

**Proposed
Tax Increment Financing (TIF)
District Plan
City of St. Albans, VT**

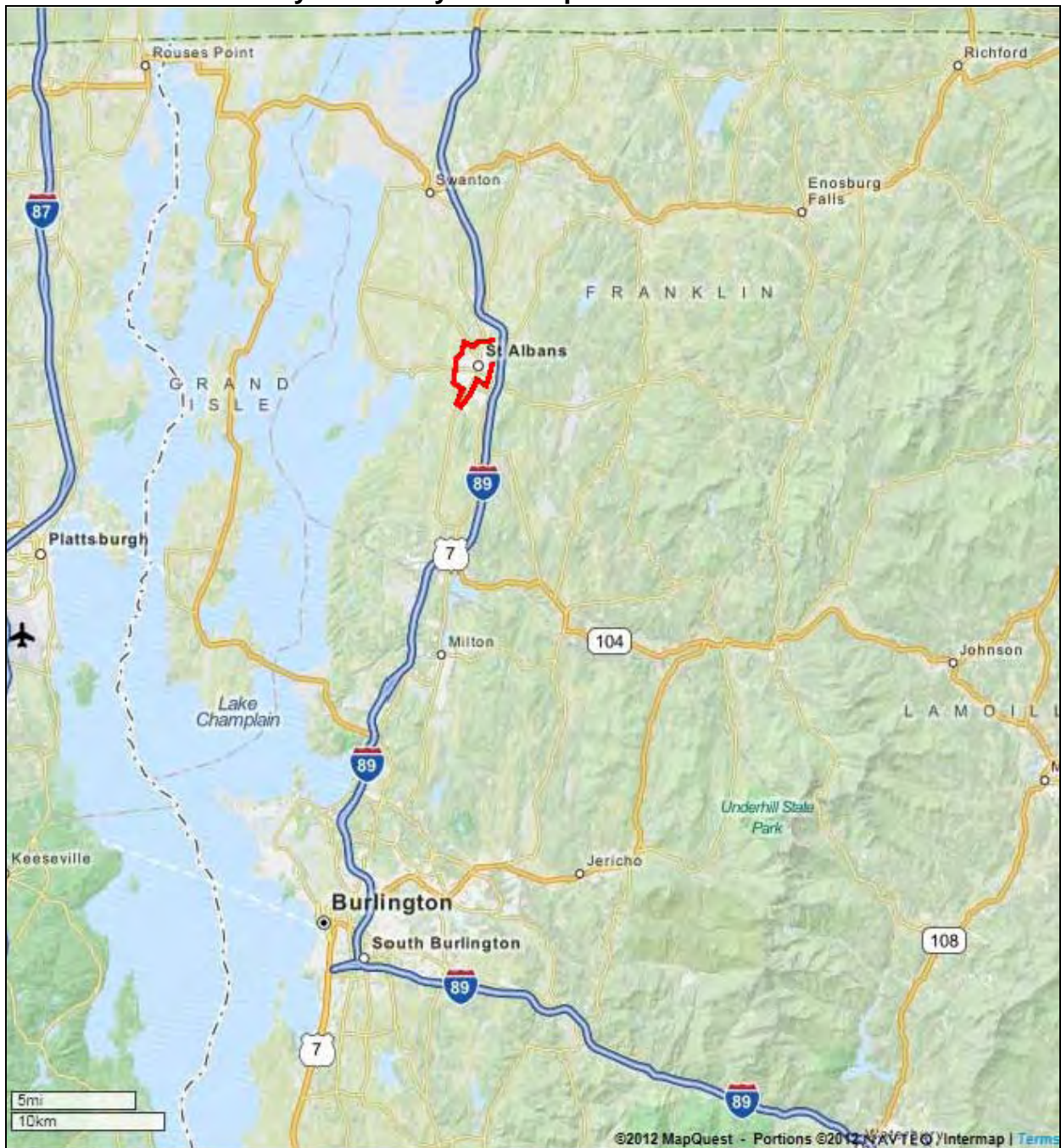
April 30, 2012

Prepared by

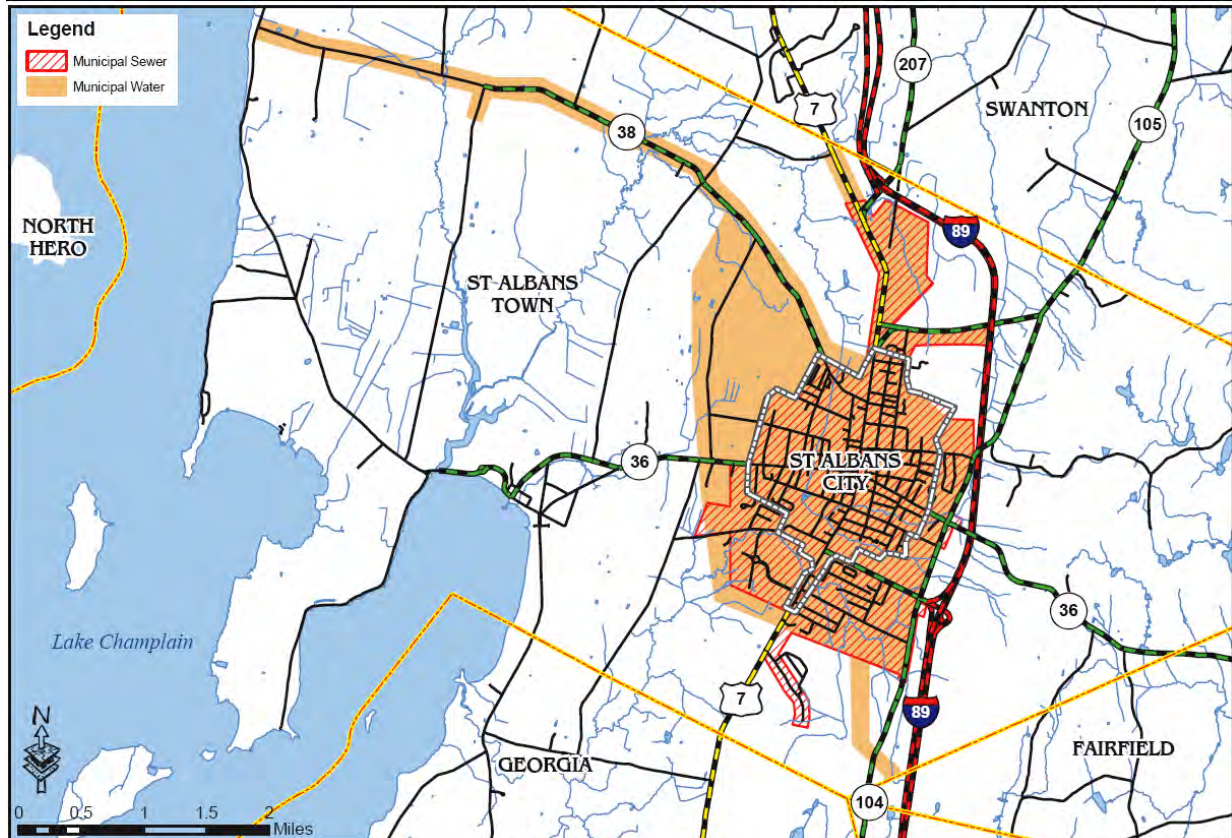


City of St. Albans – Regional Maps

General Proximity of the City to Transportation and other Communities

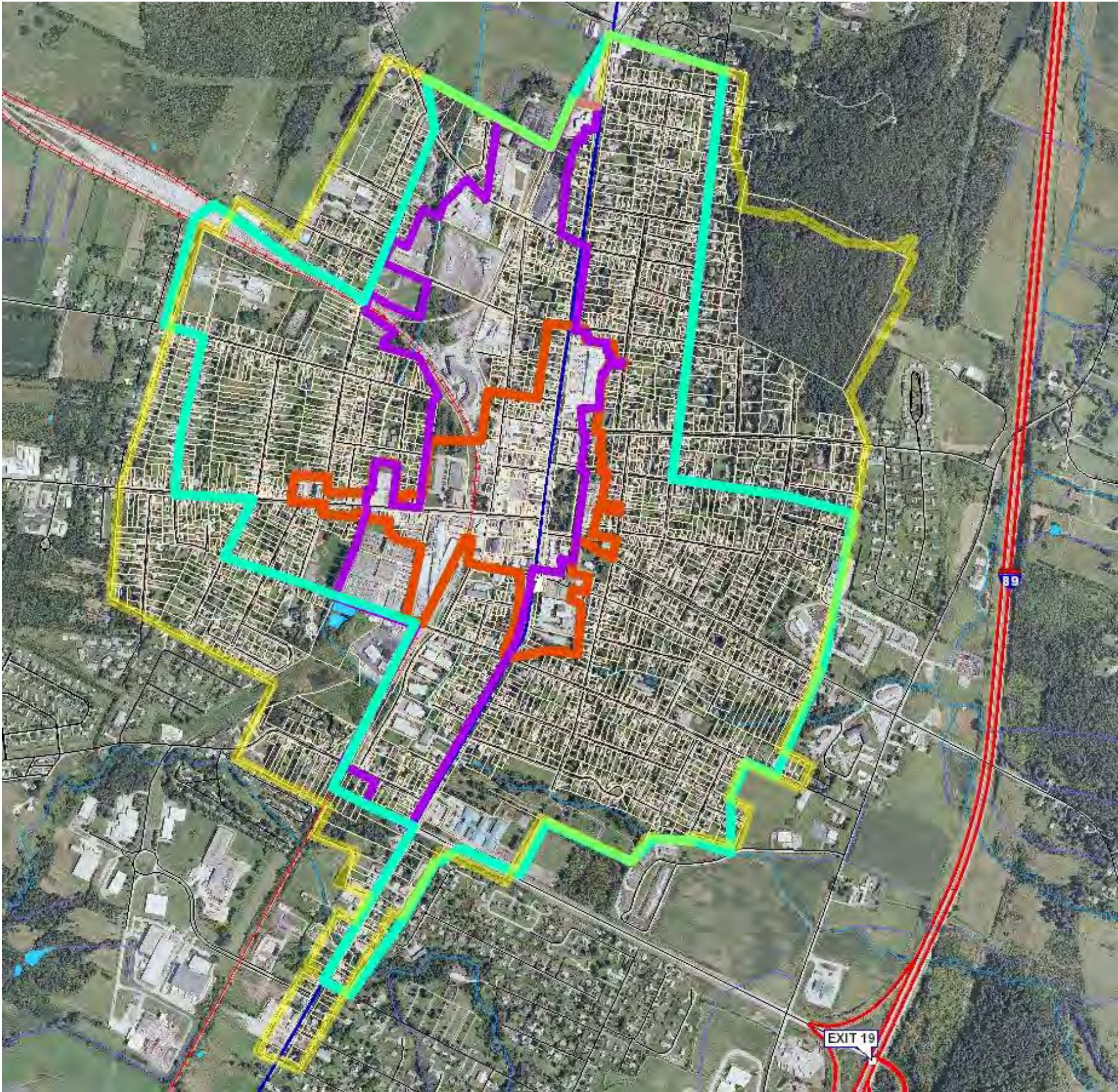


Municipal Boundaries and Water and Sewer Service Areas


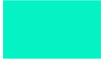




ST. ALBANS - TIF DISTRICT MAP

4/25/12



LEGEND

-  City Boundary
-  Growth Center
-  Designated Downtown
-  TIF District

Statement of Purpose

It is the purpose of the City of St. Albans' TIF District to implement a series of eight transportation, streetscape, parking, stormwater, public park, and brownfield infrastructure projects to stimulate the development and re-development of several commercial, residential, and industrial private investments to grow employment, broaden the tax base, and increase the viability of the hub of Franklin County. This tool would be used in concert with many others to accelerate the revitalization of downtown St. Albans.

Development in St. Albans - The Big Picture

The City of St. Albans is a major commercial and governmental center in northern Vermont, with a history of prosperity brought by the Central Vermont Railroad in the mid-nineteenth century. But like many other aging downtowns in the country, the City faces many development limitations. Failing infrastructure, underdeveloped properties, abandoned and collapsing buildings, and decaying assets are some of the common issues facing this regional hub. In addition, though, St. Albans also has unique challenges caused by its unique history and location. For example, environmental remediation falls into the "extraordinary" category on most development pro-formas, and unless they are offset via a non-developer source, a brownfield will always underperform a greenfield site for return on investment.

A few strategic investments into the City's infrastructure will elevate its level of desirability and viability: structured parking for many surrounding uses and the public; transportation circulation and flow improvements; public park optimization; sidewalks and pedestrian amenities; and comprehensive municipal stormwater treatment. These are critical and appropriate municipal infrastructure investments that exceed the capacity of the municipality's normal operating budget.

District Boundary

The TIF District being proposed is completely within the Growth Center boundary and encompasses much of the City's Designated Downtown. The boundary is uniquely shaped to incorporate the proposed Federal Street Extension corridor that runs parallel to Main Street and to incorporate the Fonda brownfield site - two major components of this financing tool.

District Attributes

The District is comprised of 396 parcels - 17% of the City's total parcels. The value of the existing parcels within the TIF District boundary is \$106,141,613 - 23% of the City's total Grand List. The following is the complete break-out of the TIF District values:

TIF District Attributes						
		TIF District		Total City		TIF Dist Percent of City
Acres	Total	218.79		951.66		23%
Parcels	Total	396		2332		17%
GL Value	Total	\$106,141,613	% of TIF GL	\$452,489,963	% of Ttl GL	23%
	Homestead (#)	132	33%	1431	61%	9%
	Homestead (\$)	\$19,328,300	18%	\$240,781,700	53%	8%
	Non-Homestead (#)	231	58%	836	36%	28%
	Non-Homestead (\$)	\$86,813,313	82%	\$211,708,263	47%	41%
	Non-Taxable (#)	33	8%	65	3%	51%

The District includes four zoning districts: Business 1, Business 2, High-Density Residential, and Service-Industrial. There are also four overlay design review districts located throughout the TIF District. The uses within the TIF District include retail, professional offices, banks and restaurants, general business and repair services, recreational, educational, municipal, residential, industrial, medical, and non-profits.

Public Infrastructure

Taylor Park Master Plan Implementation

Taylor Park is the historic town green often referred to as the “living room” of St. Albans. The Taylor Park Master Planning project is currently underway to design improvements to one of the City's greatest assets and most recognizable public spaces. The vision is to maximize the park's utilization by adding more public amenities (like event spaces and restrooms) and to update the aging infrastructure, such as sidewalks and utilities. The complete scope of the Master Plan will take approximately 3 years, in phases. As a part of this District, the rehabilitation, landscaping, lighting, and amenities will cost \$725,000 and be implemented in 2013. These improvements add aesthetic and operational value that will enhance the beauty and usage of the park for the neighboring properties' residents and employees. This is a lifestyle investment that makes the entire downtown area more attractive for private development.

Structured Parking Garage

Parking is one of the most notable, perennial issues inhibiting development sites. To make the City of St. Albans an attractive place to invest, downtown parking must be addressed. There are currently 773 spaces (on- and off-street) available for public parking, and key locations will often experience near-100% occupancy. Businesses and developers who wish to locate in St. Albans or expand on their existing site are severely limited by restricted access to reserved parking that is convenient for their employees. Customer parking is also of great importance to businesses in the City, especially given St. Albans' position as the regional hub and retail destination of Franklin County. St. Albans' primary and secondary trade areas include the Town of St. Albans, Fairfield, Georgia, Sheldon, Swanton, Alburg, and East Fairfield; the vast majority of visitors and shoppers from these areas visit the City of St. Albans by car and thus need parking. Tourism is also an economic generator in the City, with approximately 25% of sales coming from tourism-based sales, thus increasing parking demand. So, while the City has employed the use of sound organizational policies to maintain adequate parking, the inventory of parking must be dramatically increased to truly invite growth. A 400-space parking garage would be located within the core of the major downtown block and would have a low visual impact with ideal accessibility. The total project cost of \$8,000,000 far exceeds the municipality's capacity for typical capital improvements, thus TIF is a necessary tool to meet this objective. The City would construct this in 2013 to create capacity for new private investment.

Core Brownfield Clean-up

One of the legacies of the City's historically intense urban development is the presence of brownfield sites within the City's downtown. The core of the main downtown block is a surface parking lot (to be redeveloped into the parking garage described above) and is bordered by developable properties. However, an environmental site investigation report identified the presence of polyaromatic hydrocarbons and heavy metals in the soil and two potential Underground Storage Tanks (USTs) that are environmentally hazardous in this area. Prior to constructing anything - either the parking garage or the developable properties nearby - these brownfield conditions must be mitigated. This work would be done in 2013 and cost \$212,425.

Federal St. Multi-Modal Connector

The Federal Street Multi-Model Connector corridor spans from Lower Newton Road along Federal Street, Catherine/Market Street, Allen Street, and Lemnah Drive, connecting to the I-89 Access Road via a new road extension (north to south). The primary need for the connector project has to do with poor traffic management within the corridor and traffic impacts on Main Street downtown.

Main Street (US Route 7) is the primary north-south corridor through the City. Heavy truck and commuter traffic often create congestion and delay through the downtown, most notably at the intersections of Main Street (US Route 7) at Lake Street and

Fairfield Street (VT Route 36). Motor vehicle congestion has a negative impact on the livability and safety of the otherwise pedestrian-focused commercial downtown.

