

June 27, 2018

Susan Allen, Assistant City Manager
Montpelier City Hall
39 Main Street
Montpelier, Vermont 05602

Subject: Tax Increment Financing (TIF) Application Public Hearing
Sabin Pasture Property, Barre Street

Dear Ms. Allen:

Please accept this correspondence in support of the June 28, 2018 public hearing regarding the City's application to the State for approval of the proposed TIF District. As you are aware, the need exists to provide eligibility to obtain future financial assistance for residential development of Sabin Pasture. All efforts to-date in pursuing residential development per current zoning have failed due to the need for substantial financial assistance to construct infrastructure improvements.

Future TIF assistance is needed to enable the following design and construction efforts associated with the proposed residential development:

1. Extension of appropriately sized municipal water and gravity wastewater utilities and associated surface restoration easterly along Barre Street to include the proposed development's entrance.
2. Road and bridging of Blanchard Brook per proposed engineering design.
3. Storm water collection and creation of retention facilities.
4. Extension of potable water and wastewater to serve the newly created Riverfront Zone lands.

Please feel free to use this correspondence in support of the City's TIF application for approval by the State.

Thank you.

Sincerely,



Douglas M. Zorzi, P.E., Trustee

Douglas M. Zorzi Trust dated July 9, 2013, Property Owner

Cc: The Joan Z. Woodlee Revocable Trust dated May 10, 2001, Property Owner
The Aia Family Living Trust dated February 9, 2011, Property Owner