Draft

Vermont Housing & Conservation Board
MINUTES
Thursday, June 18, 2020
VHCB Conference Call/Zoom Meeting

Board Members:  David Marvin, Neil Mickenberg, Emily Wadhams, Maura Collins (Executive Director of VHFA), Billy Coster (designee of Julie Moore; Secretary of ANR), Tom Yahn, Diane Bothfeld (designee of Anson Tebbetts, Secretary of VAAFM), Alison Harte (designee of Mike Smith; Secretary of Human Services), Kate McCarthy (All Board Members participated via Zoom)

VHCB Staff:  Gus Seelig, Elizabeth Egan, Anne Duffy, Marcy Christian, Jen Hollar, Mark Martin, Karen Freeman, Beth Schwarz, Martin Hahn, Bill Dell'Isola, Kim Foss, Leah Sare, Ethan Parke, Nancy Everhart, Jenny Hyslop, Gretchen Rittenhouse, Larry Mires, Francis Sharpstene, Arianne Kissam

Others Present:  Al Karnatz, Tracy Zschau, Liza Walker, Bob Heiser (Vermont Land Trust); Nicola Anderson, Julie Curtin (Downstreet Housing & Community Development); Mary Ellen Copeland, Sam Farwell (Green Mountain Conservancy); Grace Adams (from Royalton); Joan Weir (Vermont Land Trust); Kate Wanner (Trust for Public Land); Samantha Dunn (Housing Vermont); Peg Merrens (Upper Valley Land Trust); Simonne Eisenhardt (Executor of the Valcour Farm); Abby Long (Kingdom Trails Association); Kristin Sharpless (Stowe Land Trust).

Karen Freeman explained the protocol for the Zoom Meeting. Neil Mickenberg called the meeting to order at 9:00 am. He called the roll. He welcomed everyone to the meeting from around the state.

Board Roll Call:
Neil Mickenberg - Present
Emily Wadhams - Present
Maura Collins - Present
Billy Coster - Present
Diane Bothfeld – Present
Alison Harte - Present
David Marvin - Present
Tom Yahn – Present
Kate McCarthy – Present

Public Comment
There was no public comment.

PROJECT PRESENTATIONS
Neil explained the project presentation process. Staff will introduce each project with applicants giving project updates. Board members may ask questions at any time.
Valcour Farm, Morristown – Vermont Land Trust  
2020-047-001

Vermont Land Trust has requested $603,000 in VHCB funding. Ethan Parke from VHCB presented the project with Al Karnatz from Vermont Land Trust. Ethan explained the Valcour farm is a former dairy farm that has been farmed by Jesse Hursh for 20 years under a rental agreement with the owners. Jesse and Marlene Hursh will buy the farm at its full-unrestricted appraised value, contingent on the simultaneous sale of development rights. The Hurshes operate a 90-cow dairy farm on rented property about five miles away. They plan to renovate the barn on the Valcour farm and use it for heifers. This is the first farm acquisition for this family. He briefly touched on the fact that this project exceeds the $500,000 VHCB project cap but hits many of the special features specified in VHCB policy that would allow it to exceed the cap as an Outstanding Statewide Agricultural Resource. The farm has high development value, good soils, and views, and the project would facilitate ownership for an established dairy farmer who until now has relied on rented land.

He reported that there has been change in the special conditions regarding a trail easement with Catamount Trail Association. At this time, the Hurshes have asked to work out an agreement with CTA on a shorter-term basis (1 – 5 years). Al explained that they would like to live on the farm for a while to see how the trail use effects the farm. Matt Williams and the Hurshes are meeting shortly and hope to work out an agreement. Al introduced Simonne Eisenhardt as the executor of the Valcour Estate. He also introduced Kristen Sharpless from Stowe Land Trust and explained that Stowe Land Trust was helping with fundraising for the project. VLT is grateful for their assistance with fundraising for the project.

Neil asked about the riparian buffer zones on this project. Al explained that there were primarily minor brooks near the farmstead and that there was a wetland protection area, which included the Heron Rookery. Ethan also mentioned working with Nancy on the project. She has met with the Hursh family and explained the wetland protection zone. Billy asked for clarification on the surface water-planning map and also who makes the determination about whether surface waters are intermittent or perennial; there was a brief discussion about the streams on the property.

