

VILLAGE OF ENOSBURG FALLS
Special Informational Meeting
August 31, 2021

Present: Trustees – Sam Vaillancourt, Sandra Ferland, Eli Gabuzda, Heather Moore
Staff – Jonathan Elwell, Abbey Miller

Public – Sarah Downes, Jesse Woods, Suzanne Hull-Casavant, Beverly Robtoy, David Tryhorne, Sally Tryhorne, Kelee Maddox, Ben Maddox, Morgan Daybell, Elisabeth Nance, Shayna Sherwood, Margo Sherwood, Cheryl Heneveld, Shawna Lovelette, Ward Heneveld, Ellen Stanley, Kirsten Hayes, Jim Cameron, Gerald Varsey NWTV, Greg Lamoureux

Meeting called to order by Sam Vaillancourt at 6:33pm.

The purpose of this informational meeting is to discuss the VCDP Grant application for \$500,000 being applied for by the Village of Enosburg Falls to purchase and complete renovations of the Perley Block Building. Franklin County Industrial Corp. will own and develop the project.

Elisabeth Nance with the FCIDC was present to give an overview of the project. The funds from the grant project would go towards the purchase and renovations of the Perley Block. The grant application is due on September 7th and the VCDP Board will meet on November 4th. Elisabeth Nance stated they have copies of the grant application and floor plans available. They are presently waiting for the results of the Brownfield Assessment and Phases I and II are complete. The FCIDC was able to receive a grant for Phase II costs and all costs incurred during Phase I were covered by the FCIDC. Jim Cameron gave an overview of what was being proposed on each floor of the building: On the 1st floor street side, there is room for 2-3 small 700-1000 sq foot retail storefronts. There would also be office space for FNESU and a childcare center that would have the capacity for up to 40 children and 14-16 staff. The 2nd floor has potential for office space and the existing 8 apartments. The estimated renovation costs for the building are between \$1.4-1.5 million and this project is considered a gut remodel. Presently, the FCIDC is meeting with surrounding landowners to discuss common spaces, fences, and parking.

Sam Vaillancourt opened the floor to questions and comments. Ben Maddox expressed a strong concern that information about this project has not been easily accessible to the public and feels that information that is being presented is not all factual due to conversations he's had with surrounding landowners. Ben Maddox also expressed deep concern over having adequate parking for employees of these proposed businesses so that it does not impact Main Street parking for existing merchants and their customers. Kirsten Hayes also stated that she had concerns over parking and how it would affect her business, otherwise has no issues with the project. Shayna Sherwood raised the question of how big of a need for a childcare center there was in our community and questions around where kids would be dropped off and plans for the right of ways. Elisabeth Nance explained that this project still needs to go before the Development Review Board to sort out many of the details that are being raised at this meeting.

After much discussion back and forth about possible solutions to the parking concerns, Sam Vaillancourt asked those in attendance if the parking issues raised could be resolved, would there be support for this project? There was a consensus that they would support the project if the parking was resolved. Sam then asked if there was any more public comment. Having none he stated the next step would be the Trustees signing off on the letter and Resolution for the

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Vermont Community Development Program Grant signifying the Trustees support moving forward with the grant process.

Sandra Ferland made a motion to accept the grant application letter and resolution. Seconded by Heather Moore. Unanimous. The Trustees signed the letter and resolution for the VCDP grant.

The meeting concluded at 7:46pm.

Respectfully Submitted,

Abbey Miller
Director of Finance

These minutes were approved by the Board of Trustees at a Regular Board Meeting on September 14, 2021.