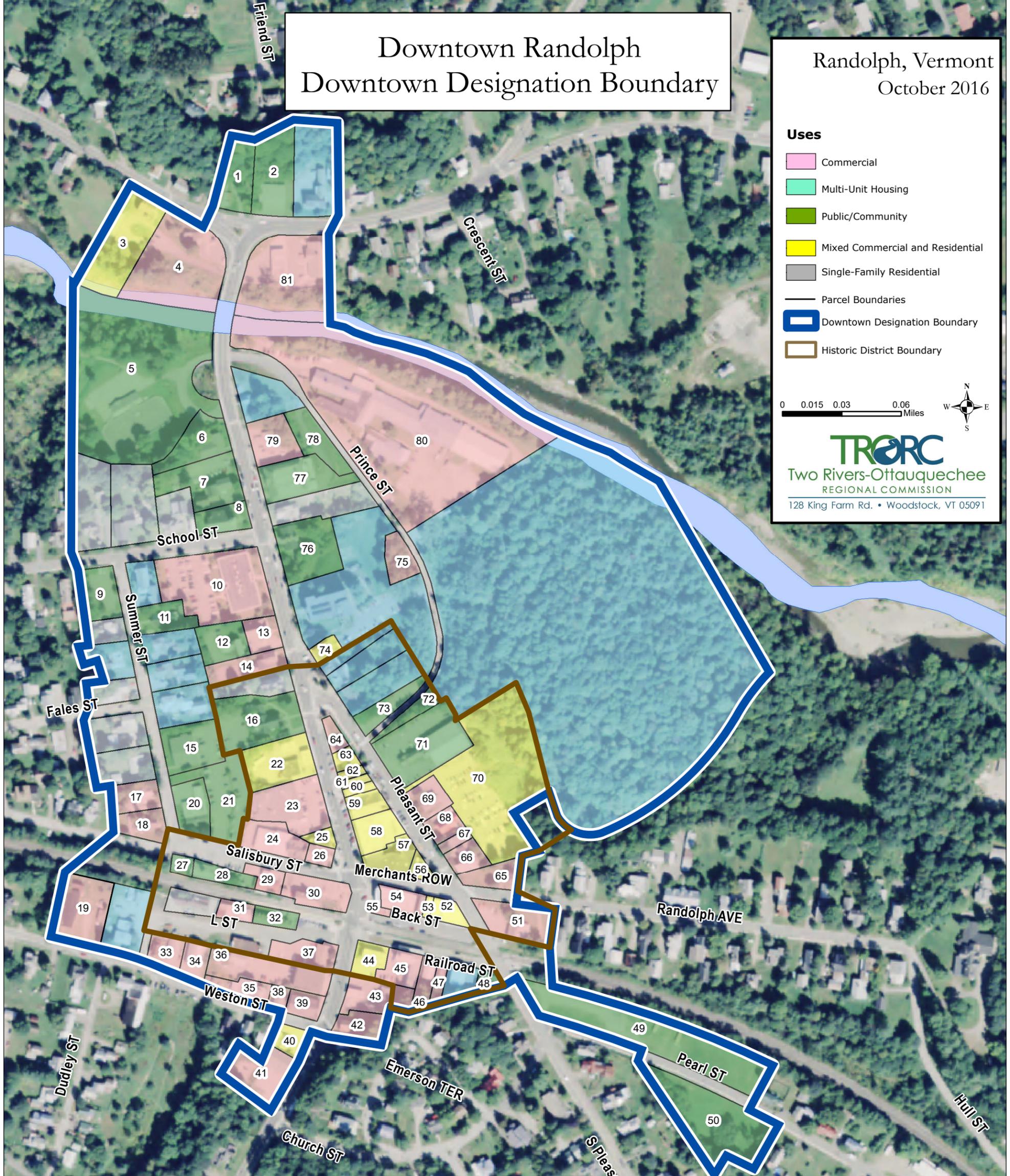
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TRORC
Two Rivers-Ottawaquechee
REGIONAL COMMISSION
128 King Farm Rd. • Woodstock, VT 05091