Brigham II, St. Albans – Vermont Land Trust  
2019-032-001

Vermont Land Trust has requested $278,000 in VHCB funding. Nancy Everhart presented the project with Al Karnatz from VLT. Nancy explained the 58-acre parcel of cropland lies across the road from the Brigham family’s conserved home farm, supporting their organic dairy operation. The property is located just south of St. Albans City, in an area that has experienced significant development pressure over the past couple of decades.

She explained that the Brigham family operated a dairy until 2005, and then sold their herd and starting raising replacement heifers. They resumed milking in 2013, as an organic grass-based dairy, and now have approximately 60 milkers and 60 young stock. Selling the development rights on this parcel will help facilitate an eventual family transfer to the next generation. The younger generation are working on a business and transition plan with the Intervale Center, through VHCB’s Farm & Forest Viability
Program. They have started growing vegetables, and producing eggs and chickens, to test the local market; future plans will likely focus on a diversified vegetable and livestock operation.

Al pointed out that the project includes a 5-acre wooded wetland area that will be protected with special easement restrictions. The Brighams are offering a 15% bargain sale and the award is over the VHCB cap.

Diane asked about the right of way wondering whether it runs through the wetland area. Al explained there is a legal right of way with a road that goes to the future farmstead complex; this ROW does not go through the proposed wetland protection zone.

Kingdom Trails II, Lyndon – Vermont Land Trust/Kingdom Trails Association
2020-078-001

Vermont Land Trust and Kingdom Trails Association has requested $250,000 in VHCB funds and VHCB staff have recommended an award of $150,000. Mark Martin from VHCB, Liza Walker from VLT and Abby Long from Kingdom Trails Association presented the project. Mark explained that VLT and KTA are working to purchase a 40 acre parcel of land and conserve a recently purchased 228 acre parcel that are currently part of the 100 mile trail system managed by the Association. The project would allow for the creation of an Activity Zone within the conserved area of 10 acres along the frontage of Darling Hill Road. This zone would give KTA an opportunity to allow public races, fund raising and educational events on their own property. A Network Feasibility and Infrastructure Study is underway to address current needs in these areas. The proposed funding and acquisition would help KTA achieve greater self-sufficiency and resilience in the trail network in the event that current agreements shift or surrounding land use changes. There would be some acres kept in agricultural use.

This is the second time the Board would protect land owned by KTA. In 2015, VHCB, VLT, and KTA conserved a 115-acre parcel that included over 6 miles of trail and almost 8,000 ft. of frontage on the West Branch of the Passumpsic River. Mark pointed out that this proposal combines both natural resource conservation and significant rural economic development potential for the region and the state. According to the 2019 Kingdom Trails Community Report, there was nearly $10 million dollars in economic impact and direct spending, with over 130,000 visitors in 2018. Over 80 percent of these users came from out of state, with out of state visitors spending an average of $115 per day and staying an average of 2.75 days.

Abby talked about the beauty of the property and KTA’s excitement at having the ability to host events on their own land. Liza explained that VLT and KTA are about to launch a major fundraising effort which will include a beer produced by Lawson’s Finest Liquids, whose proceeds would go to the fundraising campaign. Diane asked about accessibility of the ag land. Abby explained that there is a farm road that goes through the activity zone that will give the farmer access to hay the ag land. Abby addressed the recent issue of landowners denying access to their land to mountain bikers. The association is promoting a new code of conduct for their riders. It also highlights the importance of this project to the trail system. Tom Yahn asked about e-bike access and Abby explained that they are not permitted on their trail system. Kate asked how the town is connected to the trail system. Abby explained that the trails all tie into the town center. There is a strong connection to the trail system and local businesses in the area. They are also looking forward to hosting events that will include youth programming on the new property.
Deer Run Phase II – Green Mountain Conservancy
2019-053-002

Green Mountain Conservancy has requested funds of $200,000 in VHCB funds and VHCB staff have recommended an award of $150,000. Ethan Parke and Mary Ellen Copeland and Sam Farwell from GMC presented the project. Ethan explained that this project features 626 acres of forested and open land along the West River in Newfane and Brookline. It abuts the 287-acre Deer Run I parcel funded by VHCB in 2019 and contains interesting geological and ecological features as well as 2½ miles of river frontage. The Green Mountain Conservancy (GMC) would acquire the parcel from a private landowner and add it to the Conservancy-owned Deer Run I parcel. Public access would be from Deer Run I, along existing trails. Deer Run II is expected to be well used for recreation, especially as GMC is poised to construct new trails and signage and to conduct public outreach as soon as the acquisition is complete. Open fields on Deer Run II would continue to be leased to a farmer for haying and an existing sugar bush would continue to be leased by a sugar-maker. There may be a potential farmland access property with VLT.