To avoid vehicular congestion on Main Street, motorists often seek relief by traveling on adjacent residential streets. This is detrimental to the livability and pedestrian safety of those residential neighborhoods. The Federal Street corridor includes a mix of residential, commercial, and industrial land uses. Its current function as an informal bypass for Main Street traffic is documented through existing vehicle turn movement counts and origin-destination studies that show that during critical peak hours, motorists that are familiar with the local street network are bypassing the aforementioned congested Main and Lake Street/Fairfield Street intersection. However, the Federal Street Corridor has inherent problems and in its current configuration it is inadequate as a bypass. These problems are due primarily to the corridor's piecemeal construction history and are exacerbated by the informally routed overflow traffic. Problems along the Federal Street corridor include:

- inconsistent and deficient roadway geometrics
- inconsistent pedestrian accommodations
- poor access management
- lack of provision for turning movements at key intersections
- lack of direct connection to Interstate 89 (I-89)
- generally poor state of repair

This project is envisioned to include operational improvements at intersections, access management and parking improvements, traffic and wayfinding signs, continuous sidewalks and improved pedestrian crossings throughout, on-street bike lanes, appropriate street lighting for each roadway segment, street trees where appropriate, bridge replacement at Stevens Brook, roadway pavement rehabilitation/reconstruction, drainage improvements, and municipal utility updates. The two remaining phases of work will cost \$ 12,283,990 and will be done in 2014. These improvements will enhance accessibility, which is currently viewed as a major hindrance to development because of the City's distance from the interstate.

Streetscape - Phase 2 (Side Streets and down Lake St) & Phase 3 (Gateways, Wayfinding)

Streetscape improvements are a vital part of making Downtown St. Albans inviting, accessible, and a destination for commerce, culture and community life. –The City has been pursuing a streetscape design and implementation program following priorities identified in the Downtown Master Plan and in the application for Growth Center designation. These streetscape enhancements are necessary for any further marketing of private property and redevelopment opportunities. The streetscape improvements will provide continuity between geographically separate areas, improve connectivity and wayfinding through corridors, and enhance the pedestrian appeal and safety that make downtown properties more viable. The project has been broken out into phases, the first of which will be completed along Main St. with existing federal funding in 2013.

The next phases of streetscape improvements will create “complete streets” connections to the Federal Street Multi-Modal Connector project via the crossing streets of Stebbins, Kingman, Center, Hoyt and Hudson. The next phases will also extend down Lake Street past the boundary of the proposed TIF district to create connections to major employment and redevelopment sites. Finally, improvements will be made farther out along northern and southern Main Street to implement multi-modal connections and wayfinding to bring customers into the center of the TIF district.

The streetscape improvement phases will be crucial public investments for 14 of the 17 development sites identified for substantial private investment.

These projects will include:

- Reconstructed sidewalks with new materials
- New pedestrian lighting with historic fixtures
- New pedestrian amenities, such as benches
- Realigned and rebuilt pedestrian crosswalks with new “bump-outs” where possible.
- New accessibility amenities, bringing downtown sidewalks up to code
- Re-paved streets with new striping for automobiles and bicycles
- Improvements to intersection designs.
- New tree plantings along the sidewalk
- New "way-finding" signage for visitors and other aesthetic details, such as public art
- New stormwater management capabilities.
- Improvements to the utilities under the road and sidewalks

The total cost for these improvements is \$5,398,894 (\$2,699,447 for each phase). Construction of Phase 2 will begin in 2014 and Phase 3 in 2015.

Fonda Brownfield Clean-up

The Fonda site is a well-located and sizable property on the northwestern edge of the TIF District with prime redevelopment potential. Formerly a manufacturing plant, there are many environmental complications - primarily the presence of contaminants in the soil and groundwater that could be a risk to human health. In 2011 a brownfield remediation project costing \$900,000 (mostly federal funds) was completed to demolish the contaminated buildings and cover contaminated areas of the remaining concrete slab. The next phase in clean-up will be to develop and implement a corrective action plan to remove any remaining contaminants in the slab and soil on the site. There is \$892,711 of remaining work that must be finished before the multi-family housing project can be built. This would be done in 2014 just before construction would commence on the redevelopment project.

Stormwater Treatment Project

In 2008, the City completed a comprehensive mapping project to create accurate, up-to-date maps of the City's stormwater and combined sewer systems, providing a baseline understanding of drainage patterns within the St. Albans area for stormwater management and infrastructure planning. One particular challenge for further development in the TIF district is the fact that stormwater from the City's core area between Federal and Main Street drains into the sewer system. During storm events, this system can exceed the hydraulic capacity of the treatment plant, resulting in an overflow release of water near the junction of South Elm and Lower Welden Street. The State could choose to limit development in the City, based upon the combined overflow situation, but has taken a 'wait and see' attitude thus far. Redevelopment projects in particular, such as anything within the downtown core or the Handy site on Lake Street, will need to address stormwater as a component of their applications for development. However the indication is that new EPA and VT DEC stormwater rules eventually will require the City to treat any stormwater separated out of the system before it is released into natural waterways. The built-up nature of the City and the desire to create a compact, walkable downtown means that stormwater treatment must be handled comprehensively, rather than on site. Therefore the City needs to build a stormwater treatment area to the north for separated storm run-off. This TIF infrastructure project will eliminate one more barrier to development in these areas that are best suited for the investment. This work will cost \$1,000,000 and will be constructed in 2015.

Real Property Investments

Mylan Technologies, Inc. (MTI) Expansion

This project will remove 14,278 square feet of existing storage space and add 85,320 square feet of new space (3 floors) for a total of 238,410 square feet, all Manufacturing.

St. Albans Cooperative Creamery New Store

Demolition of existing vacant houses. Construction of 17,922 square feet new retail (warehouse type building) and 4,300 square feet new outdoor storage.

St. Albans Cooperative Creamery Factory Expansion

Removal of old store. Construction of 13,732 square feet of new manufacturing (expansion).

Davis Redevelopment - Ralston Building

Extensive renovations of 5,888 square feet in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.

Core Commercial Development

Details of this project are still proprietary to private parties. See confidential Council memo.

Handy Main St.

Reconfigure a deficient car dealership layout near the center of Downtown to build a new 3 story retail/residential (rental) building with 36,000 square feet

Davis Redevelopment - Electric Youth Building

Extensive renovations of 9,024 square feet in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.

Davis Redevelopment - Dressing Room Building

Extensive renovations of 4,473 square feet in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.

St. Albans House

Complete renovation of a pivotal historic building in Downtown St. Albans. 4 Stories. 2,420 square feet 1st floor retail, 2,550 square feet 2nd floor commercial, 3,033 square feet 3-4th floor residential (rental).

Stebbins & Catherine

Combine 3 lots, including burned down Bernie Gage building and old carwash. Build new 2-story 8,000 square feet retail/residential (rental) building.

Handy Lake St.

Reconfigure a vacant car dealership to build 135,000 square feet of new retail/residential (rental).

Sale of Tax Exempt Property

Details of this project are still proprietary to private parties. See confidential Council memo.

INS Office Complex Build-Out

Renovate existing U.S. Immigration Service Center office buildings and build 200,000 square feet of additional new office space for lease.

Switchyard Build-Out

Renovate existing grocery/retail space and add 200,000 square feet in new retail/residential (rental).

Fonda Redevelopment – Housing

Build 80 units of rental housing, 2 stories, 90,000 square feet, on a vacant 4.5 acre site.

Davis Redevelopment - 4th Building

Extensive renovations of a historic downtown building. Estimated 3 Stories, first floor retail and upper floors commercial/rental. See confidential Council memo.

TIF District Financing Plan

Many of the improvements being proposed by the City are eligible for other financing and will require other sources of revenue in addition to TIF financing to be completed. These tools include federal EPA grants, Transportation Enhancement grants, and TIGER transportation grants. The City of St. Albans has a successful history of obtaining these funds to make other brownfield, transportation, and streetscape infrastructure improvements. Applications will be developed by the Planning and Development Department and the City Manager. In addition to grants, the parking garage will generate revenue with parking passes. Two hundred of the 400 spaces being constructed will be reserved as an incentive for the core buildings that would utilize the garage. The remaining 200 spaces will be either reserved by local businesses or metered - both at a rate of \$2.00 per day. Beginning in Year 1 of operation (2014), this will generate \$100,000 in revenue to offset the debt service for the construction of the garage. Assuming an annual increase, this revenue has been factored into the cash flow analysis.

Market Viability

The City of St. Albans has been engaging in redevelopment activities for the past 4 years with the strategy that private dollars follow public dollars. In other words, as the City improves public infrastructure (streetscape, traffic management, utilities, etc.) the private sector will realize higher marketability and follow with significant investments of their own. This dynamic has been proven in other municipal settings.

The City has shown success in organizing public improvement projects utilizing multiple funding sources and highly capable project management (e.g. successful Solo-Fonda demolition in 2011 and Downtown Streetscape Project ready to break ground in August 2012). The private investments, such as development at the Fonda site and a more vibrant Downtown, will be soon to follow. Over the past two years, the City has also made more significant progress on the Federal Street Multi-Modal Connector than has

been realized in decades, and construction of phases of that project lies in the near future.

The City Administration has been privy to multiple conversations with private property owners and studies and analyses that reveal that a new round of private development is imminent in our community in anticipation of and/or depending upon the public infrastructure improvements proposed in our TIF application. The City has also been privy to multiple studies that propose and project further job growth and development in the municipality, including:

- the 2004 FCIDC Long-Term Strategic Economic Development Plan (with 2006 update),
- the 2006 Market Analysis & Marketing Plan,
- the 2009 Saint Albans Downtown Master Plan,
- the 2009 SE Group Master Plan of City core lots.
- the approved 2010 St. Albans City Growth Center Application, and
- the 2011 Create St. Albans planning process and toolkit.

The next step is to prove the viability of the private projects proposed in the City's application, without which the City cannot project the incremental property value increases necessary for approval. With major public improvement projects planned to transform most of the length of the TIF district, it can be assumed that there will be a general increase in the tendency of private property owners to perceive greater marketability and to invest in their properties, thus increasing values overall. However there is a list of key private projects in the City's TIF application with comments on viability.

- ✓ The renovations of *St. Albans House* are planned and permitted. Exterior work is underway, but the developer has disclosed that interior work will need to occur in lock-step with his ability to market and building and find tenants. For viable marketability, this project desperately needs the public projects proposed in our TIF application.
- ✓ The renovations and new construction at the *St. Albans Cooperative Creamery* and at *Mylan Technologies, Inc.* are planned and in the state permitting stages. Construction could start soon, however the City knows that these projects anticipate and depend upon the public projects proposed in our TIF application.
- ✓ The City knows that developer and property owner Jeff Davis will have purchased at least *4 downtown buildings* in St. Albans. All four of these are listed as private projects in the TIF application. While some renovations are required, the City assumes that the public projects proposed in our TIF application will further increase marketability of these buildings and spur more investment in renovations.

- ✓ The City has been privy to proprietary discussions and information about a significant *development opportunity in the City's core lot area* and the *sale of a significant property that is currently tax exempt*. These projects are not public yet, but they are viable, and they anticipate and will rely upon the public projects proposed in our TIF application.
- ✓ The proposed *redevelopment of the former Fonda-Solo site for housing* is a project that has been considered before and is ever so much more viable now. Public projects will be necessary to move forward.
- ✓ Finally, the following project concepts were assessed and proposed as part of the City's approved 2010 Growth Center Application:
 - redevelopment of Handy lots on Main Street and Lake Street,
 - redevelopment and build-out of Switchyard/Food City lots,
 - build-out of U.S. Immigration office complex, and
 - redevelopment of lots at corner of Stebbins and Catherine Streets.

TIF DISTRICT APPLICATION
TABLE 6G
ALL PARCELS WITHIN TIF DISTRICT

Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value	
			Owner 1	Owner 2	Address 1	Address 2	City	State	Zip			
YEAR: 2012												
Total Assessed Value										\$109,515,313	\$106,141,613	
11022025	549-173-10816	25 CONGRESS ST	FIRST BAPTIST CHURCH			25 CONGRESS STREET		ST ALBANS	VT	05478	\$90,900	\$0
14021005	549-173-01681	5 CHURCH ST	ST LUKE'S EPISCOPAL CHURCH			8 BISHOP STREET		ST ALBANS	VT	05478	\$54,500	\$0
14021009	549-173-01687	9 CHURCH ST	ST ALBANS HISTORICAL SOCIETY			PO BOX 722		ST ALBANS	VT	05478	\$53,000	\$0
14021011	549-173-01684	11 CHURCH ST	ST PAUL METHODIST CHURCH			11 CHURCH ST		ST ALBANS	VT	05478	\$57,500	\$0
14021017	549-173-10863	17 CHURCH ST	FRANKLIN COUNTY COURTHOUSE			17 CHURCH ST		ST ALBANS	VT	05478	\$75,500	\$0
14021027	549-173-10819	27 CHURCH ST	FIRST CONGREGATIONAL CHURCH			27 CHURCH ST		ST ALBANS	VT	05478	\$61,500	\$0
14031036	549-173-01690	36 FAIRFIELD ST	ST MARY'S CHURCH			36 FAIRFIELD ST		ST ALBANS	VT	05478	\$123,200	\$0
14056015	549-173-01698	11 MAIDEN LANE	ST ALBANS FREE LIBRARY			11 MAIDEN LANE		ST ALBANS	VT	05478	\$0	\$0
14063001	549-173-10492	NO MAIN ST - TAYLOR PARK	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$127,900	\$0
22002030	549-173-11161	30 ALDIS ST	CITY OF ST ALBANS	TOWN OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	\$380,500	\$0
22002031	549-173-10999	ALDIS, CORNER AT NO ELM	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$0	\$0
22044028	549-173-10494	28 HUDSON ST	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$0	\$0
22054015	549-173-10848	15-21 LO. NEWTON ST	CITY OF ST ALBANS			CITY HALL 100 NO MAIN ST		ST ALBANS	VT	05478	\$0	\$0
22054027	549-173-01720	27 LOWER NEWTON	NORTHWESTERN COUNSELING SUPPORT SERVICES			107 FISHER POND RD		ST ALBANS	VT	05478	\$363,500	\$0
22096026	549-173-10967	26-30 SUNSET MEADOWS	FRANKLIN COUNTY HUMANE SOCIETY			30 SUNSET MEADOWS		ST ALBANS	VT	05478	\$107,300	\$0
23033027	549-173-10563	27-33 FEDERAL ST.	CITY OF ST. ALBANS			100 NORTH MAIN STREET		ST ALBANS	VT	05478	\$193,500	\$0
23033041	549-173-10497	41 FEDERAL ST	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$0	\$0
23048028	549-173-10500	28 KINGMAN STREET	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$0	\$0
23049019	549-173-10197	19-27 LAKE ST.	CITY OF ST ALBANS			P O BOX 867		ST ALBANS	VT	05478-0094	\$137,700	\$0
23063100	549-173-10502	100 NORTH MAIN ST	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$0	\$0
25079077	549-173-10123	SOUTH MAIN, FERRIS, HOSPITAL LANE	BELLOWS FREE ACADEMY			77 SOUTH MAIN ST		ST ALBANS	VT	05478	\$0	\$0
26049028	549-173-10504	28 LAKE ST	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$0	\$0
26055030	549-173-10505	30 LOWER WELDEN ST	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$81,000	\$0
26055035	549-173-11000	35 ALLEN	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$41,400	\$0
26061013	549-173-11099	13 NEW STREET	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$22,500	\$0
26078011	549-173-10507	SOUTH ELM ST - HOUGHTON PARK	CITY OF ST ALBANS			PO BOX 867		ST ALBANS	VT	05478	\$108,000	\$0
26079052	549-173-01700	52 SOUTH MAIN ST	UNITED STATES OF AMERICA			50 SOUTH MAIN ST		ST ALBANS	VT	05478	\$0	\$0
26079150	549-173-01557	150 SO MAIN ST	VERMONT STATE COLLEGES SYSTEM			PO BOX 359		WATERBURY	VT	05676	\$829,700	\$0
26079182	549-173-10968	182 SO MAIN ST	CITY OF ST ALBANS			PO BOX 867	100 NO MAIN ST	ST ALBANS	VT	05478	\$142,200	\$0
14031018	549-173-01688	18 FAIRFIELD ST	STATE OF VERMONT			18 FAIRFIELD STREET		ST ALBANS	VT	05478	\$71,500	\$0
26042020	549-173-01381	20 HOUGHTON ST.	STATE OF VERMONT			VT DEPT BLDGS & GEN SRVS	2 GOVERNOR AIKEN AVE	MONTPELIER	VT	05633	\$0	\$0
26049034	549-173-01694	36 LAKE ST	STATE OF VERMONT			36 LAKE STREET		ST ALBANS	VT	05478	\$0	\$0
11022008	549-173-10800	8-10 CONGRESS ST.	FARRAR ROBERT E	FARRAR SUSAN R		8 CONGRESS ST.		ST ALBANS	VT	05478-1643	\$189,900	\$189,900
11022009	549-173-00368	9 CONGRESS ST.	HUNGERFORD JAMES H			9 CONGRESS ST		ST ALBANS	VT	05478	\$105,500	\$105,500
11022012	549-173-10801	12 CONGRESS ST.	TAYLOR, BEAN & WHITAKER MORT CORP			C/O JONATHAN GREEN	1417 NO MAGNOLIA AVE	OCALA	FL	34475	\$120,700	\$120,700
11063109	549-173-01628	109 NO. MAIN ST.	A & E WOOD LLC			PO BOX 347		ST ALBANS	VT	05478	\$221,900	\$221,900
11063139	549-173-01368	139 NO. MAIN ST	ST ALBANS SHOPPING CENTER INC			P.O. BOX 6		BURLINGTON	VT	05402-0006	\$3,956,300	\$3,956,300
11063177	549-173-00698	177-179 NO. MAIN ST.	MADDEN PAUL L	MADDEN VANASSA S		2496 KITTELL RD		ENOSBURG FALLS	VT	05450	\$200,300	\$200,300
11063181	549-173-01626	181 N MAIN ST	WOOD MARY H REVOCABLE TRUST AGREEMENT			C/O DAVID WOOD TRUSTEE	19 COUNTRY CLUB ESTATES	SWANTON	VT	05488-3008	\$259,000	\$259,000
11063183	549-173-01440	183 NO. MAIN ST.	TESSIER JOHN M	TESSIER JAN M		1990 SHELDON RD		ST ALBANS	VT	05478	\$262,300	\$262,300
11063185	549-173-00370	187 1/2 NO. MAIN ST.	JMK PROPERTIES LLC			406 VALLEY VIEW EXT		RICHMOND	VT	05477	\$250,100	\$250,100
14005009	549-173-00182	9-11 BANK ST.	GOSSELIN MICHAEL J	GOSSELIN KELLY J		56 CONGRESS ST.		ST ALBANS	VT	05478-1645	\$232,400	\$232,400
14005025	549-173-00922	25 BANK ST.	TELEPHONE OPERATING CO OF VT LLC			P.O. BOX 1509		BANGOR	ME	04402-1509	\$407,100	\$407,100
14005029	549-173-00615	29-31 BANK ST.	LEAHY PROPERTIES LLC			C/O DAVID LEAHY	130 SE 6TH ROAD	HOMESTEAD	FL	33030-6294	\$297,400	\$297,400
14031008	549-173-00258	8-14 FAIRFIELD ST.	DANKAR PROPERTIES LLC			C/O HANDY CHEVROLET-OLDS INC	699 HIGHGATE ROAD	ST ALBANS	VT	05478	\$930,700	\$930,700
14063065	549-173-00793	65-67-69 NO. MAIN	MCMAHNO MARY ELLEN	MCMAHON MARY ELLEN TRUST		80 BANK ST		ST ALBANS	VT	05478-1637	\$413,900	\$413,900
14063071	549-173-01259	71-75 NO. MAIN ST.	SANTINI ROBERT J			PO BOX 461		ST ALBANS	VT	05478-0461	\$283,300	\$283,300
14063077	549-173-00647	77-79 NO. MAIN ST.	LEVY JAMES L. ESQ			79 NO. MAIN ST.		ST ALBANS	VT	05478-1688	\$194,300	\$194,300
14063081	549-173-10720	81-83 N. MAIN ST.	PRESEAU VICTORIA I			100 CHURCH RD		ST ALBANS	VT	05478	\$214,500	\$214,500

