



REPORT



CEDS Annual Performance Report

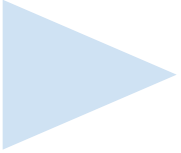
2022 Annual Update

September 2021 - September 2022



TABLE OF CONTENTS

Southern Vermont Zone CEDS Partners and Partnership	Page 2
Zone Economics in 2022	Page 3
CEDS Implementation Activities	Page 8
Appendix	Page 14
2022 CEDS Projects	Page 15



Southern Vermont in 2022

Southern Vermont Zone CEDS Partners and Partnership:

The **Brattleboro Development Credit Corporation** is a private, nonprofit economic development organization that serves as a catalyst for industrial and commercial growth throughout Southeastern Vermont, including Windham County and the towns of Readsboro, Searsburg, and Weston. BDCC serves as the State of Vermont's certified Regional Development Corporation (RDC) for the greater Windham County area. BDCC is one of 12 RDCs throughout Vermont. For more information visit: <https://brattleborodevelopment.com/>

Southeastern Vermont Economic Development Strategies (SeVEDS) is an affiliate of BDCC that grew from a 2008 grassroots effort, initiated by BDCC, to reverse the economic decline of the Windham Region and plan for the economic impacts from the closure of the Vermont Yankee nuclear power plant. In 2014, after multiple years of regional input, education and data gathering, SeVEDS submitted the Windham Region's federally recognized S.M.A.R.T. Comprehensive Economic Development Strategy for federal approval. For more information visit: www.seveds.com

The **Bennington County Regional Commission** (BCRC) was created by the seventeen towns and villages it serves and works on behalf of those municipalities to build strong, resilient, and sustainable communities, to foster economic prosperity, and to promote a high quality of life for residents of the region. For more information visit www.bcrct.org.

The **Regional Economic Development Working Group** (RED Group) is a volunteer body committed to increasing the shared prosperity and quality of life for the seventeen municipalities in southwestern Vermont. The group has a diverse membership that reflects the varied community, business, workforce, and demographic characteristics of the region. The RED Group focuses on the internal and external economic development issues that affect the Bennington County region as a whole; the regional implications of local economic development issues; the process of regional economic development from local, state, and federal perspectives; and options for future initiatives.

The **2019 Southern Vermont Comprehensive Economic Development Strategy** was completed by the partners and submitted for final approval in November of 2019 and accepted by the EDA in January of 2020.

The 2019 plan created by Windham and Bennington County stakeholders is a long term strategy to grow the **Southern Vermont Economy Zone** – a region facing significant economic challenges established by the Vermont State Legislature in 2015. The 2019 Zone CEDS is intended to replace the **2014 Windham Region S.M.A.R.T. CEDS**.

The 2018 Southern Vermont Economy Summit at Mount Snow in May served as a kick off for the overall Southern Vermont CEDS **project which was undertaken** from November of 2017 through May of 2019 and a draft document was published for 30 day comment on January 7, 2019 after a public presentation in Wilmington, VT.

All process and focus group materials related to the 2019 Zone CEDS are hosted digitally at **www.SoVermontZone.com**

Zone economics in 2022:

Windham County: 2020 U.S. Census data¹ shows that Windham County's population grew by over 3% since 2010, although that growth is not shared equally among towns. This was the largest population growth percentage of Vermont southern 6 counties. From 2019 to 2021, wages grew by 14% and the number of employers grew by 8%. Nonetheless, **southeastern Vermont's labor force keeps shrinking**, with fewer young adults and more retirees each year. From 2019 to 2021 the labor force in Windham County dropped by 11%.

At the end of 2021 and the beginning of January of 2022 BDCC's real estate was near capacity. The **Cotton Mill**, which is home to 77 commercial tenants, and the BDCC's Business Park were humming with activity and 862 employees..

The Windham Region's existing CEDS driven programming continues to mature and evolve and new program development to meet the economic and community development and planning needs of the region is ongoing. The high school career development program, **Pipelines and Pathways** held its first ever

¹ "Vermont Center for Geographic Information." 2020 Census Data | Vermont Center for Geographic Information, 12 Aug. 2021, <https://vsgi.vermont.gov/data-release/2020-census-data>

Reality Fair². This interactive, hands-on experience covered financial literacy and practical life skills for all Windham County high school students as they begin to take their first steps into the adult world. We hope to make this an annual event!