Mary Ellen Copeland talked about special features of the property including several unique natural communities of forestland. She pointed out that there is a high incidence of rare and threatened species in this stretch of forest. She provided updates on the fundraising campaign. To date, GMC has received over $110,000 in pledges or grant commitments. GMC hopes that a VHCB commitment will be a catalyst to boost the private fundraising. Ethan explained that GMC reduced its request from $282,500 to $200,000 after learning of VHCB’s funding constraints. With many worthy projects in the pipeline, staff has suggested an even further reduction to $150,000. This means that it will take longer to fill the budget gap with private fundraising, but GMC is hopeful that the seller will be patient.

Tom asked about the trail system and wondered if mountain bike trails might link existing networks in the southern part of the state. Mary Ellen explained that land down by the river would be best suited for those types of trails. They plan to start with walking trails. Diane asked about the ag land access and Mary Ellen explained that there was a ford across the river. Emily Wadhams wondered about the Vermont Electric Power Company (VELCO) power lines and their restrictions. Mary Ellen explained that there are no restrictions on the property. VELCO needs to keep the lines clear and this has created tremendous views on the property.

Gile Ridgeline/Woody Adams, Norwich – Upper Valley Land Trust
2020-072-001

Upper Valley Land Trust has requested funds of $175,000 in VHCB funds and VHCB staff have recommended an award of $100,000. Bill Dell’Isola from VHCB and Peg Merrens from UVLT presented the project. Bill explained that the Town of Norwich is seeking state funds to acquire the 186 acre Adams Tract located in-between two other town forests to form 290 contiguous town-owned acres and secure public access, including a popular trail network. Norwich proposes to donate a conservation easement across the 290 acres to be co-held by VHCB and UVLT. The project will connect local residents to the environment and support the local economy through the protection of new and existing trails and lands that are regionally sought after for a variety of outdoor reaction uses. The Town maintains multi-use non-motorized trails and a lookout tower, hiking shelter, and parking area on the northern-most parcel that will be permanently protected via the project.
Peg from UVLT talked about their partnership with the Norwich Conservation Fund and their support of the project. She also introduced Grace Adams, the mother of the current owner. The Woody Adams parcel would honor her late husband. This project is a wonderful opportunity to tie several conserved parcels together.

Peg explained the property has been removed from the real estate market for a limited time to allow UVLT and Norwich to raise funds to purchase and conserve it. The partners are currently in the process of inquiring to see if the landowner is amenable to a payment applied extended option agreement due to the uncertainty of state funding. Based on previous discussions, the partners feel the landowner will put the property back on the market if the current option to purchase expires. The original option agreement expires January 2021, and the partners aim to close the project in December 2020. They are looking into options including taking out a bridge loan to help purchase the property to give them additional time to fundraise the balance they need. She did talk about the $50,000 gap between their request and the recommendation, urging the board to reconsider funding the project at the full award. Karen explained that the staff has bumped up the recommendation from $100,000 to $125,000 after conversations since the board mailing went out. Neil asked if UVLT was looking at any other sources of funding to help with the gap. Peg explained that the bridge loan would help them close the project in December. Tom asked about the appraisal report and the real risk of development. Peg explained that there is some risk since the current owner has had it on the market in the past.