TIF DISTRICT APPLICATION
TABLE 6G
ALL PARCELS WITHIN TIF DISTRICT

Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value
			Owner 1	Owner 2	Address 1	Address 2	City	State	Zip		
YEAR: 2012											
22010010	549-173-01182	12 BEST CT.	RILEY HORACE C	RILEY BARBARA	MAIN ST		EAST FAIRFIELD	VT	05448	\$157,800	\$157,800
22033142	549-173-01358	142-152 FEDERAL ST	ST ALBANS COOP CREAMERY		140 FEDERAL ST.		ST ALBANS	VT	05478-2015	\$3,766,300	\$3,766,300
22033153	549-173-10143	149-155 FEDERAL ST	BETH-EL COURT ASSOCIATES		151 FEDERAL STREET		ST ALBANS	VT	05478-2035	\$1,457,700	\$1,457,700
22033170	549-173-01625	170 FEDERAL ST.	WOOD ANDREW	WOOD ERIN	242 WOODY DRIVE		SWANTON	VT	05488	\$295,400	\$295,400
22033192	549-173-00756	192 FEDERAL ST.	MASSEY THOMAS W.		C/O GOOD STUFF	192 FEDERAL STREET	ST ALBANS	VT	05478	\$90,700	\$90,700
22044013	549-173-00836	13 HUDSON ST	MITCHELL WILLIAM D	MITCHELL CARRIE L. KITTELL	1337 KITTELL ROAD		ENOSBURG FALLS	VT	05450	\$82,900	\$82,900
22044017	549-173-00206	17-21 HUDSON ST.	FALCON 2 LLC		C/O LISA JOHNSON	2062 HIGHGATE RD	ST ALBANS	VT	05478	\$92,400	\$92,400
22044025	549-173-00957	25-31 HUDSON ST.	PAQUIN BURTON A REVOCABLE TRUST		C/O CELIA PAQUIN TRUSTEE	PO BOX 1038	ST ALBANS	VT	05478	\$87,700	\$87,700
22054029	549-173-01354	29 LO. NEWTON ST.	CATAMOUNT ST ALBANS 2 LLC		C/O REDSTONE COMMERCIAL	210 COLLEGE STREET SUITE 201	BURLINGTON	VT	05401	\$230,900	\$230,900
22054032	549-173-00583	32 LOWER NEWTON	ACTION INDUSTRIES LLC		PO BOX 34		COLCHESTER	VT	05446	\$325,300	\$325,300
22054039	549-173-00964	39 LO. NEWTON ST.	DUSSAULT JEFFREY	DUSSAULT MICHELLE	1 LAKEMOUNT DR		ST ALBANS	VT	05478	\$130,300	\$130,300
22054044	549-173-10117	44 LO. NEWTON ST	BELISLE REVOC TRUST GERALD A	DATED 12/11/1996	C/O GERALD A BELISLE TRUSTEE	PO BOX 1345	ST ALBANS	VT	05478	\$1,288,800	\$1,288,800
22062075	549-173-10887	75-81 NO. ELM ST.	T&M CONSTRUCTION AND DEVELOPMENT CORP		P.O. BOX 1205		ST. ALBANS	VT	05478	\$171,300	\$171,300
22062145	549-173-01724	145 NO ELM ST	RAIL CITY HOUSING, LP		412 FARRELL ST., SUITE 100		SO BURLINGTON	VT	05403	\$1,737,500	\$1,737,500
22063110	549-173-00127	110-114 NO. MAIN ST.	GERBODE J PHILIP	SWAINBANK SHARON J	112 N MAIN ST STE 1		ST ALBANS	VT	05478	\$229,400	\$229,400
22063116	549-173-00834	116-118 NO. MAIN ST.	116 NORTH MAIN STREET LLC		1521 MILL RIVER ROAD		ST ALBANS	VT	05478	\$176,700	\$176,700
22063120	549-173-01364	120-124 NORTH MAIN	ST ALBANS PROFESSIONAL		120 NORTH MAIN STREET		ST ALBANS	VT	05478-1551	\$225,700	\$225,700
22063126	549-173-01135	126-128 NO. MAIN ST.	RASCOE LEE D		24 N MAIN ST #1		ALBURG	VT	05440	\$157,000	\$157,000
22063142	549-173-10872	142 NO. MAIN ST.	FRANKLIN LODGE #4 F & AM		PO BOX 1147		ST ALBANS	VT	05478-1147	\$355,500	\$355,500
22063158	549-173-01253	158 NO. MAIN ST.	156 NORTH MAIN STREET LLC		P O BOX 1062		ST ALBANS	VT	05478	\$400,300	\$400,300
22063182	549-173-10319	182-184 NO. MAIN ST.	BRULEY OMER W		PO BOX 216		ST ALBANS BAY	VT	05481-0216	\$250,700	\$250,700
22063228	549-173-00060	228 NO. MAIN ST.	YELLOW WOOD ASSOC TRUST		C/O SHANNA RATNER TRUSTEE	228 NO MAIN ST	ST ALBANS	VT	05478	\$242,400	\$242,400
22063248	549-173-10284	248 NORTH MAIN ST.	BRANON DANIEL P	BRANON HELEN F	248 NO. MAIN STREET		ST ALBANS	VT	05478-1554	\$1,171,500	\$1,171,500
22063260	549-173-00263	260 NO. MAIN ST.	HANDY DANIEL J FAMILY TRUSTS	LUNEAU FAMILY TRUSTS	699 HIGHGATE ROAD		ST ALBANS	VT	05478-9615	\$221,400	\$221,400
23020007	549-173-00915	7-9 CENTER ST.	3 LP LLC		195 NORTH MAIN STREET		ST ALBANS	VT	05478	\$83,400	\$83,400
23033001	549-173-10856	1-3 FEDERAL ST.	MARX 2 LLC		161 SOLOMON ROAD		SWANTON	VT	05488	\$268,500	\$268,500
23033002	549-173-10629	2 FEDERAL ST.	CV PROPERTIES	C/O CENTRAL VERMONT RAILWAY	CN BUSINESS DEVEL & REAL ESTATE	935 DELA GAUCHETIER ST WEST, 8TH FLOOR	MONTREAL	QC	H3B2M9	\$589,300	\$589,300
23033005		5 FEDERAL ST.	MARX 2 LLC		161 SOLOMON RD		SWANTON	VT	05488	\$49,600	\$49,600
23033011	549-173-01362	11 FEDERAL ST.	AMERICANADIAN LLC		C/O FUTURE TECH LLC	PO BOX 30	ST ALBANS	VT	05478	\$224,600	\$224,600
23033042	549-173-10427	42 FEDERAL ST.	CHARBONNEAU LOUIS		11 CEDAR HILL DR.		ST ALBANS	VT	05478	\$110,400	\$110,400
23033044	549-173-10679	44-46 FEDERAL ST	DEMARINIS JOHN E	DEMARINIS SANDRA L	44-46 FEDERAL ST.		ST ALBANS	VT	05478-2026	\$177,100	\$177,100
23033048	549-173-01061	48 FEDERAL ST.	PIGNONA JEFFREY B		848 SHELDON RD		ST ALBANS	VT	05478	\$137,300	\$137,300
23033056	549-173-00366	56-58 FEDERAL ST.	HUNGERFORD H DAVID	HUNGERFORD SHANNON R	82 COURT STREET		SARATOGA SPRINGS	NY	12866	\$173,400	\$173,400
23033060	549-173-00763	60-68 FEDERAL ST.	MAYNARD AUTO SUPPLY		113 MAPLEWOOD DR		SHELburne	VT	05482-5581	\$263,700	\$263,700
23033083	549-173-10526	81-97 FEDERAL ST.	JOLLEY ASSOCIATES		54 LO WELDEN ST		ST ALBANS	VT	05478	\$1,257,300	\$1,257,300
23048011	549-173-10220	11-13-15 KINGMAN ST.	BOMBARD & SCANGAS		112 NORTH MAIN STREET		ST ALBANS	VT	05478-1551	\$286,800	\$286,800
23048020		20-22 KINGMAN ST	PIERCE D GREGORY	KANE PAULA J	12 FARRAR ST		ST ALBANS	VT	05478-1540	\$25,400	\$25,400
23048024	549-173-01255	24 KINGMAN ST.	SAMARITAN HOUSE INC		20 KINGMAN ST SUITE 1		ST ALBANS	VT	05478	\$250,900	\$0
23048025	549-173-01020	25 KINGMAN ST.	PEOPLES TRUST COMPANY		PO BOX 320, 25 KINGMAN ST.		ST ALBANS	VT	05478-0320	\$1,858,100	\$1,858,100
23048026	549-173-10002	26 KINGMAN ST	DERINGER A N INC		PO BOX 1309	64 NO MAIN ST	ST ALBANS	VT	05478	\$70,000	\$70,000
23048030	549-173-10843	30-32 KINGMAN ST.	DFD G LLC		C/O SHOOTERS SALOON	30 KINGMAN ST	ST ALBANS	VT	05478	\$218,400	\$218,400
23048034	549-173-10020	34-36 KINGMAN ST.	BURNETT NORMAN A JR		114 HILLTOP LANE		COLCHESTER	VT	05446	\$174,100	\$174,100
23048038	549-173-00126	38-40 KINGMAN ST.	PERKINS CHARLES	PERKINS JANET	80 SOUTH COVE RD		BURLINGTON	VT	05401	\$272,700	\$272,700
23048044	549-173-00486	42-44 KINGMAN ST.	KINGMAN ST PROPERTIES		C/O RICHARD HEBERT	P O BOX 607	ST ALBANS	VT	05478-0287	\$139,100	\$139,100
23048046	549-173-00220	46-48 KINGMAN ST.	VUCKOVIC BOJAN		DBA ISA, INC.	10 KINGMAN ST STE 13	ST ALBANS	VT	05478	\$238,400	\$238,400
23048050	549-173-10291	50 KINGMAN ST	50 KINGMAN STREET LLC		112 NORTH MAIN ST		ST ALBANS	VT	05478	\$321,300	\$321,300
23049007	549-173-10001	7 LAKE ST.	RUGGIANO SAMUEL H	RUGGIANO KIMBERLY	PO BOX 174		BAKERSFIELD	VT	05441	\$246,400	\$246,400
23049009	549-173-00540	9 LAKE ST.	LAKE STREET HOUSING CORPORATION		C/O CHAMPLAIN HOUSING TRUST INC	88 KING STREET	BURLINGTON	VT	05401	\$323,100	\$323,100
23049011	549-173-10326	11-13 LAKE ST.	BUTLER HOUSING LIMITED PARTNERSHIP		C/O CHAMPLAIN HOUSING TRUST INC	88 KING STREET	BURLINGTON	VT	05401	\$236,700	\$236,700

