Downtown and Village Center Tax Credits FY2021

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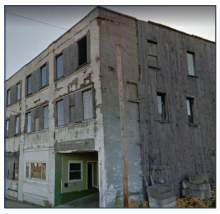
51 Church Street, Barre – State tax credits will support adaptive use of one of Barre's earliest schoolhouses for the Peoples Health and Wellness Clinic (PHWC). Installation of an elevator, electrical and plumbing upgrades, and façade repairs will allow PHWC to expand its free and reduced cost health services for the uninsured and underinsured residents of central Vermont. The new space will be designed to avoid the spread of viruses like COVID-19 and allow for the expansion of dental and counseling services.

Total Project Cost: $607,213; Tax Credits Awarded: $142,213
Contact: Thom Lauzon, 802-793-1033, tlauzon@salvadorandbabic.com

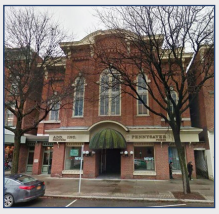
17 Rockingham Street, Bellows Falls – The Bellows Falls Firehouse was erected in 1904 and today houses seven mixed-use rental spaces. Tax credits will support the installation of a sprinkler system throughout the building. This will enable occupancy of the previously-vacant third floor by a design firm with six employees, thereby increasing downtown occupancy and making the property more economically viable for Bellows Falls.

Total Project Cost: $61,500; Tax Credits Awarded: $30,750
Contact: Robert McBride, 802-463-1992, rmcbride@sover.net



115 Rockingham Street, Bellows Falls – State tax credits will support the adaptive use of this building for 26 apartments with low income and workforce housing options, including five units for the homeless. It is an early example of now common parking garage, located at the northern entrance to downtown Bellows Falls. Rehabilitation will include exterior alterations; upgrades for accessibility, indoor air quality and energy efficiency; and mitigation of hazardous materials and a Brownfield site.

Total Project Cost: $8,789,906; Tax Credits Awarded: $200,000
Contact: Peter Paggi, 802-246-2113, ppaggi@homemattershere.org



109 South Street, Bennington – The former Bennington County Courthouse is part of the larger Putnam Block Redevelopment project, a transformative mixed-use revitalization in downtown Bennington. Vacant and boarded up for years, the building will undergo substantial rehabilitation supported by both federal and state historic tax credits, including asbestos and lead remediation, hazardous materials abatement, window restoration and replacement, and installation of new HVAC, sprinkler and electrical systems. Once complete, the building will include three commercial units for the Bennington Bookstore, an IT/tech company, and a café.

Total Project Cost: $31,487,734; Tax Credits Awarded: $62,163
Contact: Bill Colvin, 802-447-0371, bcolvin@bcrcvt.org

355 Main Street, Bennington – The Winslow Building renovation is part of the larger Putnam Block Redevelopment Project, a transformative mixed-use revitalization in downtown Bennington. Partially vacant for years, the building will now undergo substantial rehabilitation with the support of state and federal historic tax credits. This includes asbestos and lead remediation, hazardous materials abatement, window restoration and replacement, and installation of new HVAC, sprinkler and electrical systems. New uses will include graduate student housing and office space for Bennington College, and offices for Southwest VT Healthcare and VNA and Hospice of the Southwestern Region.

Total Project Cost: $31,487,734; Tax Credits Awarded: $84,842
Contact: Bill Colvin, 802-447-0371, bcolvin@bcrcvt.org

1808 Scott Hill Road, Berlin – The First Congregational Church of Berlin (FCCB) is a beloved and iconic part of the Berlin community. State tax credits will support the connection of the building to town water to ensure safe drinking water, addition of a new ADA-compliant restroom, and installation of an ADA-compliant main entrance. This will enable a wide range of community activities and events, such as classes, public services, and private and public events to continue using the accessible building.

Total Project Cost: $55,396; Tax Credits Awarded: $27,698
Contact: Robert Griffin Suter, 802-272-2376, griffinsuter@hotmail.com

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7313 US Route 4, Bridgewater – In 2015, the historic Bridgewater Village School was closed due to consolidation. Two years later, a group of community members formed a committee to adapt the building for use as a community and childcare center. State tax credits will support work to install a new sprinkler system, a three-stop lift, and complete façade repairs. In addition to the childcare center, the building will provide space for community mobility and exercise classes, social and artistic events, and rentable commercial space.