Huntington Community Forest, Huntington – Trust for Public Land
2020-069-001

The Trust for Public Land has requested funds of $170,000 in VHCB funds and VHCB staff have recommended an award of $125,000. Karen Freeman from VHCB and Kate Wanner from the Trust for Public Land and Bob Heiser from VLT presented the project. Kate explained that TPL is working with the Town of Huntington and Vermont Land Trust to protect 245 acres of forestland in Huntington Center, with important wildlife habitat, highly accessible recreational resources, and significant water resources through the creation of the new Huntington Community Forest. The effort to create the Huntington Community Forest is a direct result of demand from residents for an accessible town forest and TPL was successful in garnering a $385,000 Federal Community Forest Program for the project, ranking 2nd in the country for this funding cycle. Karen also noted that Huntington is the first municipality to use the new and innovative Interim Financing for natural infrastructure through the Vermont Clean Water State Revolving Fund

Kate explained that the Huntington community identified the acquisition of a new town forest, with good public access, as one of the top priorities for the Town in a survey a few years ago. Their existing 100-acre Town Forest does not provide year-round public access. In addition to limited access to the existing Town Forest, the community also concluded there were a lack of public trails near the village, few options for mountain biking, limited access to the Huntington River, and limited opportunities for forest recreation and education in town. This property is located directly in Huntington’s Lower Village, has frontage on the Huntington River, good access and parking opportunities, contains several miles of hiking, snowmobiling and mountain biking trails, and will continue traditional uses of hunting and fishing. The parcel is located close to the elementary school as well. Bob added that the location so close to the school is very exciting.
Champlain Islands Senior Housing, South Hero – Cathedral Square Corporation
2020-073-001

Cathedral Square Corporation has requested funds of $750,000 in VHCB funds and $600,000 in HOME funds. Leah Sare from VHCB, Cindy Reid from Cathedral Square Corp and Robin Way from Champlain Islanders Developing Essential Resources (C.I.D.E.R.) presented the project to the board. Leah explained that CSC is developing Champlain Islands Senior Housing, a new construction project in South Hero. This project will create 30 units of service-enriched housing for older adults ages 55 and older. The building will feature twenty-six one-bedroom units, four two-bedroom units, community space and it will also provide office space for C.I.D.E.R, to be purchased as part of the development under a separate condominium.

The location of the proposed Champlain Islands Senior Housing is within the Village Center boundary and will be served by town water. Co-locating C.I.D.E.R’s offices within the housing development will provide residents with additional access to services beyond the SASH programming provided by CSC. SASH services will have an office and wellness nurse space on site. Cindy explained that there is strong community support from South Hero Village. CIDER and CSC have been working together for the past 14 years on this project. Robin explained that CIDER has served the five small island communities for the past 27 years. They support and sponsor many programs for the elderly, as well as, assisting seniors with transportation needs. Cindy said that the project would be located in a smart growth site in the center of the community. They already have 33 names on their waiting list for this housing with many more on their waiting list in adjoining Chittenden County. This will be a mixed income community.

Alison asked if there would be housing for the homeless population with this project. Cindy explained that CSC serves this population throughout their portfolio and they are committed to this population. Kate asked about the connectivity of the village and Cindy explained that the South Hero Land Trust is looking at a potential walking trail in the village. Emily asked if the plan has gone through the design review process and whether the design was compatible with the rest of the village architecture. Cindy explained that they have not gone through the zoning process yet but feel that the design of the building fits with the village plan. There was a brief discussion of the Round Barn Project, which is also located in the area. No updates on the Round Barn were available but there have been discussions about the project with partners including CHT. Neil asked about parking and Cindy explained that they had to cut parking in half in a cost savings move. They have found other options for shared parking in the area.

Wells River Historic Housing, Wells River – Downstreet Housing & Community Development/Housing Vermont
2020-071-001

Downstreet Housing & Community Development and Housing Vermont have requested $761,250 in VHCB, $505,813 in HTF, and $497,835 in HOME funds. Gretchen Rittenhouse from VHCB, Samantha Dunn from Housing Vermont and Julie Curtin and Nicola Anderson from Downstreet presented the project. Gretchen explained that Wells River Historic Housing encompasses 29 family apartments and eight street-level commercial spaces in five historic buildings within the Wells River Designated Village Center. The buildings were originally re-developed by Housing Vermont and Wells River Action Program (WRAP), a local community group. Samantha explained that Housing Vermont
and Downstreet Housing plan to purchase, rehabilitate, and re-syndicate the properties as one partnership. The properties originally received a moderate rehabilitation and, as family housing, see heavy use; at this point, they have significant capital needs that cannot be met by current reserves. They are applying for VHCB, HOME, and HTF funds to support a re-development plan which includes roof replacement, exterior repairs and painting, energy upgrades throughout the project, comprehensive renovations to some of the larger apartments, increased rental assistance, and re-capitalized operating and replacement reserves. There will be 25 income-restricted units.