TIF DISTRICT APPLICATION
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YEAR: 2012											
23049015	549-173-10192	15-17 LAKE ST.	JAYCARON ASSOCIATES LLC		17 LAKE ST		ST ALBANS	VT	05478	\$263,300	\$263,300
23049043	549-173-00852	43 LAKE ST.	MOOSE HALL # 1090		P.O. BOX 201		ST ALBANS	VT	05478-0201	\$251,500	\$251,500
23049045	549-173-00774	45 LAKE ST.	AMERICANADIAN LLC		PO BOX 30		ST ALBANS	VT	05478	\$147,300	\$147,300
23049191	549-173-00261	191 LAKE ST.	HANDY BUSINESS PROPERTY PARTNERSHIP		405 SWANTON ROAD		ST ALBANS	VT	05478	\$593,100	\$593,100
23063006	549-173-10868	6-16 NORTH MAIN ST.	FRANKLIN LAMOILLE BANK		C/O T D BANK 380 WELLINGTON STREET	TOWER B, 12 TH FLOOR	LONDON	ONTARIO	N6A 4S4	\$1,546,900	\$1,546,900
23063018	549-173-00623	18-20 NO. MAIN ST.	JLD PROPERTIES OF ST ALBANS LLC		2 CHURCH STREET		BURLINGTON	VT	05401	\$299,900	\$299,900
23063022	549-173-10900	22-28 NO MAIN	H & K IRISH INC		880 RUGG RD		E FAIRFIELD	VT	05448	\$545,800	\$545,800
23063030	549-173-10737	30-32 NORTH MAIN ST.	EATON JEFFREY C	EATON VICKI M	25 PINE STREET		SWANTON	VT	05488	\$183,000	\$183,000
23063034	549-173-01195	34 NO. MAIN ST	JLD PROPERTIES OF ST ALBANS LLC		2 CHURCH ST		BURLINGTON	VT	05401	\$218,400	\$218,400
23063038	549-173-00158	36-38 NO. MAIN ST.	HOPS HOLDING COMPANY LLC		142 CONGRESS ST		ST ALBANS	VT	05478	\$246,600	\$246,600
23063042	549-173-00496	40-44 NO. MAIN ST.	KLC PROPERTIES INC		PO BOX 810, 42 NORTH MAIN ST.		ST ALBANS	VT	05478-0042	\$272,700	\$272,700
23063050	549-173-00128	50-52 NO. MAIN ST.	VUCKOVIC BOJAN	VUCKOVIC KELLY	10 KINGMAN STREET SUITE #13		ST ALBANS	VT	05478	\$503,400	\$503,400
23063054	549-173-00842	54 NO. MAIN ST.	JLD PROPERTIES OF ST ALBANS LLC		2 CHURCH STREET		BURLINGTON	VT	05401	\$254,100	\$254,100
23063064	549-173-10689	64-66 NO. MAIN ST	DERINGER A N INC		64 N. MAIN ST.		ST ALBANS	VT	05478-1309	\$618,800	\$618,800
23063068	549-173-00334	68-70 NO. MAIN ST.	HOLZSCHEITER KENNETH J REVOCABLE TRUST		C/O A.N. DERINGER INC., BOB LAWRENCE	64 NORTH MAIN STREET	ST. ALBANS	VT	05478	\$385,600	\$385,600
23063072	549-173-10595	72-74 NO. MAIN ST.	FARRELL CHRISTINE		4 MARGARET STREET		BURLINGTON	VT	05401	\$232,500	\$232,500
23063076	549-173-10469	78 NORTH MAIN ST.	STA 78 NORTH MAIN LLC		1161 WILLISTON ROAD		SOUTH BURLINGTON	VT	05403	\$305,700	\$305,700
23063080	549-173-10198	80-84 NO. MAIN ST	ROBERTSON JOHN D	ROBERTSON JOO O	AMERICAN EMBASSY RABAT	UNIT 9400 BOX 650	DPO	AE	09718	\$421,300	\$421,300
23063086	549-173-00087	86 NO. MAIN ST.	GAMACHE LILI A	GAMACHE CELEY P. FAMILY TRUST	98 FAIRFIELD HILL RD		ST ALBANS	VT	05478-9743	\$437,200	\$437,200
23063092	549-173-10223	92-94 NO. MAIN ST.	BOMBARD RICHARD	BOMBARD PATRICIA A	112 NORTH MAIN STREET		ST ALBANS	VT	05478-1552	\$181,500	\$181,500
23063104	549-173-00088	104-108 NO. MAIN ST.	GAMACHE PAUL	SCHUMER MARY	85 HIGH ST.		ST ALBANS	VT	05478-1618	\$584,700	\$584,700
26018010	549-173-00152	10-18 CATHERINE ST.	AMERICANADIAN, LLC		P. O. BOX 30		ST ALBANS	VT	05478	\$424,700	\$424,700
26018013	549-173-01585	13-15 CATHERINE ST.	WHITE EDWARD A SR	WHITE ROSEMARIE A	122 SWANTON ROAD		ST ALBANS	VT	05478	\$148,300	\$148,300
26018017	549-173-10200	17-37 CATHERINE	BLOUIN MICHAEL J		PO BOX 94		ST ALBANS	VT	05478-0094	\$331,800	\$331,800
26018026	549-173-10150	26-34 CATHERINE ST.	BEVINS PROPERTY #3 LLC		68 BEVINS RD		SWANTON	VT	05488	\$399,500	\$399,500
26042012	549-173-00452	12 HOUGHTON ST	KAYE RONALD H	KAYE CAROLE S	PO BOX 316		ST ALBANS	VT	05478	\$232,400	\$232,400
26049010	549-173-01524	10-16 LAKE ST.	VESPA, INC.		99 SOUTH HOLLOW ROAD		STOWE	VT	05672	\$176,700	\$176,700
26049060	549-173-01359	60 LAKE ST	LAKE STREET OFFICES LLC		9534 ROUTE 36		FAIRFIELD	VT	05448	\$147,200	\$147,200
26049110	549-173-00839	110 LAKE STREET	MYLAN TECHNOLOGIES INC.		110 LAKE STREET		ST. ALBANS	VT	05478	\$8,789,800	\$8,789,800
26049138	549-173-10884	138 LAKE ST.	R L VALLEE INC			PO BOX 192	ST ALBANS	VT	05478	\$439,700	\$439,700
26049158	549-173-00639	158 LAKE ST.	L'ESPERANCE FAMILY PROPERTIES LLC		158 LAKE STREET		ST ALBANS	VT	05478	\$312,600	\$312,600
26053018	549-173-10606	18 LOCKE TERR.	COX MARLON		1125 VT RIYTE 78		FRANKLIN	VT	05457-9800	\$17,500	\$17,500
26053022	549-173-00745	22 LOCKE TERR.	MARTELL ROBERT A	MARTELL MYRNA J	P.O. BOX 43		ST ALBANS	VT	05478-0043	\$43,700	\$43,700
26055046	549-173-00434	46-54 LO. WELDEN ST.	JOLLEY ASSOCIATES		P.O. BOX 671-54 LO WELDEN ST.		ST ALBANS	VT	05478-0671	\$751,800	\$751,800
26055065	549-173-00044	65 LO. WELDEN ST	ELMAN VERMONT INVESTORS LLC		100 NORTH CENTRE AVE SUITE 3502		ROCKVILLE CENTER	NY	11570	\$926,600	\$926,600
26060011	549-173-10324	11 NASON ST.	BUFANO CESARE		211GREEN HILL DR		SHELBURNE	VT	05482-7424	\$97,700	\$97,700
26079002	549-173-00875	2-6-8 SO. MAIN ST.	RASCOE LEE D		24 N MAIN ST #1		ALBURG	VT	05440	\$424,900	\$424,900
26079010	549-173-00876	10 SO. MAIN ST	LANGVIN SR ROBERT L		2139 BRONSON RD		ST ALBANS	VT	05478	\$95,000	\$95,000
26079012	549-173-01188	12-14 SO. MAIN ST.	AMERICANADIAN LLC		P O BOX 30		ST ALBANS	VT	05478	\$105,100	\$105,100
26079016	549-173-00161	16-18 SO. MAIN ST.	YEUNG GROUP, LLC		12 TANGLEWOD DRIVE		ST ALBANS	VT	05478-1584	\$106,800	\$106,800
26079020	549-173-10099	20-22 SO. MAIN ST.	SPANO DOMENICO		1433 CHURCH RD		FAIRFIELD	VT	05455	\$359,900	\$359,900
26079024	549-173-01189	24-26-28 SO. MAIN ST	RIVERS BERNARD		6 MEADOWBROOK LANE		ST ALBANS	VT	05478-9134	\$175,800	\$175,800
26079038	549-173-01326	38-40 SO. MAIN ST	KELLEY HOUSE PARTNERSHIP LLC		PO BOX 1037		ST ALBANS	VT	05478-1037	\$516,900	\$516,900
26079042	549-173-01134	42-46 SO. MAIN ST.	RASCOE LEE D		24 N MAIN ST #1		ALBURG	VT	05440	\$439,700	\$439,700
26079051	549-173-00405	51 SO. MAIN ST.	KOUGIAS TIMOLEON	KOUGIAS MARIA	P.O. BOX 367		SWANTON	VT	05488	\$209,700	\$209,700
26079066	549-173-10480	66-68 SO. MAIN ST.	CIOFFI ROBERT ARMAND	CIOFFI NANCY W	5 EASTVIEW DR		ST ALBANS	VT	05478	\$222,000	\$222,000
26079080	549-173-01083	80-84 SO. MAIN ST.	MOUNTAHA, LLC		75 SOUTH WINOOSKI AVENUE		BURLINGTON	VT	05401	\$1,555,300	\$1,555,300
26079086	549-173-00643	86-90 SO. MAIN ST.	LEVESQUE RAYMOND J		250 LAKE STREET		ST ALBANS	VT	05478-2259	\$287,600	\$287,600
26079092	549-173-00226	92 SO. MAIN ST.	JAKS PROPERTIES LLC		478 GEORGIA MIDDLE RD		MILTON	VT	05468	\$288,000	\$288,000
26079094	549-173-01152	94 S. MAIN ST.	EARN TURNS, LLC		247 PEARL STREET		BURLINGTON	VT	05401	\$263,500	\$263,500
26079110	549-173-00657	110 SO. MAIN ST.	LEWIS JAMES S	LEWIS DONNA M	51 WALNUT ST.		ST ALBANS	VT	05478-2125	\$131,800	\$131,800

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YEAR: 2012											
26079120	549-173-00200	120-122 SO. MAIN ST.	COUTURE BETTY A	ROCHELEAU JEFFREY	19 EAST SHORE DRIVE SOUTH		GRAND ISLE	VT	05458	\$193,700	\$193,700
26079126		126 SO. MAIN ST.	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	\$156,200	\$156,200
26079128	549-173-10456	128 SO. MAIN ST.	FRANKLIN SOUTH LLC		66 COLLEGE PARKWAY		COLCHESTER	VT	05446	\$51,500	\$51,500
26079132	549-173-01313	132 SO. MAIN ST.	RJP RENTALS LLC		55 FERRIS STREET		ST ALBANS	VT	05478	\$160,500	\$160,500
26079136	549-173-10263	136 SOUTH MAIN ST.	BOURDEAU JACOB	BOURDEAU MICHELLE; BOUDREAU JASON	4468 VT RT 105		SHELDON	VT	05483	\$199,800	\$199,800
26079140	549-173-00873	140-152 S. MAIN ST.	MULLEN JAMES A		140 SOUTH MAIN STREET STE 2		ST ALBANS	VT	05478	\$612,600	\$612,600
26079152	549-173-10434	152 SO MAIN	CRE JV MIXED FIVE VT BRANCH HOLDINGS LLC		C/O RBS CITIZENS, N.A. ATTN MARLENE HULL	525 WILLIAM PEN 20TH FLOOR	PITTSBURGH	PA	15259	\$599,400	\$599,400
26079156	549-173-10476	156 SO. MAIN ST.	CIOFFI ROBERT ALAN		8 HILL FARM ESTATES		ST ALBANS	VT	05478-3200	\$176,400	\$176,400
26079164	549-173-00048	164 SO. MAIN ST.	MACHIA WILLIAM C		BOX 1420 MACHIA RD		SHELDON	VT	05483	\$111,300	\$111,300
26079166	549-173-01059	166 SO. MAIN ST.	PIGEON RAYMOND R	PIGEON CLAUDETTE D	17 BROOKLYN ST		SWANTON	VT	05488	\$134,100	\$134,100
26079172	549-173-00941	172 SO. MAIN ST	NEW ENGLAND FEDERAL CREDIT UNION		PO BOX 527		WILLISTON	VT	05495	\$379,200	\$379,200
26082013	549-173-10256	13 STEBBINS ST.	B D & C LLC		12 BEVERLY COURT		ST ALBANS	VT	05478	\$209,800	\$209,800
26082014	549-173-11116	14 STEBBINS ST	14 STEBBINS STREET LLC		188 SWAMP ROAD		ENOSBURG FALLS	VT	05450	\$102,200	\$102,200
26082015	549-173-00286	15-17 STEBBINS ST.	HAWKINS TIMOTHY S	HAWKINS LORIEANN	17 STEBBINS ST		ST ALBANS	VT	05478	\$137,500	\$137,500
26082021	549-173-00573	21 STEBBINS ST	T & M CONSTRUCTION & DEVELOPMENT		PO BOX 1205		ST ALBANS	VT	05478	\$101,400	\$101,400
26082022	549-173-00654	22 STEBBINS ST.	LEWIS JAMES		51 WALNUT ST		ST ALBANS	VT	05478-2251	\$79,500	\$79,500
26082023	549-173-00264	23 STEBBINS ST.	CHURCH NORMAN	LUMBRA DALE	23 STEBBINS ST		ST ALBANS	VT	05478	\$83,700	\$83,700
26082025	549-173-01530	25-27 STEBBINS ST.	TML COMMERCIAL LLC		PO BOX 1205		ST ALBANS	VT	05478	\$50,800	\$50,800
26084025	549-173-00611	ALLEN,STOWELL,STEBB.	WILLARD MILL HOUSING	LIMITED PARTNERSHIP	88 KING ST		BURLINGTON	VT	05401	\$1,878,700	\$1,878,700
26093000	549-173-10428	1 A LEMNAH DRIVE	DESLAURIERS ADAM	DESLAURIERS HEATHER	3 WHITEY DR		ST ALBANS	VT	05478-9126	\$432,800	\$432,800
26093001	549-173-10537	1 LEMNAH DRIVE	CLEAN LAND INC		14 BERARD DR.		SOUTH BURLINGTON	VT	05403	\$357,400	\$357,400
26093002	549-173-10780	2 LEMNAH DRIVE	ZACLOR LLC		C/O ROBERT LAROSE	26 FAIRFAX ST	ST ALBANS	VT	05478	\$505,400	\$505,400
26093003	549-173-11163	3 LEMNAH DR	THREE LEMNAH DRIVE LLC		39 REWES DRIVE		ST ALBANS	VT	05478	\$528,500	\$528,500
26093004	549-173-01558	4 LEMNAH DRIVE	4 LEMNAH, LLC	C/O DON HARRINGTON	700 WORTHEIM LANE		RICHMOND	VT	05477	\$636,000	\$636,000
26093005	549-173-01559	5 LEMNAH DRIVE	WARNER JAMES		221 HIGH STREET		ST ALBANS	VT	05478	\$840,500	\$840,500
91000025	549-173-10637	HUNT LAKE ST.	CV PROPERTIES	C/O CENTRAL VERMONT RAILWAY	CN BUSINESS DEVEL & REAL ESTATE	935 DE LA GAUCHETIER ST WEST 8TH FLOOR	MONTREAL	QC	H3B2M9	\$444,400	\$444,400
91000049	549-173-10646	JAMES ELLSWORTH	CV PROPERTIES	C/O CENTRAL VERMONT RAILWAY	CN BUSINESS DEVEL & REAL ESTATE	935 DE LA GAUCHETIER ST WEST 8TH FLOOR	MONTREAL	QC	H3B2M9	\$28,600	\$28,600
23057037	549-173-01028	37-39 MAPLE ST	PERRAULT ARMAND H	PERRAULT ANITA L	1 GUYETTE CIRCLE		ST ALBANS	VT	05478-2331	\$33,800	\$33,800
23057006	549-173-10619	6 MAPLE ST	HANDY DAVID J	HANDY JEFFREY L	405 SWANTON ROAD		ST ALBANS	VT	05478-2611	\$37,400	\$37,400
22010013	549-173-10905	4 BEST COURT	CHAMPLAIN HOUSING TRUST INC		88 KING STREET		BURLINGTON	VT	05401	\$39,600	\$39,600
26082012	549-173-01589	12 STEBBINS ST	14 STEBBINS STREET LLC		188 SWAMP ROAD		ENOSBURG FALLS	VT	05450	\$40,500	\$40,500
26039009	549-173-00909	9-11 LO GILMAN ST	9 GILMAN STREET LLC		11 DRISCOLL DRIVE		ST ALBANS	VT	05478	\$43,700	\$43,700
26060007	549-173-10813	7 NASON ST.	FIELDS FAMILY TRUST ORVILLE L		C/O DAVID FIELDS	60 BIRCH LANE	MILTON	VT	05468	\$48,100	\$48,100
26055033	549-173-01318	33 LO. WELDEN ST.	SLOAN RODNEY M		33 LO. WELDEN ST.		ST ALBANS	VT	05478-2306	\$53,900	\$53,900
22033195	549-173-01025	195 FEDERAL ST.	PERRAULT ARMAND H	PERRAULT ANITA L	1 GUYETTE CIRCLE		ST ALBANS	VT	05478-2331	\$57,400	\$57,400
26055026	549-173-00553	26 LO. WELDEN ST.	LAMOS ROBERT A		26 LOWER WELDEN STREET		ST ALBANS	VT	05478-2318	\$65,800	\$65,800
26039007	549-173-01096	7 LO GILMAN ST	RHODES ADAM		7 LOWER GILMAN ST		ST ALBANS	VT	05478	\$123,500	\$123,500
22054016	549-173-10062	16 LO. NEWTON ST.	BAILEY RALPH A		16 LOWER NEWTON ST		ST ALBANS	VT	05478-1906	\$112,600	\$112,600
26061010	549-173-00000	10 NEW ST.	LONGLEY JOHN T		10 NEW ST		ST ALBANS	VT	05478-2311	\$125,900	\$125,900
22033186	549-173-00803	186 FEDERAL ST.	RAYMOND GREGORY J		133 HIGH ST UNIT #3		ST ALBANS	VT	05478	\$78,900	\$78,900
26060013	549-173-00550	13 NASON ST.	LAMONDA KIMBERLY J		13 NASON ST.		ST ALBANS	VT	05478-2324	\$112,300	\$112,300
26079112	549-173-00190	112 SO. MAIN ST.	GOULETTE ROBERT J	GOULETTE RENA M	112 SOUTH MAIN STREET APT #1		ST ALBANS	VT	05478-0685	\$183,000	\$183,000
26060009	549-173-10332	9 NASON ST.	BUSHEY ALYCE		9 NASON STREET		ST ALBANS	VT	05478-2309	\$82,900	\$82,900
11022015	549-173-00367	15 CONGRESS ST.	HUNGERFORD CHRISTOPHER		15 CONGRESS ST		ST ALBANS	VT	05478	\$125,100	\$125,100
22043018	549-173-00141	18 HOYT ST	DOYLE JONATHAN L	DOYLE RENEE M	18 HOYT ST		ST ALBANS	VT	05478	\$92,500	\$92,500
26084022	549-173-00724	22-24 STOWELL ST.	LUNEAU SARA		22-24 STOWELL STREET		ST ALBANS	VT	05478	\$143,200	\$143,200
22063244	549-173-01095	244 NO. MAIN ST.	PRESTON LOUIS J		244 NORTH MAIN STREET		ST ALBANS	VT	05478-1554	\$134,600	\$134,600