Total Project Cost: $1,151,032; Tax Credits Awarded: $115,677
Contact: Brian Bontrager, 802-356-1856, brianbontrager76@gmail.com

77 Pine Street, Burlington – Previously owned by People's United Bank, this building will be redeveloped as a mix of 50 residential apartments and office space for the bank. The rehabilitation requires significant building and code upgrades that will be partially funded with state tax credits. These include new electrical, plumbing, and fire alarm/ systems, asbestos abatement, and installation of an elevator. The project will guarantee 130 long-term jobs through Peoples United Bank and supply much needed affordable housing for downtown Burlington.

Total Project Cost: $19,407,054; Tax Credits Awarded: $200,000
Contact: Jaeger Nedde, 802-777-0732, jnedde@neddere.com

119 South Craftsbury Road, Craftsbury – The Craftsbury General Store and U.S. Post Office are pillar businesses in Craftsbury, with a general store documented on this site since 1850. Together, the store and post office employ about 12 people and the building's second floor provides three apartments. State tax credits will support essential electrical and plumbing-related code upgrades.

Total Project Cost: $40,284; Tax Credits Awarded: $20,142
Contact: Emily Maclure, 802-586-2440, emily@craftsburygeneralstore.com

4520 Route 14, East Calais – This historic building has housed a general store since its construction c. 1850, with three apartments added in the early 1900s. After the store closed in December 2019, the East Calais Community Trust purchased the building with the goal of renovating it to provide a debt-free and code-compliant space for a new store operator, believing a thriving rural village store and meeting place are essential local necessities. State tax credits will support façade repairs and code-mandated improvements.

Total Project Cost: $417,083; Tax Credits Awarded: $75,000
Contact: Janice Ohlsson, 802-232-1028, eastcalaiscommunitytrust@gmail.com

33 Depot Street, Enosburg Falls – The historic IOOF Building on Depot Street was recently purchased by owners of a local veterinarian clinic. Renovations to the adjacent building are now complete and façade work at the IOOF Building is now planned to support the commercial space for Poppy's Rail Trail Flowers and Boutique. State tax credits will support these façade repairs and energy efficiency improvements.

Total Project Cost: $6,720; Tax Credits Awarded: $1,680
Contact: Annie Wagner, 802-933-4533, enosburgvetcare@gmail.com

28 Cross Street, Island Pond – With the support of state tax credits, this important anchor building on Cross Street, vacant since April 2014, will receive a façade rehabilitation. The Hearth & Home Country Store will then relocate to this building from its smaller Mountain Street location and the expansion will allow addition of a bakery to the retail business aligned with the Town of Brighton's multi-year downtown revitalization effort.

Total Project Cost: $79,135; Tax Credits Awarded: $19,784
Contact: Michael Strait, 802-723-0470, mike@hearthandhomecountry.com

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24 Clay Hill Road, Johnson – Vermont Studio Center (VSC) will rehabilitate and fit-up the historic Pearl House with the furnishings, finishes, and equipment for 13 housing units, providing housing to more than 20% of VSC's residents and visitors. With the support of state façade and code tax credits, the project will also make the first-floor units of this building ADA-compliant.

Total Project Cost: $1,637,698; Tax Credits Awarded: $95,640
Contact: Jim MacDowell, 802-635-2727, jmacdowell@vermontstudiocenter.org

746 Hill Street, Lyndonville – This project will convert a vacant warehouse into an office and workshop for a successful local electrical contracting business, Aubin Electric, Inc. State tax credits will support major code and façade improvements to this highly visible building at the southern gateway to downtown Lyndonville.

Total Project Cost: $148,292; Tax Credits Awarded: $37,600
Contact: Charles Aubin, 802-532-8686, aubinelectric@gmail.com

48 West Road, Manchester – The Mark Skinner Library (1897) was designed by F.W. Stickney and used as the town's public library for over 120 years. A subsequent 1964 addition was designed by Shepley, Bulfinch, Richardson and Abbott, a leading mid-century modern architectural design firm. With closure of the library by the town in 2016, the building will now be rehabilitated for Silver Fork Restaurant. State tax credits will support code-required upgrades as well as minor façade repairs. The new space will double the size of this successful business with 10 years of experience.

Total Project Cost: $455,000; Tax Credits Awarded: $82,250
Contact: Clark French, 772-321-0683, cfrench@frenchandco.net

64 Main Street, Middlebury – This project will restore and preserve a mixed-use building with major improvements along Frog Hollow Alleyway façade. State tax credits will also support code improvements to ensure the building's two apartments are more marketable and remain affordable.