The development and launch of an immigrant, refugee and asylum-seeking resettlement program, the **Southern Vermont Welcoming Communities** project in 2021 continues to rapidly take shape across both counties. In September of 2021, the Ethiopian Community Development Council hired a Director for its **Multicultural Community Refugee Center**³ in Brattleboro and the Vermont governor announced that Brattleboro would be part of welcoming up to 100 Afghan refugees. Since that time 120 people have resettled locally through ECDC programs. Fourteen refugees have out-migrated to other states and 19 have migrated to Southern Vermont, bringing the total number to 125. Of the total, 122 of the refugees are Afghan and the other three are from Guatemala. Three additional family members were born since that family has resettled here, and four more babies are expected to further increase the refugee population in the next year⁴. Brattleboro was selected by World Education Services (WES) as one of 16 communities invited to join the fifth cohort of the **Skilled Immigrant Integration Program** (SIIP), an initiative that comprises 40 cities, regions, and states in advancing the workforce inclusion of immigrants and refugees who have international education, training, and experience.⁵

In February, the State of Vermont committed \$2.32 million to expand the **Working Communities Challenge** and double the number of teams tackling tough local economic issues, from aging populations to low labor force participation. The challenge was created by the Federal Reserve Bank of Boston to advance collaborative efforts to build healthy economies and communities in northern New England's rural towns, regions, and smaller cities. The program's expansion included the Southern Vermont team, working with communities that make up most of

² <https://brattleborodevelopment.com/reality-fair-2022/>

³ <https://brattleborodevelopment.com/ecdc-hires-director-for-new-branch-office-in-brattleboro/>

⁴ https://www.reformer.com/local-news/a-really-good-sign-refugee-in-migration-outpaces-out-migration-in-southern-vermont/article_31a0448a-5886-11ed-9037-3779467afdc5.html

⁵ <https://brattleborodevelopment.com/for-immediate-release-bdcc-refugee-partners-selected-to-join-national-skilled-immigrant-integration-program/>

Windham and Bennington counties, to establish initiatives to grow and retain a diverse workforce.⁶

In FY '22, BDCC business services hit several major milestones: as an **SBA lender**, adding \$350,000 of available revolving loan funds, new funding for its USDA RMAP loan product, became a KIVA sponsor, making a powerful crowdfunding tool available to Vermont startups, secured an EDA Build-to-Scale grant to establish the first **Southern Vermont-based seed fund**,

brought \$2.9 million in WCEDP* (VY Recovery Funding) back to the region to deploy; and assumed loan servicing for \$2.2 million in WCEDP loans.. Business Services was operating two tracks, offering business services while still administering two statewide relief programs through the Vermont Small Business Administration's "CNPP" and state CDBG-CV. Intensive technical assistance and grants through this program continue to help businesses move forward.



BDCC Expanded its **business support team**. For five years, business support and investment were made possible by the **Windham County Economic Development Program** funded through the Vermont Yankee closure. WCEDP investment led to \$51.5 million in impact and 866 jobs created and retained in the Windham Region. Windham's regional businesses require sustained support. BDCC's new business services team will provide a suite of technical assistance, trainings,

⁶ <https://brattleborodevelopment.com/vermont-provides-2-32m-to-expand-working-communities-challenge/>

programs, and resources including **new lending products** geared to businesses at any stage – from startup and growth through reorganization and succession

In 2021, the WCEDP Business Plan Competition was launched. The winner was Vermont Weaving Supplies. Founder Dena Moses is using the grant to launch a subscription-based online member platform that will allow members to access patterns and professionally videographic tutorials. In 2022 the second competition kicked off with four regional pitches. Twenty six entrepreneurs submitted business plans. Dosa Kitchen won the BDCC business plan contest.⁷



Investment in regional economic development continues to grow. Each year, voters in the 27 Windham Region towns are asked to invest in SeVEDS. In 2022, funding was approved by voters in Brattleboro, Brookline, Dover, Dummerston, Grafton, Guilford, Jamaica, Londonderry, Marlboro, Newfane, Putney, Readsboro, Rockingham, Stratton, Townshend, Weston, Whitingham, Wilmington, and Winhall. **These 19 towns represent over 80% of regional residents.** Municipal support is matched with philanthropic, private, state, and federal dollars as well as BDCC revenue. **Towns will provide \$112,818 to fund FY '23 programs**, nearly doubling BDCC's baseline state funding as a regional development corporation. Over the last five years, town funds helped launch BDCC Paid Internships, P3 high school career education, workforce development and attraction, and now Welcoming Communities programs. Town funds match USDA investment to provide programs serving communities directly: the Southern Vermont Economy Project (SVEP) and Community Facilities Technical Assistance Program (TAP). **In FY '22, BDCC helped our partner organizations secure another \$8.9 million.** These funds help the region's nonprofits and businesses with critical projects that contribute to the region's economic vitality.