TIF DISTRICT APPLICATION
TABLE 6G
ALL PARCELS WITHIN TIF DISTRICT

Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value
			Owner 1	Owner 2	Address 1	Address 2	City	State	Zip		
YEAR: 2012											
22033174	549-173-10063	174 FEDERAL ST.	BAILEY SHIRLEY A	BEVINS BONNIE D	174 FEDERAL ST		ST ALBANS	VT	05478-2223	\$95,300	\$95,300
26076004	549-173-00018	4 SAWYER ST.	LEWIS JAMES S		51 WALNUT ST		ST ALBANS	VT	05478	\$95,900	\$95,900
26084009	549-173-00810	9 STOWELL ST.	MICHEL DENNIS J		9 STOWELL ST		ST. ALBANS	VT	05478	\$152,200	\$152,200
22062069	549-173-00904	69 NO. ELM ST.	NICHOLS MICHAEL W		69 NO. ELM ST.		ST ALBANS	VT	05478-2121	\$140,100	\$140,100
26076012	549-173-10390	12 SAWYER ST.	BARBER DAVID		12 SAWYER ST		ST ALBANS	VT	05478	\$99,100	\$99,100
26004019	549-173-00636	19 ALLEN ST.	BANK OF AMERICA		C/O LOBE AND FORTIN	30 KIMBALL AVE SUITE 306	SOUTH BURLINGTON	VT	05403	\$100,300	\$100,300
22054022	549-173-10312	22 LO. NEWTON ST.	BROWN GLORIA J		PO BOX 624, 22 LO. NEWTON ST.		ST ALBANS	VT	05478-0624	\$100,800	\$100,800
22054020	549-173-00594	20 LO. NEWTON ST.	LASHWAY KATHLEEN		PO BOX 995		ST ALBANS	VT	05478	\$101,200	\$101,200
26053005	549-173-01308	5 1/2 LOCKE TERR.	DESNOYERS JULIAN	DESNOYERS CARLA	P O BOX 142		BAKERSFIELD	VT	05441	\$102,300	\$102,300
26049168	549-173-00303	168-170 LAKE ST.	TRAVIS RUSSELL	TRAVIS CHRISTIE	170 LAKE ST		ST. ALBANS	VT	05478	\$161,600	\$161,600
22033133	549-173-00227	133-135 FEDERAL ST.	GRIFFIN JEFFREY A	GRIFFIN WINONA. G	133 FEDERAL ST.		ST ALBANS	VT	05478-2013	\$158,800	\$158,800
26049124	549-173-00705	124 LAKE ST.	MAHONEY THOMAS A	MAHONEY DIANE M	595 PION ROAD		FAIRFIELD	VT	05455	\$102,900	\$102,900
11059016	549-173-10532	16 MESSENGER ST.	CLARK JASON B		16 MESSENGER ST		ST ALBANS	VT	05478	\$154,400	\$154,400
26053014	549-173-10331	14 LOCKE TERRACE	BURT RONNY A	BURT CAROLYN S	14 LOCKE TERRACE		ST ALBANS	VT	05478-2304	\$107,800	\$107,800
22054038	549-173-01237	38 LO. NEWTON ST.	ROOT WILLIAM	ROOT BETTY	38 LOWER NEWTON STREET		ST ALBANS	VT	05478-1907	\$104,800	\$104,800
22033182	549-173-00638	182 FEDERAL ST.	LEROUX LEONARD	LEROUX CAROL ANN	182 FEDERAL ST.		ST ALBANS	VT	05478-2016	\$105,200	\$105,200
22054018	549-173-10906	18 LOWER NEWTON	SMITH PETER J		18 LOWER NEWTON ST		ST ALBANS	VT	05478	\$105,800	\$105,800
26042002	549-173-10195	2 HOUGHTON ST.	DESROCHES DAVID		2 HOUGHTON STREET		ST. ALBANS	VT	05478	\$107,200	\$107,200
22033145	549-173-10380	145 FEDERAL ST.	CARR TRUST JOANNE K		151 FEDERAL STREET		ST ALBANS	VT	05478	\$108,200	\$108,200
26079180	549-173-00194	180 SO. MAIN ST.	GRALNICK JAY S	GRALNICK JEANNETTE	180 SOUTH MAIN ST		ST ALBANS	VT	05478	\$108,400	\$108,400
26060029	549-173-00746	29 NASON ST.	MARTELL ROBERT A	MARTELL MYRNA J	PO BOX 43		ST ALBANS	VT	05478-0043	\$109,500	\$109,500
26053012	549-173-10007	12 LOCKE TERRACE	GILLILAN BRIAN	FONDRY GABRIELLE	12 LOCKE TERRACE		ST ALBANS	VT	05478	\$109,800	\$109,800
26127001	549-173-00093	124 SO MAIN-UNIT #1	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	\$110,000	\$110,000
22033132	549-173-01050	132 FEDERAL ST.	ST ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST		ST ALBANS	VT	05478	\$110,700	\$110,700
22054051	549-173-00788	51 LO. NEWTON ST.	YOUNG SCOTT	MCHAFFIE-YOUNG SHELLY MAY	PO BOX 982		ST ALBANS	VT	05478	\$111,400	\$111,400
26079108	549-173-00298	108 SO. MAIN ST.	HOWRIGAN WILLIAM		108 SO MAIN ST		ST ALBANS	VT	05478	\$161,300	\$161,300
26084020	549-173-00130	20 STOWELL ST	SWAN MEGHAN M	SWAN JOSEPH M	20 STOWELL ST		ST ALBANS	VT	05478	\$111,800	\$111,800
26055022	549-173-00119	22 LO. WELDEN ST.	BAC HOME LOANS SERVICING LP	FKA COUNTRYWIDE HOME LOANS SRVS LP	C/O COREY FOLSOM	1080 MAIN ST	PAWTUCKET	RI	02860	\$112,800	\$112,800
22043031	549-173-01010	31 HOYT ST.	PELKEY JAMES A	PELKEY MARION B	31 HOYT ST		ST ALBANS	VT	05478-2017	\$114,100	\$114,100
26060015	549-173-00928	15-17 NASON ST.	O'CONNELL RICHARD	O'CONNELL MARTHA	17 NASON ST.		ST ALBANS	VT	05478-2309	\$168,900	\$168,900
11059012	549-173-01101	12 MESSENGER ST.	PUTNAM FLORENCE	BONK LANDON	12 MESSENGER ST		ST ALBANS	VT	05478	\$176,900	\$176,900
22063238	549-173-00865	238-240 NO. MAIN ST.	MOSSEY STANLEY E JOINT REVOCABLE TRUST	MOSSEY BETTY H JOINT REVOCABLE TRUST	238 NORTH MAIN STREET		ST ALBANS	VT	05478-1554	\$175,100	\$175,100
26076015	549-173-00767	15 SAWYER ST.	MAYO GRIEG W		15 SAWYER STREET		ST ALBANS	VT	05478-2254	\$115,100	\$115,100
22033163	549-173-10166	163 FEDERAL ST.	VUCKOVIC SLOBODAN		50 NO MAIN ST SUITE 301		ST ALBANS	VT	05478	\$115,300	\$115,300
22063222	549-173-10727	222 NO. MAIN ST.	DOUGLAS GREGORY H	DOUGLAS KIMBERLY T	222 NO MAIN ST APT 1		ST ALBANS	VT	05478	\$269,700	\$269,700
26079074	549-173-01184	74 SO. MAIN ST.	RILEY KATHLEEN M	OLMSTEAD ANNA M	74 SOUTH MAIN STREET		ST ALBANS	VT	05478-2230	\$158,200	\$158,200
22033137	549-173-00157	137-139 FEDERAL ST.	GIROUX WILSON E		139 FEDERAL STREET		ST ALBANS	VT	05478-2013	\$154,500	\$154,500
26082010	549-173-10483	10 STEBBINS ST.	CIOFFI ROBERT ARMAND	CIOFFI ROBERT ALAN	5 EASTVIEW DR		ST ALBANS	VT	054782701	\$116,900	\$116,900
11059032	549-173-10841	32 MESSENGER ST.	STANISLAS MIKAILA		P O BOX 1133		ST. ALBANS	VT	05478	\$181,500	\$181,500
22033181	549-173-01560	181 FEDERAL ST.	WARREN TODD A	WARREN JUANITA M	181 FEDERAL ST.		ST ALBANS	VT	05478-2016	\$117,200	\$117,200
22033176	549-173-00691	176 FEDERAL ST	MACHIA REGINA		PO BOX 83-178 FEDERAL ST.		ST ALBANS	VT	05478-0083	\$117,400	\$117,400
26053016	549-173-01407	16 LOCKE TERR.	SULLIVAN SHAUN M	SULLIVAN AMBER J	16 LOCKE TERRACE		ST ALBANS	VT	05478-2304	\$117,400	\$117,400
22033159	549-173-10378	159 FEDERAL ST.	CARR RICHARD	CARR JOANNE	151 FEDERAL ST.		ST ALBANS	VT	05478-2013	\$118,000	\$118,000
26084026	549-173-00929	26 STOWELL ST	LEWIS JAMES S		51 WALNUT ST		ST ALBANS	VT	05478	\$118,100	\$118,100
26055018	549-173-01615	18 LO. WELDEN ST.	WIMBLE PETER R	WIMBLE MONICA M	18 LOWER WELDEN ST.		ST ALBANS	VT	05478-2318	\$118,600	\$118,600
22010005	549-173-00005	7 BEST CT	ROWDEN II RICHARD		7 BEST COURT		ST ALBANS	VT	05478	\$119,300	\$119,300
22063194	549-173-00799	194 N. MAIN ST.	MENKENS PAUL C		194 NO. MAIN ST.		ST ALBANS	VT	05478-1553	\$119,300	\$119,300
26279001	549-173-11101	30-36 SO MAIN ST - STOREFRONT #1	CRONULLA DEVELOPMENT LLC		11 BLUFF LANE		ST ALBANS	VT	05478	\$120,800	\$120,800
26060024	549-173-10153	24 NASON ST	DASHNO NORMA		24 NASON STREET		ST ALBANS	VT	05478	\$121,100	\$121,100
22033187	549-173-00281	187 FEDERAL ST.	GAGNE ROBIN D		187 FEDERAL ST		ST ALBANS	VT	05478	\$121,200	\$121,200
22054005	549-173-10575	5-7 LO. NEWTON ST.	CORBEIL MICHAEL L	CORBEIL SYLVIE	PO BOX 124		ST ALBANS	VT	05478-0124	\$121,200	\$121,200
22033134	549-173-00132	134 FEDERAL ST.	ST ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST		ST ALBANS	VT	05478	\$122,000	\$122,000

TIF DISTRICT APPLICATION
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YEAR: 2012											
26079158	549-173-10815	158 SO. MAIN ST.	MATOT WADE M	CRAIG BETHANY E	158 SOUTH MAIN STREET		ST ALBANS	VT	05478-1552	\$122,200	\$122,200
11059024	549-173-10412	24-24 1/2 MESSENGER	CHAMBERS JO ANN	CHAMBERS DAVID H	13 MESSENGER ST		ST ALBANS	VT	05478-1519	\$162,200	\$162,200
22033147	549-173-10376	147 FEDERAL ST.	CARR JOANNE K		1167 NICHOLS RD		ENOSBURG FALLS	VT	05450	\$122,700	\$122,700
22033160	549-173-10379	160 FEDERAL ST	RAYMOND GREGORY		133 HIGH STREET		ST ALBANS	VT	05478	\$124,300	\$124,300
26055024	549-173-00651	24 LO. WELDEN ST.	LEWIS JAMES		51 WALNUT ST		ST ALBANS	VT	05478-2251	\$124,700	\$124,700
22033193	549-173-00027	193 FEDERAL ST.	MOREAU MARK S		351 CILLEY HILL RD		UNDERHILL	VT	05489	\$125,000	\$125,000
26079162	549-173-00191	162 SO. MAIN ST.	SCHNEIDER KURT	CORNELLA ALEXIA	162 SO MAIN ST		ST ALBANS	VT	05478	\$125,400	\$125,400
26082008	549-173-01569	8 STEBBINS ST.	VENUTI JOSEPH		8 STEBBINS STREET		ST ALBANS	VT	05478	\$127,300	\$127,300
22063242	549-173-01100	242 NO. MAIN ST.	PURO LIISA M		242 NORTH MAIN ST.		ST ALBANS	VT	05478-1554	\$127,700	\$127,700
26079174	549-173-10138	174 SO. MAIN ST.	TATOW LLC		PO BOX 1717		ST ALBANS	VT	05478	\$127,800	\$127,800
26039021	549-173-00932	21 LO GILMAN ST	RUSSELL CHARLES		21 LOWER GILMAN ST		ST ALBANS	VT	05478	\$128,300	\$128,300
26055020	549-173-10659	20 LO WELDEN ST	ROSE, STEVEN & KRISTEN LUKENS	ROSE, ETHAN	20 LOWER WELDEN STREET		ST ALBANS	VT	05478	\$128,300	\$128,300
22054011	549-173-10880	11 LO NEWTON ST	BRUNELLE STEVEN C	BRUNELLE VALARIE J	11 LOWER NEWTON ST.		ST ALBANS	VT	05478-1905	\$128,500	\$128,500
26079118	549-173-10385	118 SO. MAIN ST.	BLUTO JR GARY E	CASAVANT BLUTO ANNE M	118 SOUTH MAIN ST		ST ALBANS	VT	05478	\$129,700	\$129,700
23080017	549-173-10680	17-19 SPRUCE ST	DJS INVESTMENT PROPERTIES LLC		PO BOX 25		MILTON	VT	05468	\$129,900	\$129,900
11063167	549-173-00730	167-169 NO. MAIN ST.	KOVAL JR ANDREW R	KOVAL LISA A.	348 LAKE RD		ST ALBANS	VT	05478	\$210,500	\$210,500
22033179	549-173-10165	179 FEDERAL ST.	FARRAR ERNEST A	FARRAR SHERRY	P.O. BOX 123		ST ALBANS	VT	05478	\$130,400	\$130,400
26084003	549-173-00851	3 STOWELL ST.	ADAMS MILDRED		3 STOWELL ST		ST ALBANS	VT	05478	\$130,500	\$130,500
26076011	549-173-00626	11 SAWYER ST.	BEAN CHRISTINE A		11 SAWYER ST APT A		ST ALBANS	VT	05478	\$131,200	\$131,200
22044033	549-173-00596	33-35 HUDSON ST.	LAVALLEE ROGER	LAVALLEE JOANNE	204 LINDALE DR		COLCHESTER	VT	05446	\$131,500	\$131,500
26053008	549-173-01011	8 LOCKE TERRACE	ROSSI MARC	DUDLEY TRICIA M.	8 LOCKE TERRACE		ST ALBANS	VT	05478	\$131,500	\$131,500
22033183	549-173-01467	183 FEDERAL ST.	HOLCOMB CHRISTOPHER	HOLCOMB JULIE A	183 FEDERAL ST		ST ALBANS	VT	05478	\$132,300	\$132,300
22033173	549-173-01181	173 FEDERAL ST.	RILEY BARBARA		173 FEDERAL STREET		ST ALBANS	VT	05478-2041	\$132,400	\$132,400
26076010	549-173-01252	10 SAWYER ST.	GRUBB MICHAEL	GRUBB JENNIFER	10 SAWYER ST.		ST ALBANS	VT	05478-2124	\$132,400	\$132,400
26079160	549-173-01315	160 SO. MAIN ST.	PRIM DAVID	PRIM STEVEN L	160 SOUTH MAIN STREET		ST ALBANS	VT	05478	\$133,500	\$133,500
22033136	549-173-10711	136 FEDERAL ST	ST ALBANS COOPERATIVE CREAMERY		140 FEDERAL ST		ST ALBANS	VT	05478	\$134,600	\$134,600
26053010	549-173-00290	10 LOCKE TERR.	LAMOS LORI		4009 NORTH RD		FAIRFIELD	VT	05455	\$136,800	\$136,800
22033161	549-173-01257	161 FEDERAL ST.	SAMSON TIMOTHY P	SAMSON LAURI A.M.	161 FEDERAL ST		ST ALBANS	VT	05478	\$137,400	\$137,400
26084012	549-173-00508	12 STOWELL ST.	KRUSE RUSSELL	KRUSE LINETTE	12 STOWELL ST.		ST ALBANS	VT	05478-2253	\$137,400	\$137,400
26039023	549-173-10288	23 LO GILMAN ST	BRAULT STEVEN G	BRAULT TAMMY L	23 LO GILMAN ST		ST ALBANS	VT	05478	\$137,900	\$137,900
22010006	549-173-01117	8 BEST CT.	STUDLEY ELIZABETH H		8 BEST COURT		ST ALBANS	VT	05478	\$138,300	\$138,300
22054006	549-173-00577	6 LO. NEWTON ST.	DEMORE SHAWN E	SHERRILL TIFFANY E	6 LOWER NEWTON ST		ST ALBANS	VT	05478	\$139,300	\$139,300
26055025	549-173-01062	25 LO WELDEN ST	GAYE JOHN M		25 LOWER WELDEN ST		ST ALBANS	VT	05478-0705	\$139,600	\$139,600
26060005	549-173-00733	5 NASON ST.	MAPES NATIONWIDE PROPERTIES LLC		PO BOX 1193		BURLINGTON	WA	98233	\$139,800	\$139,800
22054010	549-173-00601	10-12 LO. NEWTON ST.	LAWTON GARY	LAWTON ROSE	10 LOWER NEWTON STREET		ST ALBANS	VT	05478-1906	\$223,400	\$223,400
22033143	549-173-10411	143 FEDERAL ST.	CHAMBERLAIN JEFFREY	CHAMBERLAIN CHERYL	143 FEDERAL ST.		ST ALBANS	VT	05478-2013	\$140,400	\$140,400
22043017	549-173-00172	17 HOYT ST.	MARTIN JOSIP L		17 HOYT STREET		ST ALBANS	VT	05478	\$141,300	\$141,300
26084016	549-173-10459	16 STOWELL ST.	THOMPSON DANIEL P	THOMPSON PATRICIA B	248 LOOMIS LANE		ST ALBANS	VT	05478	\$141,300	\$141,300
22033185	549-173-00315	185 FEDERAL ST	KING MATTHEW D	LACROSS BRIANNE L	185 FEDERAL ST		ST ALBANS	VT	05478	\$141,400	\$141,400
22063192	549-173-01183	192 N. MAIN ST.	RILEY HORACE C	RILEY JOHN S	MAIN ST		EAST FAIRFIELD	VT	05448	\$142,900	\$142,900
26039027	549-173-00742	27 LO GILMAN ST	BROWN CYNTHIA A		27 LO GILMAN ST		ST ALBANS	VT	05478-2303	\$143,000	\$143,000
26084014	549-173-10746	14 STOWELL ST.	STOWELL STREET APARTMENTS LLC		362 KELLOGG ROAD		ST ALBANS	VT	05478	\$143,000	\$143,000
22043028	549-173-01428	28-30 HOYT ST.	TANNER IRENE R		28 HOYT ST.		ST ALBANS	VT	05478	\$143,200	\$143,200
26039017	549-173-00921	17 LO GILMAN ST	NYE HOLDING CO		1073 ST ARMAND ROAD		HIGHGATE CENTER	VT	05459	\$143,200	\$143,200
22010004	549-173-10748	6 BEST CT	DUBUQUE MIKAYLA L		6 BEST COURT		ST ALBANS	VT	05478	\$143,500	\$143,500
22033165	549-173-01352	165 FEDERAL ST.	LENOX CHRISTOPHER	GRANATH SHANNON	165 FEDERAL STREET		ST ALBANS	VT	05478-2013	\$143,500	\$143,500
22043023	549-173-01298	23-25 HOYT ST.	SHEPARD REVOCABLE TRUST MARJORIE E.		8 CHURCH STREET		ESSEX JCT	VT	05452	\$143,500	\$143,500
26061011	549-173-00335	11 NEW ST.	HOPE RONALD	HOPE SALLY ANN	11 NEW ST.		ST ALBANS	VT	05478-1001	\$143,500	\$143,500
22010011	549-173-00877	1 BEST CT.	MURPHY JOSEPH P	O'DELL SHARON A	1 BEST CT.		ST ALBANS	VT	05478-2001	\$144,100	\$144,100
22010008	549-173-10032	10 BEST CT.	NILSEN COLLEEN E	BROOKS WILLIAM R	10 BEST COURT		ST ALBANS	VT	05478-2001	\$144,600	\$144,600
22033141	549-173-00022	141 FEDERAL ST.	MAGOON MICHELE D		141 FEDERAL STREET		ST ALBANS	VT	05478	\$144,900	\$144,900
26039025	549-173-00459	25 LO GILMAN ST	KELLER ROBIN L		25 LO GILMAN ST		ST ALBANS	VT	05478-2303	\$144,900	\$144,900
22010003	549-173-10049	5 BEST CT	PARKER MICHAEL R	PARKER ELIZABETH A	5 BEST COURT		ST ALBANS	VT	05478	\$145,000	\$145,000

