

**SPRINGFIELD REGIONAL DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS' MEETING**

January 23, 2018  
SRDC Conference Room  
8:00 am

**MEETING MINUTES**

**Present:** Doug Gurney, Dale Williamson, Bob Kendall, Rick Bibens, John Tansey, Kristi Morris, Bob Flint, and Paul Kowalski

**Absent:** Jason Thom, Barbara LeMire, Caitlin Christiana, Patti Putnam, Mark Tanny and Heather Hartford

President Doug Gurney called the meeting to order at 8:10 a.m.

- 1) **Review of minutes from December 19, 2017:** Bob Kendall made a motion to approve the minutes from December 19, 2017, seconded by Rick Bibens. So moved.
- 2) **Review of Financials from December 19, 2017:** Bob Kendall made a motion to accept the December financials, seconded by Dale Williamson. So moved.
- 3) **Executive Director's Report:** Bob said that Sen. Sanders office is organizing a college/jobs fair at Springfield High School this Friday (1/26).
- 4) **Old Business:**
  - a. **J&L 1 Update:**
    1. **Statutory Language Proposed Change:** Bob said that he worked with Rep. Forguites to get a drafting request into Legislative Counsel just before the deadline, for the bill to clarify the CAP and Act 250. Bob is continuing to work with Trey Martin and Tom Kennedy on this and he said they are talking to key legislators and interest groups to explain the need for this legislation.
  - b. **Jones Center Status:**
    1. **Lighting Project:** In Heather's absence, Bob updated the Board on the Efficiency Vermont lighting program at the Jones Center. Bob LaPlante has completed installing 55 + new LED lights and Heather has submitted the paperwork necessary for reimbursement. Bob thanked both of them for their hard work on this project.
    2. **Tenant Update:** Bob informed the Board of Whitney Blake's decision to leave the Jones Center at the end of their current lease, July 1, 2018. The company has purchased the former Vermed building in Rockingham, VT. They will be bringing back some jobs they have outsourced out of the US, which is good for the area.
  - c. **Bryants Building**
    1. **Renovation Project:** Doug reported that he and Heather met with another engineer last Friday at Bryants. He will submit drawings of the wall project and a written proposal. Doug also stated the Melanson Company should be back on site at the end of the month.

d. Windsor Riverfront Project:

Paul apprised the Board on the status of this project. He said the house is nearing completion and should be ready to show by the middle of February. Terms have not been set, but Paul said that the house will likely be leased with the option to own. He said there have been no decisions made on when work will start on the second house as funds are extremely tight at this time.

e. CRDC/WIC/SRDC Transition:

1. CRDC Revolving Loan Fund: Bob explained to the Board that since there is Federal money that capitalizes the RLF there is a process that has to be gone through with EDA. He and Paul are working with State and Federal representatives on this.

2. CRDC Real Estate Information: Bob informed the Board that the Phase 1 reports for both properties have been completed along with the BRELLA applications and the Resource Center has been accepted into BRELLA. Bob said that Goodyear is more complicated primarily due to the asbestos brick piles that need to be removed. Bob told the Board the discussions now involve the timing of removing the piles and how that is coordinated with the proposed solar project for the site.

f. Park Street School Update:

Bob said that we are continuing to work on the due diligence and are showing the building regularly to potential funders and tenants.

5) Other Business:

- a. Economic Development District Update: Bob said that Heather had completed the draft of the Business Continuity Plan.
- b. “Stronger Communities” Grants – Springfield, Chester, & Windsor Updates: Bob told the Board that the Springfield committee had recently met and they are working on next steps for their master plan. Bob also said that the Chester Selectboard closed the first committee and then reappointed a new implementation committee, which he is still on. The Board was told by Bob that the Windsor Steering Committee met recently for the first time. They have a great deal to do and the completion date is in September.
- c. Southern Windsor County Incubator Update: Bob said that the SWCI Board is meeting monthly and is involved as a partner with the Park Street project, including receiving pre-development funds for various aspects.
- d. “Opportunity Zone”: Bob explained that, within the recent tax bill, is a new provision for each state to designate certain areas as “Opportunity Zones”. He said that these are existing New Market Tax Credit-eligible census tracts. ACCD is trying to learn more about this, as are Bob’s colleagues, and Bob said he already has put in a request for Springfield’s NMTC zone to be one of these areas that get this designation.

- e. Legislative Update: Bob said that RDC's are level-funded in the Governor's proposed budget, which was released this week. He said the RDC's are tracking several items of interest this session.

- 5) Executive Session: A motion to go Executive Session at 8:37 am was made by Rick Bibens, seconded by Bob Kendall. So moved.

A motion to come out of Executive Session at 9:15 am was made by Bob Kendall, seconded by Rick Bibens. So moved.

No action taken out of Executive Session.

- 6) Adjourn: The meeting was adjourned at 9:16 am.

Respectfully,

Sandy Clifford

**Next Meeting – February 27, 2018**