Total Project Cost: $64,693; Tax Credits Awarded: $18,173
Contact: Bryan Phelps, 802-989-2290, bryan@stonwellvt.com

2-4 River Street, Milton – The Joseph P. Clark Office Building, built in 1845, originally served as an office for the local grist and lumber mills. With the support of state façade and code tax credits, the ground floor will become Arrowhead Lodge, an upscale taproom, with a two-bedroom apartment on the upper floor. Renovations include foundation and masonry repairs; new plumbing, electrical, and heating systems; and a new roof. All work will ensure preservation of important architectural elements including the original doors, floors, brick corbels, and queen truss beams.

Total Project Cost: $205,500; Tax Credits Awarded: $59,475
Contact: Marty Steinhausen, 402-450-7963, martyvsteinhausen@gmail.com

2057 North Main Street, Montgomery – The Black Lantern Inn is a two-story brick and wood building with attached barn. Constructed in 1803, it is believed to be the oldest commercial building in Montgomery Village. The main floor of the original inn houses a restaurant, while the second floor includes eight short-term lodging units and the attached barn provides a three-bed room long-term rental unit and office. State tax credits will support installation of a new sprinkler system, allowing use of two additional lodging units and increasing capacity for the restaurant.

Total Project Cost: $45,670; Tax Credits Awarded: $22,835
Contact: Morgan Daybell, 802-393-2066, blacklanternvt@gmail.com

66 Depot Street, Poultney – This iconic train depot, constructed in 1868, has been vacant for at least ten years and has suffered from vandalism. The new owners plan to renovate the building, bringing a new business to the downtown and creating new jobs. State façade and code tax credits will support this redevelopment.

Total Project Cost: $82,535; Tax Credits Awarded: $18,468
Contact: Christopher Book, 802-770-3707, aldousfh@comcast.net

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52 Main Street, Proctor (Marble Museum) – Until 2007, the Town of Proctor was home to the Vermont Marble Company and its successor OMYA. When the headquarters relocated, the town lost hundreds of high-paying jobs. With state support, the town developed the Proctor Prosperity Plan to strategize for the future of the community. The Vermont Marble Museum, with over 50,000 square feet of office and manufacturing space, is a critical piece of the plan. State tax credits will support code-related upgrades, making marketable space for future tenants including a small brewery that will occupy the former café.

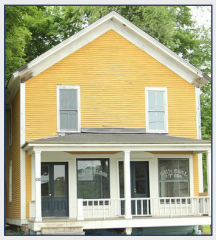
Total Project Cost: $15,000; Tax Credits Awarded: $7,500
Contact: Lawrence Miller, 802-989-0569, lmiller@fivevineconsulting.com

1792 Quechee Main Street, Quechee – This elaborate mid-19th-century house was constructed by J.C. Parker in 1857, and more recently was used as a bed and breakfast. It was purchased by new owners in January 2020 with the intention of reopening it as a restaurant. The building is ideal for dining in post-pandemic times, with a porch and lawn offering views of the Ottauquechee River. State tax credits will support façade repairs and restoration work to complement the outdoor dining experience. The restaurant will provide 8-10 jobs for casual dining and private events.

Total Project Cost: $145,000; Tax Credits Awarded: $25,000
Contact: Jay Benson, 802-230-2106, jay.benson@simonpearce.com

147 North Main Street, Rochester – Since 2014, efforts have been ongoing to transform this building into a lodge with 13 bedrooms that can accommodate up to 25 guests. State tax credits will support the renovation, providing a new sprinkler and fire alarm system, electrical and ADA upgrades, and exterior façade repairs. In addition to lodging rooms, the ground floor will act as a maker space and the basement common area will be renovated for cross-country hikers and bikers who will be able to stop, repack and shower for a day rate. This will create an affordable base for people to launch their exploration of the area's many recreational assets.

Total Project Cost: $289,738; Tax Credits Awarded: $98,177
Contact: Anni Mackay, 802-349-0979, annimackay@gmail.com



2824 Route 153, Rupert – The Rupert Village Trust will rehabilitate the Sheldon Store, providing the community with a café and community center. In addition to the social benefits, the café will offer economic benefits, create jobs, and attract visitors from the nearby rail trail and Merck Forest. The café will provide much needed infrastructure for small home-based businesses, including wi-fi and a place to host clients. State tax credits will support façade improvements and assist in bringing the building up to code with a second egress and installation of a LULA lift.