As part of the re-development, the Developers received a commitment for seven additional project-based rental subsidies from the Vermont State Housing Authority, which, going forward, will allow them to prioritize these apartments to homeless families and individuals. Downstreet and Housing Vermont will work with the property manager and WRAP to provide referrals and services. This project will also restructure the existing VHCB debt on the properties. Samantha pointed out the properties are in high demand. They are applying for historic and downtown tax credits as part of their funding package. Julie pointed out that they have existing MOUs with area service providers including NECA, Veterans Administration, Capstone, and Community Connections. They are talking with RuralEdge about their SASH program and they may be able to provide services to this property.

**Dalton Drive Condominiums, Colchester – Champlain Housing Trust 2020-084-001**

Champlain Housing Trust has requested $100,000 in VHCB funds. Ariane Kissam from VHCB and Rob Leuchs from CHT presented the project. Ariane explained that the project would assist the condo association at Dalton Drive to make needed capital repairs and improvements. CHT is also requesting that VHCB approve the withdrawal of an additional $100,000 from a second mortgage pool originally capitalized by VHCB and VHFA in the early 1990’s to create affordable units in the association. The association will raise an additional $100,000 from a loan that will be paid off by increased dues on the market (non-resale restricted) owners.

Dalton Drive Condominiums are an existing 77-unit condominium association on the Colchester-Essex town line that was developed in 1993. The units are within 19 buildings that were constructed around 120 years ago as officers’ housing at Fort Ethan Allen. Most of the buildings are constructed of brick. There are currently twenty-eight permanently affordable, resale restricted homeownership units within the association. VHCB and the Preservation Trust of Vermont (PTV) also hold a historic preservation easement on all the buildings within the condo association. Emily also noted that VHCB has an easement on the parade grounds, which has saved it from development. Maura asked about the historic preservation easement and whether there was an amendment to address exterior work. Ariane explained that there was a discussion with Historic Preservation but no changes were made to the existing easement. There was a brief discussion about these easements and their costs.

**Consent Agenda**

Emily made the motion to approve the Consent Agenda. Maura seconded the motion. Several resolutions had small corrections. Emily amended her motion to reflect the corrections. All voted in favor of the amended motion. Emily and David abstained from the Vermont Marble Museum vote. Diane abstained from the VAAFM project.

There were several corrections to the resolutions including:
2020-087-001  
**VAAFM Water Quality Grant**  
Special Condition #2 should have the amount $12,500 (for the first Qtr) (not $10,000), and $37,500 for the remainder of the award (not $40,000)

2009-095-000  
**Homeownership Stewardship Fund**  
The award amount in the first paragraph should be $40,000 (not $25k)

**Roll Call**  
Alison – yes  
Maura – yes  
Billy – yes  
David – yes  
Emily – yes  
Tom – yes  
Diane – yes  
Neil – yes  
Kate - yes

The Consent Agenda consisted of:

1) Farmland Access Program, VLT (2020-082-001)  
2) Water Quality Grant, VAAFM (2020-087-001)  
3) Monument Farm II, Addison (2018-081-001)  
4) Act 250 Mitigation (2020-086-001)  
5) HFI Organizational Development grant (2020-089-001)  
6) VCIL Recapitalization (2020-088-001)  
7) Guidelines for Organizational Risk Pool (2020-081-000)  
8) Tri-Park Project Capacity, Brattleboro (2020-085-001)  
9) VT Marble Museum PTV Loan Modification (2013-048-001)  
10) VLT Associated Costs Contract (2020-090-001)  
11) Homeownership Recapitalization: Homeland (2002-068-000)  
12) Habitat (1990-088-000)  
13) Homeownership Stewardship (2009-095-000)