- | | | | |
|--|--|--|----------------------------------|
| 1. Future Village Fire Station | 22. Champlain Farms | 48. American Legion | 66. Vacant Commercial |
| 2. Future Village Fire Station | 23. Rite Aid Pharmacy | 49. Vacant Commercial | 67. Herald of Randolph |
| 3. Multi-family Commercial Storage Units | 24. East Garden Chinese Restaurant | 50. Vacant Commercial | 68. Vacant Commercial Apartments |
| 4. New England Land Company | 25. Blue Moon Boutique | 51. Fullams Garage | 69. Fairpoint Communications |
| 5. Skating Rink | 26. Northfield Savings Bank | 52. Railside Tavern | 70. Municipal Parking Lot |
| 6. Municipal Parking Lot | 27. Police Station | 53. Sidewalk Florist Apartments | 71. Business Condos: Courier |
| 7. VT Conference United Church of Christ | 28. Historical Society | 54. Vacant Commercial | 72. Municipal Parking Lot |
| 8. Bethany Church | 29. Bob's M&M | 55. Drop Dead Gorgeous | 73. Municipal Parking Lot |
| 9. Municipal Parking Lot | 30. Vacant Commercial | 56. Fenix Fine Foods & Flats Tattooing | 74. Super Suds Laundromat |
| 10. DuBois & King Engineering | 31. Vacant Commercial | 57. One Main Tap & Grill | 75. Part of #80 |
| 11. Pam Stafford Law Offices | 32. Stagecoach Transportation Services | 58. Belmains Store | 76. Kimball Public Library |
| 12. Kennedy Law | 33. Storage Garage | 59. Lake Sunapee Bank | 77. Chandler Center for the Arts |
| 13. Lewis & Baldwin | 34. Storage Garage | 60. Art of Vermont | 78. Chandler Center for the Arts |
| 14. Firetec | 35. First Choice Restoration | 61. Main Street Crafters | 79. Randolph Village Laundromat |
| 15. St. John's Episcopal Church | 36. NAPA Auto Parts | 62. Main Street Crafters | 80. Foundry Park |
| 16. Place of Hope | 37. Randolph Village Pizza | 63. Ken's Barbershop | Village Auto |
| 17. Blue Wave Taekwondo | 38. Vacant Commercial | 64. Gazebo Park | Lyon's Den Restaurant |
| 18. Station Break Hair Salon | 39. Randolph Playhouse | 65. Catamount Solar | VT Natural Sheepskins |
| 19. Tallman Law | 40. Phil Godenschwager Studio | | Randolph Food Shelf |
| 20. Randolph Chiropractic | 41. Vacant Commercial | | Valley Bowl |
| 21. Move Fitness | 42. Beacon Press & Corner Frame Shop | | Catamount Solar |
| Rural VT Real Estate | 43. Dunkin Donuts | | Capstone |
| 15. Randolph Town Hall | 44. Al's Pizzeria | | 81. Cumberland Farms |
| 16. United Church of Randolph | 45. C21 | | |
| 17. Massage Professionals | 46. Vacant Commercial | | |
| 18. Life Map Counseling | 47. Vacant Commercial | | |
| Apartment | | | |
| 19. Vacant Commercial | | | |
| 20. United States Post Office | | | |
| 21. Municipal Parking Lot | | | |

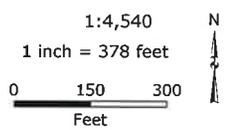
Downtown Designation Renewal

Randolph, VT

-  Designated Downtown
-  Tax Parcels
-  Zoning
-  Depot Square NHD



-  VT route/TH cls 1
-  TH cls 2
-  TH cls 2 gravel
-  TH cls 3
-  TH cls 3 gravel
-  TH cls 4
-  trail
-  private
-  US route
-  US interstate
-  VT forest hwy



TWO RIVERS OTTAUQUECHEE
REGIONAL COMMISSION
GIS Service Center



3117 Rose Hill
The King Farm
Woodstock, VT 05091
802-457-3188
www.trorc.org

Future Land Use Randolph, VT

Town Plan Map 4

Adopted:

Land Use Areas

 CB	 NSV
 ERV	 RA
 GC	 RCV
 GCR	 RES
 IND	 RR
 INT	 RVHD
 floodplain overlay	 RVMD

Other (non-regulatory)

 Parcels
 Conserved Lands
 Downtown Designation

 TH cls 1 (village VT rt)
 TH cls 2
 TH cls 2 gravel
 TH cls 3
 TH cls 3 gravel
 TH cls 4 gravel
 TH cls 4 primitive
 TH cls 4 impassable
 VT forest hwy
 trail
 private
 VT route
 US route
 US interstate