Total Project Cost: $735,928; Tax Credits Awarded: $100,241
Contact: Jane Davies, 802-394-2521, rupertvillagetrust@gmail.com

16-20 Park Street, Springfield – State tax credits will help transform the Cotton Mill, a cornerstone of the downtown since 1836. Originally a clothing manufacturing facility, the former mill will now provide multi-family housing and commercial space. Work will focus on code compliance, expand the second-floor housing to include three apartments, enhance street-level entrances, and support the rental of the ground-level commercial space.

Total Project Cost: $147,200; Tax Credits Awarded: $62,500
Contact: Jeff Fournier, 802-436-4100, jeff@ruralinnovation.us

60 Park Street, Springfield – The Springfield Regional Development Corporation purchased the Springfield High School, and together with The Center on Rural Innovation created the Black River Innovation Campus (BRIC). State and federal tax credits will support renovation of the former school, allow BRIC to expand its temporary workspace into a mixed-use facility that will include a business accelerator offering a combination of co-working and private commercial spaces for growing companies, 24 live-work studio apartments supporting remote-work opportunities and live-in entrepreneurship center programs by BRIC, and valuable community space in the renovated gym and 800-seat theater.

Total Project Cost: $15,470,000; Tax Credits Awarded: $443,500
Contact: Bill Niquette, 802-238-9718, bill@ra-vt.com

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Congress & Main Streets, St. Albans – The City of St. Albans will complete environmental remediation and construct underground utility infrastructure, surface parking, and pedestrian improvements in support of a planned new development at this prominent downtown intersection. New construction includes a three-story commercial building, a 33-unit apartment building targeted at workforce and market rate housing, and a 30-unit apartment building to be purchased by Champlain Housing Trust as an affordable housing project. The Community College of Vermont and Northwestern Medical Center will be upper-floor tenants of the commercial building.

Total Project Cost: $11,825,108; Sales Tax Reallocation Awarded: $133,215
Contact: Chip Sawyer, 802-524-1500, c.sawyer@stalbansvt.com

144 Main Street, Stowe – The historic Walker Store is located in the heart of Stowe's historic village. State façade and code tax credits will help to address code deficiencies and support façade repairs, including extensive masonry work. The owners have begun rehabilitation of the commercial space occupied by Black Cap Coffee, a longstanding tenant and recognized meeting area for residents and tourists. The upper stories will be renovated to provide four apartments.

Total Project Cost: $455,000; Tax Credits Awarded: $100,000
Contact: Carolyn Huerth, 617-279-5319, c@hcdev.us

34 North Street, Vergennes – In support of an expanding assisted living community, the City of Vergennes will complete several infrastructure projects to better connect the Vergennes Grand with the City Green and Main Street. This includes paving, lighting, and stormwater infrastructure improvements. The facility will expand from 10 to 54 units, providing space for up to 78 residents within steps of the Green and the City's many amenities.

Total Project Cost: $21,656,400; Sales Tax Reallocation Awarded: $181,030
Contact: Daniel Hoffman, 802-877-3637, dhoffman@vergennes.com

1 East Main Street, Wilmington – Originally a general store, with tenements and a Masonic Hall, this building was devastated by Tropical Storm Irene. Rehabilitation began for its new use as a hotel for Hermitage Club members, but that project was abandoned, leaving the building vacant for eight years. Now, with the support of federal and state tax credits, the new owner will restore the building which will house a microbrewery and tasting room, office space, and apartments.

Total Project Cost: $277,000; Tax Credits Awarded: $102,180
Contact: Travis Wendel, 802-578-5375, racer_boy_13@hotmail.com

17 Abenaki Way, Winooski – The City of Winooski is partnering with developers to construct a three-story 36,000 SF office building for Vermont Energy Investment Corporation and downtown hotel. Sales Tax Reallocation dollars awarded to the city will support a new 305-space municipal parking garage to support this new construction. Additionally, the project includes access to the 104-acre Casavant Nature Area directly adjacent to the new hotel, undergrounding of overhead utility lines, widened brick paver sidewalks, landscaping, and more pedestrian amenities.

Total Project Cost: $46,800,000; Sales Tax Reallocation Awarded: $646,785
Contact: Heather Carrington, 802-651-6888, hcarrington@winooskivt.gov

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