**Director’s Report**  
Gus had updates to written report to the Board. He thanked everyone for their participation on the Zoom meeting. He expressed great gratitude to the staff for their hard work over the past several months. He expected that most staff would continue to work remotely throughout the summer and perhaps into the fall. He had a huge thanks to Martin and the housing staff for their work in gearing up for the Federal Cares Act money helping promote solutions for the homelessness housing situation. This money will provide $23 million to housing partners and shelters around the state. The entire award needs to be spent by December 30th. There will need to be an August board meeting to consider these awards. An additional $9 million package for housing is being considered in the legislature as well.
Jen Hollar reported that there is a great deal of work going on in the legislature right now. Over a billion dollars of CARES funding needs to be out the door by the end of the year. There may be additional funding going to the Ag sector including $192,000 to Farm and Forest Viability Program for their rapid response assistance to farmers. House and Senate are working together on these bills. She also noted that the base VHCB budget for the first quarter of the new fiscal year is being reviewed and may be approved in the next few weeks. This includes 40% of our appropriation for the year. The legislature will need to deal with large budget gaps for the balance of the fiscal year when they come back in August.

The House has done some work on the Act 250 bill and zoning issues but the Senate is still hearing testimony. Billy explained that he is concerned about the work the Senate has done with the Act 250 bill. It seems like it has been quickly pushed through the process without needed testimony on the impact on the changes. Diane agreed with this concern. Kate did say that there has been vetting done by the House.

Neil asked whether there would be rental subsidies included in the new funding. Alison explained that there would be short-term subsidies. Partnerships with the housing authorities would need to be developed for longer-term subsidies in the future. Gus explained that there may be more aid later in the year from the federal government. There was a brief discussion about the housing funding and the process. Martin explained that the board mailing would go out at the end of July with an expected board meeting scheduled the first week in August. Gus noted that Reverend John Nutting passed away last week. He did great work in his community for many years and served on the Vermont Housing & Conservation Board.

**Election of Officers**

Neil explained that there a nominating committee had been set up at the May board meeting. Emily explained that the committee’s main mission was to nominate officers for next year. Neil will be nominated to serve as the chairman for one more year. David will be vice chairman for this year and has expressed a willingness to succeed Neil as chairman.

Billy made a motion to approve the slate of officer. Kate seconded the motion. All voted in favor of the motion.

Chairman: Neil Mickenberg  
Vice Chairman: David Marvin

**Roll Call**

Alison – yes  
Maura – yes  
Billy – yes  
David – yes  
Emily – yes  
Tom – yes  
Diane – yes  
Neil – yes  
Kate - yes
FY2020 Budget/Financial Report
Anne had updates to her report. She discussed the proposal to use surplus funds from the FY 2020 funding. There was a brief discussion about the proposal. The Finance Committee recommendation was as follows:

The Board authorizes staff to use up to $201,300 of anticipated FY2020 surplus for the purposes outlined in the Memo to the Board dated 6/2/2020. Any other FY2020 surplus shall be used to increase the FY2021 Project Target.

Diane moved the approval of the motion. Emily seconded the motion. There was no discussion. All voted in favor.

Roll Call
Alison – yes
Maura – yes
Billy – yes
David – yes
Emily – yes
Tom – yes
Diane – yes
Neil – yes
Kate – yes

Minutes
Maura moved approval of the minutes from the May 15, 2020 board meeting. Alison seconded the motion. There was no discussion. All voted in favor.

Roll Call
Alison – yes
Maura – yes
Billy – yes
David – yes
Emily – yes
Tom – yes
Diane – yes
Neil – yes
Kate – yes

Conservation Supplemental Org Grants
Karen explained that staff been working with our conservation partners in a number of ways since the COVID-19 crisis hit in March. For those conservation groups that regularly bring us projects, there have been ongoing conversations with Executive Directors and other lead staff to assess risks to organizational health as well as small group calls to share strategies for dealing with this new reality. The annual organizational grants funding we provide to our partners is critical in maintaining the strong
and effective delivery system for our collective work. They are concerned about diminished conservation funding in the upcoming fiscal year.

Neil asked about federal stimulus support to nonprofit organizations including our housing and conservation partners. Gus explained that he is not aware of that happening at this time in Vermont. The federal awards are very restricted.

Karen recommended the board support a proposal to deploy additional funds for the conservation nonprofits to which VHCB’s awards annual organizational support, with VLT’s in the form of a reservation of funds pending further conversations about capacity. The supplemental awards are to enhance operating support as they manage increased costs in a time of decreased revenue.