TIF DISTRICT APPLICATION
TABLE 6G
ALL PARCELS WITHIN TIF DISTRICT

Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value
			Owner 1	Owner 2	Address 1	Address 2	City	State	Zip		
YEAR: 2012											
26039006	549-173-01424	6-8 LO GILMAN ST	6-8 GILMAN STREET LLC		PO BOX 114		ST ALBANS	VT	05478	\$145,400	\$145,400
22043020	549-173-10653	20 HOYT ST	DALTON MARTHA		20 HOYT STREET		ST ALBANS	VT	05478-2017	\$146,700	\$146,700
22063150	549-173-00442	150 NO. MAIN ST.	ARAKELIAN CATHERINE J	JORDAN JAMES; JORDAN AMY	C/O JOAN CATHERINE WALSH JORDAN	150 NORTH MAIN ST	ST ALBANS	VT	05478	\$238,000	\$238,000
26084005	549-173-00204	5 STOWELL ST.	GRAVES LAWRENCE E	GRAVES KATHERINE M	1599 SWAMP RD		FAIRFIELD	VT	05455	\$147,000	\$147,000
26061009	549-173-11093	9 A NEW ST	HILLS BRADLEY E		9A NEW STREET		ST ALBANS	VT	05478	\$147,100	\$147,100
26076006	549-173-10621	6-8 SAWYER ST.	CULLEN KEITH	CULLEN JANICE L	6-8 SAWYER STREET		ST ALBANS	VT	05478-2254	\$147,100	\$147,100
26084010	549-173-00686	10 STOWELL ST.	BEVINS LUCINDA		10 STOWELL ST.		ST ALBANS	VT	05478	\$147,500	\$147,500
26079178	549-173-10367	178 SO. MAIN ST.	BRIGHAM CHRISTOPHER G		178 SO MAIN ST		ST ALBANS	VT	05478	\$148,000	\$148,000
26084011	549-173-00738	11 STOWELL ST.	MARRIN MICHAEL JOSEPH	MARRIN SUZANNE M	11 STOWELL ST		ST ALBANS	VT	05478	\$148,200	\$148,200
22033175	549-173-10164	175 FEDERAL ST.	BILODEAU PAUL R	BILODEAU CANDYSE	P.O. BOX 605-175 FEDERAL ST.		ST ALBANS	VT	05478-0605	\$148,300	\$148,300
26060010	549-173-00755	10 NASON ST.	MASSE KAREN M		10 NASON STREET		ST ALBANS	VT	05478-2310	\$149,400	\$149,400
22054009	549-173-10401	9 LO. NEWTON ST.	CHABOT CARMEN FAMILY TRUST		9 LOWER NEWTON ST.		ST ALBANS	VT	05478-1905	\$150,100	\$150,100
22010007	549-173-10271	9 BEST CT.	DITCH MICHAEL T	ASATO DITCH RIE	9 BEST COURT		ST ALBANS	VT	05478	\$150,200	\$150,200
23068034	549-173-10714	34-36 PINE ST.	GUNTER JESSE H		34 PINE STREET		ST ALBANS	VT	05478-2112	\$150,300	\$150,300
11063191	549-173-00375	191-193 NO. MAIN ST.	HURLBUT TIMOTHY A	HURLBUT LUCY W	191 NO MAIN ST		ST. ALBANS	VT	05478	\$234,100	\$234,100
26055021	549-173-01233	21 LO WELDEN	ROONEY ROBERT		BOX 138 SWANTON RD		ST. ALBANS	VT	05478	\$151,700	\$151,700
22043022	549-173-00115	22-24 HOYT ST.	GAUDETTE TIMOTHY L		24 HOYT STREET		ST ALBANS	VT	05478-2008	\$154,100	\$154,100
23068038	549-173-10133	38 PINE ST.	PIERSA JR PETER J	PIERSA ELIZABETH	38 PINE ST		ST ALBANS	VT	05478	\$155,000	\$155,000
26060006	549-173-10292	6 NASON ST.	BRESSETTE WILLIAM A	BRESSETTE SUSAN M	P.O. BOX 1141		ST ALBANS	VT	05478-1002	\$155,000	\$155,000
11022017	549-173-00917	17 CONGRESS ST.	NORTH STEVEN B DR	NORTH EDNA P	17 CONGRESS ST.		ST ALBANS	VT	05478-1685	\$261,600	\$261,600
26060016	549-173-00606	16 NASON ST.	LAWYER JESSE			16 NASON ST	ST ALBANS	VT	05478	\$155,300	\$155,300
26053020	549-173-01406	20 LOCKE TERR.	SULLIVAN ROBERT W	SULLIVAN VALERIE A	20 LOCKE TERRACE		ST ALBANS	VT	05478-2304	\$155,400	\$155,400
26061005	549-173-01588	5 NEW ST.	WHITE MARGARET D		5 NEW STREET		ST ALBANS	VT	05478-2311	\$155,600	\$155,600
26061007	549-173-00084	7 NEW ST.	DOWHAN THOMAS		C/O TURN KEY PROPERTY MGMT	58 UP WELDEN STREET	ST ALBANS	VT	05478	\$155,600	\$155,600
26004023	549-173-00420	23 ALLEN ST.	GODIN SR DAVID A	GODIN CYNTHIA R.	23 ALLEN STREET		ST ALBANS	VT	05478-2204	\$155,900	\$155,900
26060021	549-173-00766	21 NASON ST	ALLAIN CRISTAL	RIVERS CHARLENE	21 NASON ST		ST ALBANS	VT	05478	\$156,200	\$156,200
26045009	549-173-00215	9 HUNT ST	GREENE JAMES C	RUSSELL-GREENE QUINCEY	9 HUNT ST		ST ALBANS	VT	05478	\$157,400	\$157,400
22033178	549-173-01141	178A/178B FEDERAL ST	RAYMOND GREGORY J		133 HIGH ST UNIT #3		ST. ALBANS	VT	05478	\$158,700	\$158,700
26039010	549-173-00147	10-12 LO GILMAN ST	GIRARD H. LAWRENCE	GIRARD CAROL A	90 INDIAN BROOK		ESSEX JCT	VT	05452-2503	\$200,800	\$200,800
26039019	549-173-01319	19 LO GILMAN ST	SMITH BRIAN J		19 LO GILMAN ST		ST ALBANS	VT	05478-2303	\$159,800	\$159,800
26004021	549-173-10137	21 ALLEN ST.	DUBOIS CHRISTINA M		21 ALLEN ST		ST ALBANS	VT	05478	\$159,900	\$159,900
26055031	549-173-00966	31 LO. WELDEN ST.	PARAH WAYNE R	PARAH NORMA J	31 LOWER WELDEN STREET		ST ALBANS	VT	05478-1905	\$160,600	\$160,600
26060020	549-173-10692	20 NASON ST.	DESLAURIERS DANNY M	DESLAURIERS DONALD A JR & ET AL	20 NASON STREET		ST ALBANS	VT	05478-2310	\$160,700	\$160,700
26045011	549-173-00984	11 HUNT ST	STERLING ALLEN C	STERLING SARAH J	11 HUNT ST		ST ALBANS	VT	05478	\$160,900	\$160,900
22043021	549-173-00373	21 HOYT ST.	BUSHEY DEAN ; BUSHEY DIANNA	PREVOST GERLAD ; PREVOST REBECCA	C/O ANN HURLBUT	21 HOYT ST	ST ALBANS	VT	05478-2008	\$161,400	\$161,400
22010001	549-173-00166	3 BEST CT	GOLDEN JOHN R	GOLDEN DIANNA J	3 BEST COURT		ST ALBANS	VT	05478	\$162,000	\$162,000
26055007	549-173-01107	7-9 LO. WELDEN ST.	7-9 LOWER WELDEN LLC		664 COUNTY RD		EAST FAIRFIELD	VT	05448	\$162,000	\$162,000
26053006	549-173-10101	6 LOCKE TERR.	SARGENT LORI	SARGENT TREVOR	6 LOCKE TERRACE		ST ALBANS	VT	05478	\$162,700	\$162,700
26004025	549-173-00519	25-27 ALLEN ST.	MURPHY PATRICK	MURPHY AMY	2 HAWTHORNE RD		ST ALBANS	VT	05478	\$164,200	\$164,200
22063188	549-173-00617	188-190 NO. MAIN ST.	LEAHY REALTY HOLDINGS LLC		C/O DAVID LEAHY	130 SE 6TH ROAD	HOMESTEAD	FL	33030-6294	\$164,600	\$164,600
26061014	549-173-10571	14 NEW ST.	COON CYNTHIA ELIZABETH	GOLD KAREN MARGARET	C/O MARGARET D COON	14 NEW STREET	ST ALBANS	VT	05478-2311	\$165,700	\$165,700
26060041	549-173-00552	41 NASON ST.	LAMOS RICHARD W	LAMOS BARBARA J	41 NASON STREET		ST ALBANS	VT	05478-2309	\$166,500	\$166,500
26084015	549-173-10458	15 STOWELL ST.	CHOINIERE FABIO	CHOINIERE LUCILLE G ETAL	15 STOWELL ST.		ST ALBANS	VT	05478-2212	\$168,600	\$168,600
22063136	549-173-00218	136 NO. MAIN ST.	GREENE MCDANIEL MARJORIE TRUST		C/O ALLEN HURLBERT	26 DIAMOND ST	ST ALBANS	VT	05478	\$168,800	\$168,800
26045013	549-173-00983	13-15 HUNT ST.	PATENAUE NATHAN K	BOSTWICK MARGRETH	1799 POND RD		FAIRFIELD	VT	05455	\$168,900	\$168,900
26055027	549-173-01408	27 LOWER WELDEN ST.	27 LOWER WELDEN ST, LLC		785 CHURCH ROAD		COLCHESTER	VT	05446	\$171,800	\$171,800
11059036	549-173-01116	36 MESSENGER ST.	T M L RENTALS LLC		P O BOX 1205		ST. ALBANS	VT	05478	\$172,200	\$172,200
26079098	549-173-00830	98 SO. MAIN ST.	RITCHIE DAVID	RITCHIE MARY	98 SO MAIN ST		ST ALBANS	VT	05478	\$172,200	\$172,200