Kate moved the organizational grant supplemental award resolution. Alison seconded the motion. Maura asked a question about funding amounts for each award. Karen explained that the awards were based on need and assessed risk to the organizations as well as relative levels of VHCB mission related activity. All voted in favor.

**Roll Call**
Alison – yes
Maura – yes
Billy – yes
David – yes
Emily – yes
Tom – yes
Diane – yes
Neil – yes
Kate - yes

**Deliberations:**

**Conservation Projects**

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<tr>
<th>Project Name</th>
<th>Award Number</th>
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<tr>
<td>Valcour Farm</td>
<td>2020-047-001</td>
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<tr>
<td>Brigham II</td>
<td>2019-032-001</td>
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<td>Kingdom Trails II</td>
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<tr>
<td>Huntington Community Forest</td>
<td>2020-069-001</td>
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David made a motion to approve the conservation projects presented today. Kate seconded the motion. There was a brief discussion of potential development threat of the Deer Run Phase II project. Ethan noted that there is not a lot of development pressure with this reflected by the relatively low per acre appraised value. Gus briefly addressed the issue of future committing of funds and not completely funding these projects. There will be more conservation projects this fall. There was a board discussion of Gile Ridgeline project plea for full funding. Gus pointed out that the initial staff proposal was increased from $100,000 to $125,000. Staff feels comfortable with the awards as they stand. All voted in favor of the motion.
**Roll Call**
Alison – yes  
Maura – yes  
Billy – yes  
David – yes  
Emily – yes  
Tom – yes  
Neil – yes  
Kate - yes

**Housing Projects**

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<tr>
<th>Project Name</th>
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<tbody>
<tr>
<td>Champlain Islands Senior Housing</td>
<td>2020-073-001</td>
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<tr>
<td>Wells River Historic Housing</td>
<td>2020-071-001</td>
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<tr>
<td>Dalton Drive Condominiums</td>
<td>2020-084-001</td>
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Maura made a motion to approve the projects presented today. Alison seconded the motion. Alison wanted to discuss the Champlain Islands Senior Housing project. She was concerned about the need in this community and how the homelessness issue is being addressed in this project. Maura pointed out that the needs assessment cited in the write up has been updated. The need and demand issues were discussed by staff and board members. Gus mentioned the strong community support of this project and the work done to make it a smart growth project. The Round Barn project was also discussed and Maura agrees that the additional condition was helpful. Ariane added language to the Dalton Drive resolution including soft cost expenses. Maura amended her motion to include this change. The amended motion passed.

**Roll Call**
Alison – yes  
Maura – yes  
Billy – yes  
David – yes  
Emily – yes  
Tom – yes  
Neil – yes  
Kate - yes  
Abstained from Champlain Islands Senior Housing Project

**Policy Issues**
The Board discussed VHCB’s statement on Diversity and Inclusion. Neil talked about whether the board could take additional action to deal with racial justice and equity. Gus discussed the staff response to this issue, as well as our partners around the state. Francis Sharpstene, VHCB’s AmeriCorps Director, spoke about the staff’s response into this issue and steps that they wish to take over the next year. There was also a board discussion about the issue and actions that might be taken. Maura asked if there could be a plan to add people of color on the board in the future. Gus said that would be something that the nominating committee can work on understanding we do not select our board members. Maura offered
an edit to the resolution. Kate encouraged the board and staff to share actions that occur after passing the initial resolution. Regular updates to the board would be valuable.

Emily made the motion to approve the amended resolution. Kate seconded the amended motion.

**Edit to Paragraph Two:**
*Access to land and housing has been a tool to separate and denigrate persons of color who therefore are more likely to be economically disadvantaged throughout American society, and"*

**Roll Call**
- Alison – yes
- Maura – yes
- David – yes
- Emily – yes
- Tom – yes
- Neil – yes
- Kate – yes

All voted in favor of the motion.

Emily brought up the issue of climate change as well as we go forward. Kate offered appreciation to staff for all that they are doing for partners right now.

**Other business:**
There was no other business.

The meeting adjourned at 12:58.

Respectfully submitted,
Marcy Christian