TIF DISTRICT APPLICATION
TABLE 6G
ALL PARCELS WITHIN TIF DISTRICT

Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value
			Owner 1	Owner 2	Address 1	Address 2	City	State	Zip		
YEAR: 2012											
26079076	549-173-01193	76 SO. MAIN ST.	ZURN JANE BROOKS	ZURN MARY DONOVAN & ZURN BRIDGET MCMAHON	C/O BRIDGET ZURN	202 SWAMP RD	FAIRFIELD	VT	05455-5475	\$173,000	\$173,000
26039013	549-173-00148	13-15 LO GILMAN ST	TABOR INVESTMENTS, LLC		551 COUNTY ROAD		EAST FAIRFIELD	VT	05448	\$173,400	\$173,400
22063166	549-173-00880	166 NO. MAIN ST.	MURRAY PHYLLIS	MURRAY MATTHEW R	166 NO MAIN ST		ST ALBANS	VT	05478-1552	\$174,500	\$174,500
26060022	549-173-00640	22 NASON ST.	DRAKE WILLIAM	DRAKE EMERALD	22 NASON ST		ST ALBANS	VT	05478	\$174,600	\$174,600
26076007	549-173-10747	7 SAWYER ST.	DUFFY DONALD D	DUFFY BARBARA S	7 SAWYER STREET		ST ALBANS	VT	05478-2254	\$174,700	\$174,700
26060025	549-173-10154	25 NASON ST.	FISKE WILBUR REALTY GROUP LLC		770 BALLARD ROAD		MILTON	VT	05468	\$174,900	\$174,900
22033189	549-173-00801	189 FEDERAL ST.	MERO GARTH R		189 FEDERAL STREET		ST ALBANS	VT	05478-2013	\$175,100	\$175,100
22010012	549-173-00885	2 BEST CT.	NADEAU ROGER E	FLEMING SHELLEY C	2 BEST COURT		ST ALBANS	VT	05478-2001	\$176,200	\$176,200
26076009	549-173-10303	9 SAWYER ST.	NAN & DEB LLC		C/O DEBORAH BABBIE	7128 ETHAN ALLEN HIGHWAY	ST ALBANS	VT	05478	\$176,600	\$176,600
22063246	549-173-01279	246 NO. MAIN ST.	SCHUMER MARY		85 HIGH STREET		ST ALBANS	VT	05478-1507	\$176,700	\$176,700
26060008	549-173-01325	8 NASON ST.	BRANT JAMES B	BRANT COLLEEN	8 NASON STREET		ST ALBANS	VT	05478	\$177,500	\$177,500
11013006	549-173-00985	6 BRAINERD ST	T M L RENTALS LLC		P O BOX 1205		ST. ALBANS	VT	05478	\$177,800	\$177,800
26039014	549-173-01573	14 LO GILMAN ST	WELLS STANLEY	WELLS JANICE	14 LO GILMAN ST		ST ALBANS	VT	05478-2303	\$179,700	\$179,700
26049176	549-173-00967	176-180 LAKE ST.	RILEY WILLIAM	RILEY ROXANNA	472 NORTH RD		MILTON	VT	05468	\$181,700	\$181,700
22063180	549-173-00619	180 NO. MAIN ST.	LAFORCE SCOTT		180 NO MAIN ST		ST ALBANS	VT	05478-1552	\$182,100	\$182,100
22063174	549-173-00537	174 NO. MAIN ST.	CHAMPLAIN HOUSING TRUST INC		88 KING STREET		BURLINGTON	VT	05401	\$183,500	\$183,500
22063196	549-173-01508	196 NO. MAIN ST.	ST ALBANS MANAGEMENT GROUP V LLC		161 E SOLOMON ROAD		SWANTON	VT	05488	\$184,700	\$184,700
22096013	549-173-10093	13-17 SUNSET MEADOWS	BEAN PROPERTIES LLC		80 WOODWARD ROAD		FAIRFAX	VT	05454-9789	\$185,700	\$185,700
22096031	549-173-00960	31-35 SUNSET MEADOWS	PARADEE LESHIA; PARADEE LEE	REYNOLDS JOANNE; REYNOLDS HENRY H	14 LINDA AVENUE		SWANTON	VT	05488	\$185,700	\$185,700
11063175	549-173-00476	175 NO. MAIN ST.	ZHENG AIBING		21 COUNTRY CLUB ESTATES		SWANTON	VT	05488	\$190,600	\$190,600
26079116	549-173-01256	116 SO. MAIN ST.	SAMSON GEORGE		116 SOUTH MAIN ST		ST ALBANS	VT	05478-1849	\$191,600	\$191,600
11063171	549-173-10216	171 NO. MAIN ST.	JORDAN LORI M		171 NORTH MAIN STREET		ST ALBANS	VT	05478	\$197,300	\$197,300
26061012	549-173-00900	12 NEW ST.	NEWTON JOHN F	NEWTON KARLA	12 NEW ST.		ST ALBANS	VT	05478-2311	\$197,600	\$197,600
22043036	549-173-00954	36-38 HOYT ST.	PAQUETTE JAMES W		38 HOYT ST		ST ALBANS	VT	05478	\$198,200	\$198,200
22033180	549-173-01088	180 FEDERAL ST.	BISSONETTE JAY	BISSONETTE KIMBERLY M	1251 WILLISTON RD		SOUTH BURLINGTON	VT	05403	\$198,900	\$198,900
26055011	549-173-00184	11 LO. WELDEN ST	GOSELIN MICHAEL J	GOSELIN KELLY J	56 CONGRESS ST.		ST ALBANS	VT	05478-1645	\$200,500	\$200,500
11086004	549-173-00752	4-8 UP. NEWTON ST.	MARTIN PETER J R		PO BOX 29-195 NO. MAIN ST.		ST ALBANS	VT	05478-0029	\$201,200	\$201,200
11059010	549-173-00621	10 MESSENGER ST.	CORBEIL CARLO M	CORBEIL VERA L	10 MESSENGER STREET		ST ALBANS	VT	05478-1546	\$250,700	\$250,700
26060012	549-173-00833	12-14 NASON ST.	KRILIVSKY DAVID	KRILIVSKY ERIN	12 NASON STREET		ST ALBANS	VT	05478-2323	\$209,200	\$209,200
22063164	549-173-00731	164 NO. MAIN ST.	ST ALBANS WELLNESS MASSAGE CENTER LLC		164 NORTH MAIN STREET		ST ALBANS	VT	05478	\$214,700	\$214,700
22063172	549-173-00829	172 NO. MAIN ST.	MINOR TODD D		295 LAKE ST		ST ALBANS	VT	05478-2268	\$225,800	\$225,800
22063176	549-173-10422	176 NORTH MAIN ST	CHAMPLAIN VALLEY OFFICE ECONOMIC		PO BOX 1603		BURLINGTON	VT	05402-1603	\$226,700	\$226,700
22063148	549-173-00445	148 NO. MAIN ST.	JULIA AND CELINA REAL ESTATE LLC		148 NORTH MAIN ST		ST ALBANS	VT	05478	\$229,400	\$229,400
11059014	549-173-01513	14 MESSENGER ST.	WEST JAMES A	CONNELLY SARAH A	14 MESSENGER STREET		ST ALBANS	VT	05478-1546	\$232,000	\$232,000
22063168	549-173-01637	168-170 NO. MAIN ST.	168 NORTH MAIN STREET LLC		92 BACHAND ROAD		SWANTON	VT	05488	\$233,700	\$233,700
22063232	549-173-10036	232 NO. MAIN ST.	APPEL KENNETH ESQ	APPEL JANIS	232 NORTH MAIN STREET		ST ALBANS	VT	05478-1554	\$236,000	\$236,000
26049200	549-173-10650	200-202 LAKE ST.	CYR RONALD	CYR JACQUELINE B	413 LAKE RD.		ST ALBANS	VT	05478-2238	\$239,500	\$239,500
26079168	549-173-00011	168-170 SO. MAIN ST.	ROCHELEAU JEFFREY E	ROCHELEAU BETTY A	19 EAST SHORE ROAD SOUTH		GRAND ISLE	VT	05458	\$241,100	\$241,100
22054002	549-173-10654	2 LO. NEWTON ST	DANDURAND KATHLEEN M	RAYMOND GREGORD N	C/O LAURA DANDURAND	PO BOX 715	ST ALBANS	VT	05478	\$252,200	\$252,200
14056013	549-173-00946	13 MAIDEN LANE	HEALD ARTHUR A	HEALD AVERILL	437 HEALD ROAD		SHELDON	VT	05483	\$253,100	\$253,100
26079184	549-173-00680	184 SO. MAIN ST.	LUNEAU DANIEL J FAMILY TRUST	LUNEAU KAREN H FAMILY TRUST	200 S. MAIN ST.		ST ALBANS	VT	05478-1801	\$259,600	\$259,600
26079100	549-173-10354	100 S. MAIN ST.	C & A REALTY INC		817 SCHOOL ST		CAMBRIDGE	VT	05444	\$267,600	\$267,600
22063152	549-173-01442	152-154 NO. MAIN ST.	THE 154 NO. MAIN ST. CO		154 NORTH MAIN STREET		ST ALBANS	VT	05478-1552	\$310,900	\$310,900
22054043	549-173-00317	43 LO. NEWTON ST.	HERITAGE OPERATING L.P		43 LOWER NEWTON STREET		ST ALBANS	VT	05478	\$329,900	\$329,900
22063146	549-173-00444	146 NO. MAIN ST.	JULIA CELINA REAL ESTATE LLC		148 NO MAIN ST		ST ALBANS	VT	05478	\$330,400	\$330,400
14056008	549-173-00357	8-10-12-14 MAIDEN LN	RASCOE PROPERTIES LLC		24 MAIN STREET		ALBURG	VT	05440	\$830,500	\$830,500
26055063	549-173-10393	63 LO. WELDEN ST.	CENTRAL VERMONT PUBLIC SERVICE		77 GROVE ST.		RUTLAND, VT.		05701-3402	\$6,553,913	\$6,553,913

TIF DISTRICT APPLICATION
TABLE 6H
INFRASTRUCTURE PROJECT COSTS

Infrastructure Project Name	Project Location	Estimated year of Constr.	Estimated Construction & Cont Costs (Current \$)	Est. Const. Cont. Costs (*Inc. in constr costs)	Est. Soft Costs	Est.Total Project Costs (Current \$)	Est. Total Project Cost in Year of Construction	Proportionality				Additional Funds		Total Needed
								TIF Portion		Non-TIF Portion		SOURCE	AMOUNT	
								Percentage						
		Year	Totals				5%	%	\$	%	\$			
		2012	\$28,673,019	\$0	\$1,070,000	\$29,743,019	\$32,446,922		\$32,446,922		\$0		\$9,337,000	\$23,109,922
Taylor Park Master Plan Implementation	Taylor Park, Downtown St. Albans. Bound by Main, Bank, Church and Fairfield Streets.	2013	\$885,000			\$885,000	\$929,250	100%	\$929,250	0%	\$0	State & Federal Grants, Capital Campaign	\$160,000	\$769,250
Structured Parking	In Downtown Core Lot. Bound by Main, Lake, Federal and Kingman Streets.	2013	\$8,000,000		\$350,000	\$8,350,000	\$8,767,500	100%	\$8,767,500	0%	\$0			\$8,767,500
Core Brownfield Clean-up	In Downtown Core Lot. Bound by Main, Lake, Federal and Kingman Streets.	2013	\$212,425		\$10,000	\$222,425	\$233,546	100%	\$233,546	0%	\$0	EPA Grant	\$177,000	\$56,546
Federal St. Multi-Modal Connector	From north to south along Lower Newton, Federal, Catherine, Market, Allen Streets, Lemnah Drive and a new road connecting to the State Highway Access Road.	2014	\$12,283,990			\$12,283,990	\$13,512,389	100%	\$13,512,389	0%	\$0	TIGER Grant	\$7,000,000	\$6,512,389
Streetscape Phase 2 - Side Streets and down Lake St.	Down Lake St. to the extent of the TIF district. Also streets connecting Main and Federal Street Corridor, including Stebbins, Kingman, Center, Hudson and Hoyt.	2014	\$2,699,447		\$350,000	\$3,049,447	\$3,354,391	100%	\$3,354,391	0%	\$0	Enhancement Grant & TIGER	\$1,300,000	\$2,054,391
Fonda Brownfield Clean-up	Located at the former Fonda-Solo manufacturing parcel at 15-21 Lower Newton Street.	2014	\$892,711		\$10,000	\$902,711	\$992,982	100%	\$992,982	0%	\$0	EPA Grant	\$400,000	\$592,982
Stormwater Treatment Project	Consisting of new utility stormwater separation work underground in the TIF district and ending at a natural treatment facility to be constructed between Lower Newton and Rewes Street.	2015	\$1,000,000			\$1,000,000	\$1,150,000	100%	\$1,150,000	0%	\$0			\$1,150,000
Streetscape Phase 3 - Gateways, Wayfinding	Consisting of streetscape and wayfinding improvements at the northern and southern City limits of Main Street to direct traffic to new private projects in the TIF district.	2015	\$2,699,447		\$350,000	\$3,049,447	\$3,506,863	100%	\$3,506,863	0%	\$0	Enhancement Grant	\$300,000	\$3,206,863

TIF DISTRICT APPLICATION
TABLE 6K
INFRASTRUCTURE NEXUS INFORMATION

Project Name	Loc	%	Project Description	Impact on TIF District			Impact on Real Property Developments	Reports, studies justifying project	Explanation of Proportion
				Direct	Essential	Major			
Taylor Park Master Plan Implementation	CW	-	Rehabilitation, landscaping, lighting, amenities to maximize utilization and update aging infrastructure.	Direct	Essential	Major	Davis Redevelopments, Handy Main Street, Core Commercial Development,	SE Group (project design consultant) conceptual estimates	This project is completely within the TIF District boundary and will directly serve the stimulated projects due to its central location within the downtown area.
Structured Parking	CW	-	400 structured parking spaces	Direct	Essential	Major	Core Commercial Development, Mylan Technologies	Core Development Master Plan 2009 - \$20,000 per space.	This project is completely within the TIF District boundary and will be 100% proportionate to the Core Commercial Development and Mylan Technologies, as well as other downtown uses within the TIF District.
Core Brownfield Clean-up	CW	-	Mitigation of polyaromatic hydrocarbons and heavy metals in soil and two Underground Storage Tanks (USTs)	Direct	Essential	Major	Core Commercial Development	Corrective Action Feasibility Investigation report produced by the Johnson Company, Inc. for the former Fonda-Solo brownfield site (similar project proportional calculations).	This project is completely within the TIF District boundary and will be 100% proportionate to the core commercial development. This will also remove a critical barrier for additional infrastructure (i.e. structured parking), thus indirectly stimulating even more private projects.

TIF DISTRICT APPLICATION
TABLE 6K
INFRASTRUCTURE NEXUS INFORMATION

Project Name	Loc	%	Project Description	Impact on TIF District			Impact on Real Property Developments	Reports, studies justifying project	Explanation of Proportion
				Direct	Essential	Major			
Federal St. Multi-Modal Connector	PW	99%	Operational improvements at intersections, access management and parking improvements, traffic and wayfinding signs, continuous sidewalks and improved pedestrian crossings throughout, on-street bike lanes, appropriate street lighting for each roadway segment, street trees where appropriate, bridge replacement at Stevens Brook, roadway pavement rehabilitation/reconstruction, drainage improvements, and municipal utility updates	Direct	Essential	Major	Mylan Technologies, Inc. (MTI) Expansion, St. Albans Cooperative Creamery New Store & Factory Expansion, Core Commercial Development, Handy Main St., St. Albans House, Stebbins & Catherine, Handy Lake St., Sale of Tax-Exempt Property, INS Office Complex Build-Out, Switchyard Build-Out, Fonda Redevelopment Housing	VHB Inc. (project design engineer) conceptual estimates.	The majority of this project will occur within the boundary of the TIF District and will be 100% proportionate to the TIF District, especially the TIF-stimulated projects. This is a central and critical piece of infrastructure; many projects are proceeding in anticipation of this infrastructure and will be stimulated by it. The only portions of the project that are outside of the boundary are some of the connections to the existing road network.
Streetscape Phase 2 - Side Streets and down Lake St.	CW	-	Reconstructed sidewalks with new materials, new pedestrian lighting with historic fixtures, new pedestrian amenities, such as benches, realigned and rebuilt pedestrian crosswalks with new "bump-outs" where possible, new accessibility amenities, bringing downtown sidewalks up to code, re-paved streets with new striping for automobiles and bicycles, improvements to intersection designs, new tree plantings along the sidewalk, improvements to the utilities under the road and sidewalks	Direct	Essential	Major	Mylan Technologies, Inc. (MTI) Expansion, St. Albans Cooperative Creamery New Store & Factory Expansion, Core Commercial Development, Handy Main St., St. Albans House, Stebbins & Catherine, Handy Lake St., Sale of Tax-Exempt Property, INS Office Complex Build-Out, Switchyard Build-Out, Davis Redevelopments	VHB Inc. (project design engineer) conceptual estimates.	The Streetscape Phase 2 project will be 100% proportionate to the TIF District as a whole and will particularly make the stimulated projects viable. These sites would not be as attractive for development without these connectivity and pedestrian improvements.
Fonda Brownfield Clean-up	CW	-	Develop and implement a corrective action plan to remove any remaining contaminants in the slab and soil on the site	Direct	Essential	Major	Fonda Redevelopment Housing	Clean-up cost estimates from Corrective Action Feasibility Investigation report produced by the Johnson Company, Inc.	The Fonda Brownfield clean-up will be 100% proportionate to the development of the Fonda development project itself.

TIF DISTRICT APPLICATION
TABLE 6K
INFRASTRUCTURE NEXUS INFORMATION

Project Name	Loc	%	Project Description	Impact on TIF District			Impact on Real Property Developments	Reports, studies justifying project	Explanation of Proportion
				Direct	Essential	Major			
Stormwater Treatment Project	PW	50%	Consisting of new utility stormwater separation work underground in the TIF district and ending at a natural treatment facility to be constructed between Lower Newton and Rewes Street.	Direct	Essential	Major	St. Albans Cooperative Creamery New Store & Factory Expansion, Core Commercial Development	Conceptual cost estimates from the project engineer.	The natural treatment area of this project is outside of the TIF District boundary; it would be counter-productive for this type of infrastructure (a large natural area) to be located within the TIF District. Most of the utilities are within the boundary to collect and transport the stormwater. But the entire project is 100% proportionate to the District - separating stormwater for many of the projects identified within the Plan, as well as many other properties within the District as a whole.
Streetscape Phase 3 - Gateways, Wayfinding	PW	75%	Consisting of streetscape and wayfinding improvements at the northern and southern City limits of Main Street to direct traffic to new private projects in the TIF district.	Direct	Essential	Major	Core Commercial Development	Replication of Streetscape Phase 2 estimates (similar project)	Although the physical locations of some of Streetscape Phase 3 will be outside of the TIF District boundary, the project will be 100% proportionate to the development of the Core Commercial Development project. This private project is dependent on the wayfinding and gateways to be successful (which by their nature must be at the gateways to the City - outside of the TIF District boundary). This infrastructure is one of the major incentives for attracting the development to this particular site.

**TIF DISTRICT APPLICATION
TABLE 6L
REAL PROPERTY DEVELOPMENT PROJECTS - DESCRIPTION**

Development or Redevelopment Project Name	Span #	Address or Location Description	Tax Map (Parcel & Map Number)	Zoning District	Project Description	Project Characterization	Project Status	Project Findings	Public Infrastructure Impact
Mylan Technologies, Inc. (MTI) Expansion	549-173-00839	110 Lake St.	26049110	Business 1 and Service Industrial	This project will remove 14,278 sq.ft. of existing storage space and add 85,320 sq.ft. of new space (3 floors) for a total of 238,410 sq.ft., all Manufacturing.	Known	Project is planned and engineered and is in permitting process. Construction awaits permits and public improvements.	Property owner's plans and permitting process are demonstration of need/viability. Letter of support is forthcoming.	Anticipated Infrastructure: Federal Street Multi-Modal Connection, Streetscape Phase 2 and Structured Parking. This project is located along the Federal Street corridor and on Lake St. Both the Federal Street Multi-Modal Connector and Streetscape Phase 2 projects are needed to provide the traffic management improvements needed for getting increased employees and deliveries to and from the site and to make the downtown (etc.) connections necessary to enhance marketability of employment at the company. Furthermore the site is severely restricted for parking, both currently and in the face of increased employment, so structured parking with reserved space incentives is necessary for the project.
St. Albans Cooperative Creamery New Store	549-173-01050 & 549-173-00132 & 549-173-10711	132-136 Federal	22033136 & 22033134 & 22033132	Service Industrial	Demolition of existing vacant houses. Construction of 17,922 sq.ft. new retail (warehouse type building) and 4,300 sq.ft. new outdoor storage.	Known	Project is in planning and permitting stages. Construction awaits permitting process and public improvements to provide marketability.	Property owner's plans and permitting process are demonstration of need/viability. Letter of support is forthcoming.	Anticipated Infrastructure: Federal Street Multi-Modal Connector, Streetscape Phase 2 and Stormwater Treatment. This project is located along the Federal Street corridor and near Hoyt and Hudson Streets (coming down from Downtown Main Street). Both the Federal Street Multi-Modal Connector and Streetscape Phase 2 projects are needed to provide the traffic management improvements needed for getting customers, employees and deliveries to and from the site and to make the downtown connections necessary to enhance marketability of the store. Furthermore the site is on the combined stormwater/sewer system, and development is hindered by the overflow. The stormwater treatment project would greatly benefit this project.
St. Albans Cooperative Creamery Factory Expansion	549-173-01358	142 Federal	22033142	Service Industrial	Removal of old store. Construction of 13,732 sq.ft. of new manufacturing (expansion).	Known	Project is in planning and permitting stages. Construction awaits permitting process and public improvements to provide viability.	Property owner's plans and permitting process are demonstration of need/viability. Letter of support is forthcoming.	Anticipated Infrastructure: Federal Street Multi-Modal Connector, Streetscape Phase 2 and Stormwater Treatment. This project is located along the Federal Street corridor and near Hoyt and Hudson Streets (coming down from Downtown Main Street). Both the Federal Street Multi-Modal Connector and Streetscape Phase 2 projects are needed to provide the traffic management improvements needed for getting increased employees and deliveries to and from the site and to make the downtown connections necessary to enhance marketability of employment at the company. Furthermore the site is on the combined stormwater/sewer system, and development is hindered by the overflow. The stormwater treatment project would greatly benefit this project.
Davis Redevelopment - Ralston Bldg	549-173-00842	54 No. Main	23063054	Business 1	Extensive renovations of 5,888 sq. ft. in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.	Known	Project is in planning and permitting stages. Construction awaits permitting process and public improvements to provide marketability for tenants.	Property owner's plans are demonstration of need/viability. Letter of support is forthcoming. Project renovations are required as part of state permit settlement with Wal-Mart.	Anticipated Infrastructure: Streetscape Phase 2 and Taylor Park. This project is located across from Taylor Park and along the Downtown streetscape. Both the park improvements and the improvements and multi-modal downtown connections provided by Streetscape Phase 2 (especially Lake and Kingman Streets) are necessary to market this unit to new tenants and fully occupy the building to justify renovations.
Core Commercial Development	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED
Handy Main St.	549-173-00258	8 Fairfield	14031008	Business 1	Reconfigure a deficient car dealership layout near the center of Downtown to build a new 3 story retail/residential (rental) building with 36,000 sq.ft.	Current - Commercial, Residential	The current site is obsolete/underdeveloped, and public improvements will spur private development. This project concept was developed for the St. Albans City Growth Center Application.	This project concept was developed for the St. Albans City Growth Center Application.	Anticipated Infrastructure: Federal Street Multi-Modal Connector, Streetscape Phase 2, and Taylor Park Improvements. This project is located at the intersection of Fairfield, Main and Lake Streets. Streetscape Phase 2 improvements will be needed to provide multi-modal downtown connections to the Lake St. corridor to the west. The Federal Street Multi-Modal Connector is required to facilitate traffic routes to the site, especially through the new design of the Lake and Federal Street intersection. Taylor Park Improvements will provide a key aspect of marketability for building occupancy.
Davis Redevelopment - Electric Youth Bldg	549-173-00623	18-20 No. Main	23063018	Business 1	Extensive renovations of 9,024 sq. ft. in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.	Known	Project is in planning stages. Construction awaits permitting process and public improvements to provide marketability for tenants.	Property owner's plans are demonstration of need/viability. Letter of support is forthcoming. Project renovations are required as part of state permit settlement with Wal-Mart.	Anticipated Infrastructure: Streetscape Phase 2 and Taylor Park. This project is located across from Taylor Park and along the Downtown streetscape. Both the park improvements and the improvements and multi-modal downtown connections provided by Streetscape Phase 2 (especially Lake and Kingman Streets) are necessary to market this unit to new tenants and fully occupy the building to justify renovations.
Davis Redevelopment - Dressing Room Bldg	549-173-01195	34 No. Main	23063034	Business 1	Extensive renovations of 4,473 sq. ft. in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.	Known	Project is in planning stages. Construction awaits permitting process and public improvements to provide marketability for tenants.	Property owner's plans are demonstration of need/viability. Letter of support is forthcoming. Project renovations are required as part of state permit settlement with Wal-Mart.	Anticipated Infrastructure: Streetscape Phase 2 and Taylor Park. This project is located across from Taylor Park and along the Downtown streetscape. Both the park improvements and the improvements and multi-modal downtown connections provided by Streetscape Phase 2 (especially Lake and Kingman Streets) are necessary to market this unit to new tenants and fully occupy the building to justify renovations.

**TIF DISTRICT APPLICATION
TABLE 6M
REAL PROPERTY DEVELOPMENT PROJECTS - INCREMENTAL VALUE**

Development or Redevelopment Project Name	Estimated Year of Construction Start	Projected New Commercial Dev (SF)	Projected Renovated Commercial (SF)	Projected New Residential Dev (SF)	Projected Renovated Residential (SF)	Projected New Industrial Dev (SF)	Projected Renovated Industrial (SF)	Projected Total Dev (SF)	Original Assessed/Baseline Value	Estimated Assessed Value After Development	Estimated Increase in Value from Baseline	Use Code	Estimated % of New Construction - Homestead Rate	Estimated % of New Construction - Non-Homestead Rate	Estimated Incremental Value - Homestead	Estimated Incremental Value -Non-Homestead
Base Year:	2012															
Totals:		505,722	17,893	137,837	9,495	99,052	0	769,999	\$33,810,800	\$123,516,900	\$89,706,100				\$ -	\$ 89,706,100
Mylan Technologies, Inc. (MTI) Expansion	2012					85,320		85,320	\$8,789,800	\$19,144,400	\$10,354,600	I	0%	100%	\$0	\$10,354,600
St. Albans Cooperative Creamery New Store	2012	22,222						22,222	\$367,300	\$2,092,900	\$1,725,600	C	0%	100%	\$0	\$1,725,600
St. Albans Cooperative Creamery Factory Expansion	2012					13,732		13,732	\$3,766,300	\$7,144,300	\$3,378,000	I	0%	100%	\$0	\$3,378,000
Davis Redevelopment - Ralston Bldg	2013		3,925		1,963			5,888	\$254,100	\$710,800	\$456,700	C, RN	0%	100%	\$0	\$456,700
Core Commercial Development	2013	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	\$251,500	\$9,273,700	\$9,022,200	REDACTED	0%	100%	\$0	\$9,022,200
Handy Main St.	2013	12,000		24,000				36,000	\$930,700	\$3,640,800	\$2,710,100	C, RN	0%	100%	\$0	\$2,710,100
Davis Redevelopment - Electric Youth Bldg	2013		6,016		3,008			9,024	\$299,900	\$1,070,100	\$770,200	C, RN	0%	100%	\$0	\$770,200
Davis Redevelopment - Dressing Room Bldg	2013		2,982		1,491			4,473	\$218,400	\$600,000	\$381,600	C, RN	0%	100%	\$0	\$381,600
St. Albans House	2014		4,970		3,033			8,003	\$147,200	\$1,091,300	\$944,100	C, RN	0%	100%	\$0	\$944,100
Stebbins & Catherine	2014	4,000		4,000				8,000	\$235,900	\$966,800	\$730,900	C, RN	0%	100%	\$0	\$730,900
Handy Lake St.	2014	67,500		67,500				135,000	\$689,200	\$10,394,900	\$9,705,700	C, RN	0%	100%	\$0	\$9,705,700
Sale of Tax-Exempt Property	2014	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	\$0	\$5,411,500	\$5,411,500	REDACTED	0%	100%	\$0	\$5,411,500
INS Office Complex Build-Out	2014	200,000						200,000	\$15,311,800	\$34,458,500	\$19,146,700	C	0%	100%	\$0	\$19,146,700
Switchyard Build-Out	2014	200,000						200,000	\$2,123,800	\$16,794,100	\$14,670,300	C	0%	100%	\$0	\$14,670,300
Fonda Redevelopment - Housing	2015			42,337				42,337	\$0	\$9,276,400	\$9,276,400	RH	0%	100%	\$0	\$9,276,400
Davis Redevelopment - Purchase of 4th Bldg	2015	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	\$424,900	\$1,446,400	\$1,021,500	REDACTED	0%	100%	\$0	\$1,021,500

**TIF DISTRICT APPLICATION
TABLE 60
SUMMARY OF ALL REVENUE SOURCES**

Year	Annual TIF Increment: Municipal	Annual TIF Increment: State	Grant Information	Grant Amount	Other Revenue Information	Other Revenue Amount	Total Revenue
Totals:	\$17,874,881	\$30,915,979		\$0		\$2,429,737	\$51,220,597
2012	:Base Year						
2013	\$102,024	\$0					\$102,024
2014	\$199,957	\$345,340			Parking fees (200 spaces, annual rate increase)	\$100,000	\$645,297
2015	\$540,490	\$927,252			Parking fees (200 spaces, annual rate increase)	\$102,000	\$1,569,742
2016	\$647,725	\$1,103,828			Parking fees (200 spaces, annual rate increase)	\$104,040	\$1,855,593
2017	\$681,407	\$1,153,500			Parking fees (200 spaces, annual rate increase)	\$106,121	\$1,941,028
2018	\$716,840	\$1,205,408			Parking fees (200 spaces, annual rate increase)	\$108,243	\$2,030,491
2019	\$754,116	\$1,259,651			Parking fees (200 spaces, annual rate increase)	\$110,408	\$2,124,175
2020	\$793,330	\$1,316,335			Parking fees (200 spaces, annual rate increase)	\$112,616	\$2,222,281
2021	\$834,583	\$1,375,570			Parking fees (200 spaces, annual rate increase)	\$114,869	\$2,325,022
2022	\$877,981	\$1,437,471			Parking fees (200 spaces, annual rate increase)	\$117,166	\$2,432,618
2023	\$923,637	\$1,502,157			Parking fees (200 spaces, annual rate increase)	\$119,509	\$2,545,303
2024	\$971,666	\$1,569,754			Parking fees (200 spaces, annual rate increase)	\$121,899	\$2,663,319
2025	\$1,022,192	\$1,640,393			Parking fees (200 spaces, annual rate increase)	\$124,337	\$2,786,923
2026	\$1,075,346	\$1,714,211			Parking fees (200 spaces, annual rate increase)	\$126,824	\$2,916,381
2027	\$1,131,264	\$1,791,350			Parking fees (200 spaces, annual rate increase)	\$129,361	\$3,051,975
2028	\$1,190,090	\$1,871,961			Parking fees (200 spaces, annual rate increase)	\$131,948	\$3,193,999
2029	\$1,251,975	\$1,956,199			Parking fees (200 spaces, annual rate increase)	\$134,587	\$3,342,761
2030	\$1,317,077	\$2,044,228			Parking fees (200 spaces, annual rate increase)	\$137,279	\$3,498,584
2031	\$1,385,565	\$2,136,219			Parking fees (200 spaces, annual rate increase)	\$140,024	\$3,661,808
2032	\$1,457,615	\$2,232,348			Parking fees (200 spaces, annual rate increase)	\$142,825	\$3,832,788
2033	\$0	\$2,332,804			Parking fees (200 spaces, annual rate increase)	\$145,681	\$2,478,485
2034	\$0	\$0					\$0

**TIF APPLICATION
TABLE 6P
SUMMARY OF ANNUAL DEBT**

Project for Which Debt Incurred	Type of Debt Instrument	Debt Principal	Expected Date Debt Incurred	Interest Rate	Term	Pmts Per Year	Amount Paid Each Period	Total Interest	Total Debt Cost
Taylor Park Master Plan Implementation	Municipal Bond	\$769,250	2013	4.0000%	20	4	\$14,015	\$351,938	\$1,121,188
Structured Parking	Municipal Bond	\$8,767,500	2013	4.0000%	20	4	\$159,734	\$4,011,201	\$12,778,701
Core Brownfield Clean-up	Municipal Bond	\$56,546	2013	4.0000%	20	4	\$1,030	\$25,870	\$82,417
Federal St. Multi-Modal Connector	Municipal Bond	\$6,512,389	2014	4.0000%	20	4	\$118,648	\$2,979,470	\$9,491,859
Streetscape Phase 2 - Side Streets and down Lake St.	Municipal Bond	\$2,054,391	2014	4.0000%	20	4	\$37,429	\$939,900	\$2,994,292
Stormwater Treatment Project	Municipal Bond	\$1,150,000	2015	4.0000%	20	4	\$20,952	\$526,134	\$1,676,134
Streetscape Phase 3 - Gateways, Wayfinding	Municipal Bond	\$3,206,863	2015	4.0000%	20	4	\$58,425	\$1,467,166	\$4,674,029
Fonda Brownfield Clean-up	Municipal Bond	\$592,982	2014	4.0000%	20	4	\$10,803	\$271,294	\$864,276

NOTE: Interest rates and terms are at the conservative end of the range of typical St. Albans rates and terms.

**TIF APPLICATION
TABLE 6Q
CASH FLOW**

Year	Total Revenue (from all sources)	Total TIF Debt Service	Related Costs	Annual Cash Flow - Cumulative
2012	:Base Year			
2013	\$102,024	\$0	\$35,500	\$66,524
2014	\$645,297	\$699,115	\$0	\$12,706
2015	\$1,569,742	\$1,366,637	\$0	\$215,811
2016	\$1,855,593	\$1,684,145	\$0	\$387,259
2017	\$1,941,028	\$1,684,145	\$0	\$644,142
2018	\$2,030,491	\$1,684,145		\$990,488
2019	\$2,124,175	\$1,684,145		\$1,430,519
2020	\$2,222,281	\$1,684,145		\$1,968,655
2021	\$2,325,022	\$1,684,145		\$2,609,532
2022	\$2,432,618	\$1,684,145		\$3,358,006
2023	\$2,545,303	\$1,684,145		\$4,219,164
2024	\$2,663,319	\$1,684,145		\$5,198,338
2025	\$2,786,923	\$1,684,145		\$6,301,116
2026	\$2,916,381	\$1,684,145		\$7,533,352
2027	\$3,051,975	\$1,684,145		\$8,901,183
2028	\$3,193,999	\$1,684,145		\$10,411,037
2029	\$3,342,761	\$1,684,145		\$12,069,653
2030	\$3,498,584	\$1,684,145		\$13,884,092
2031	\$3,661,808	\$1,684,145		\$15,861,755
2032	\$3,832,788	\$1,684,145		\$18,010,398
2033	\$2,478,485	\$1,684,145		\$18,804,738
2034	\$0	\$985,030		\$17,819,709
2035	\$0	\$317,508		\$17,502,201
2036	\$0	\$0		

**TIF APPLICATION
TABLE 6R
RELATED COSTS BY YEAR**

Year Cost is Expected to be Paid/Repaid	Related Cost Name	Related Cost Description	Related Cost Amount
		Total:	\$ 35,500
2013			\$ 35,500
	Consultant Fees	Fee charged by Consultant(s) for TIF District development and application management	\$25,000.00
	Application Deposit	Application deposit charged by VEPC for third party application analysis	\$5,000.00
	Application Fee	Total Application Fee charged by VEPC for third party application analysis	\$5,000.00
	Administrative	Notices in newspapers, Print materials for application	\$300.00
	Meeting costs	Bus for VEPC meeting, other meeting costs	\$200.00
2014			\$ -
2015			\$ -
2016			\$ -
2017			\$ -
2018			\$ -

TIF DISTRICT APPLICATION
TABLE 6I
INFRASTRUCTURE COSTS, BY TYPE

Major Infrastructure Categories	Infrastructure Subcategory (Project)	Total Cost	Cost Paid by Other Revenue Sources	Cost Paid By TIF Revenue
	Total Infrastructure Costs, Table 6H	\$32,446,922	\$9,337,000	\$32,446,922
	Total Infrastructure Costs, this table	\$32,446,922	\$9,337,000	\$32,446,922
Brownfields		\$1,226,528	\$577,000	\$1,226,528
	Core Brownfield Clean-up	\$233,546	\$177,000	\$233,546
	Fonda Brownfield Clean-up	\$992,982	\$400,000	\$992,982
Parking		\$8,767,500	\$0	\$8,767,500
	Structured Parking	\$8,767,500	\$0	\$8,767,500
Parks		\$929,250	\$160,000	\$929,250
	Taylor Park Master Plan Implementation	\$929,250	\$160,000	\$929,250
Roads/Transportation		\$13,512,389	\$7,000,000	\$13,512,389
	Federal St. Multi-Modal Connector	\$13,512,389	\$7,000,000	\$13,512,389
Stormwater		\$1,150,000	\$0	\$1,150,000
	Stormwater Treatment Project	\$1,150,000	\$0	\$1,150,000
Streetscape		\$6,861,255	\$1,600,000	\$6,861,255
	Streetscape Phase 2 - Side Streets and down Lake S	\$3,354,391	\$1,300,000	\$3,354,391
	Streetscape Phase 3 - Gateways, Wayfinding	\$3,506,863	\$300,000	\$3,506,863

TIF DISTRICT APPLICATION
TABLE 6J
INFRASTRUCTURE COSTS, BY YEAR

Projected Year of Construction	Estimated Construction Costs of All Projects	Cost Paid By TIF Revenue	Cost Paid by Other Revenue Sources	
Base Year	Totals from Table 6H	\$32,446,922	\$23,109,922	\$9,337,000
2012	Totals from this Table	\$32,446,922	\$23,109,922	\$9,337,000
2013		\$9,930,296	\$9,593,296	\$337,000
2014		\$17,859,762	\$9,159,762	\$8,700,000
2015		\$4,656,863	\$4,356,863	\$300,000
2016				
2017				
2018				
2019				
2020				
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				