⁷ <https://brattleborodevelopment.com/dosa-kitchen-wins-bdcc-business-plan-contest/>

Housing has emerged as a major barrier to addressing the labor shortages throughout Vermont. In the Windham Region, the Town of Brattleboro released a Housing Needs Assessment and Action Plan that calls for **the creation of 500 Housing Units**. In 2022 The Vermont Housing Improvement Program (VHIP) offered grants up to \$50,000 per unit for repairs needed to bring vacant rental units up to Vermont Rental Housing Health Code guidelines, add new units to an existing building, or create an accessory dwelling unit on an owner-occupied property. **14 units were brought online** in Southern Vermont through the VHIP program in 2022. A Southern Vermont Housing Coalition has a housing project envisioned for the 177 acres former Austine School.⁸

Bennington County: According to the **2020 U.S. Census**, Bennington County's population remained flat for the second straight decade, and its 2020 population of 37,347 represented an increase of just 222 residents since the previous decade. This relative quiet masks significant migratory trends within the county, however, as the bulk of the population losses were in the southern end of the county, and much of the growth was in the central and northern portions of the county.

The region's workforce has seen significant shifts since the onset of the pandemic, with 16% wage growth and 8% firm growth offsetting a significant 10% decline in jobs from 2019 to 2021. The numbers are much healthier comparing numbers from the second quarter of 2022 to the year before, posting a robust ten percent increase in establishments, and 4.5% growth in both employment and wages. **The region's labor force continues to fall**, however, primarily due to a 4.4% drop in residents between the ages of 35 and 64, coupled with a 3.8% increase in residents over the age of 65.

Bennington County's CEDS-driven programming continues to focus on helping small businesses secure financial and technical assistance resources to prosper, providing project-based development guidance to the region's communities and municipalities as they undertake ambitious-but-achievable investments, and helping to solve service gaps for the region's labor force and its newest residents. The State of Vermont has delivered broad and far-reaching funding programs through federal pandemic recovery efforts, and CEDS-focused staff at the BCRC have worked to ensure that the region's private, nonprofit, and public sector entities have the support necessary to access these funds while building systems that deliver continued success.

⁸ <https://www.sevendaysvt.com/vermont/raising-homes-it-takes-a-village-to-grow-housing-how-vermont-towns-are-trying-to-make-it-happen/Content?oid=35803019>

Programming that leverages organizational partnerships at regional and state levels continues to provide some of the best collective impact for our residents and businesses. After a sluggish year bouncing back from the pandemic, our **Workforce and Education Committee** was able to reinvigorate its annual Fall Career and Job Expo in partnership with the Southwestern Vermont Chamber of Commerce, the Vermont Department of Labor, Creative Workforce Solutions, and HireAbility VT. This live event in May of 2022 connected 67 employers to 200 job seekers, more than doubling the numbers of each from the 2021 event. In recognition of the ongoing efforts, staff was awarded a three-year **\$7,500 grant from the McClure Foundation** (via the Vermont Community Foundation) to support workforce development and career-exposure activities in the region.

BCRC also strengthened ties with the state's flagship institution of higher education, the University of Vermont, through **UVM's new Office of Engagement**. Staff set up a series of in-person business visits in April [to give employers time to discuss their activities and potential opportunities to partner with UVM](#). The two-day itinerary included a visit to the Vermont Country Store in Manchester and an evening social hour at the Village Garage Distillery in Bennington; a morning meeting at UVM's Agricultural Extension office in Bennington; and site visits to Vishay Tansitor and Kaman Composites in Bennington and the Orvis Rod Shop in Manchester. Employers discussed recent investments and business prospects, and heard from UVM personnel about opportunities for internships, applied coursework, and working relationships with faculty in IT, marketing, business, and materials engineering.

Across Bennington County, volunteers, community members, and community/economic development staff have been working together and with partners across Southern Vermont to welcome new Vermonters displaced by conflict and political persecution. These efforts have coalesced around the **Southern Vermont Welcoming Communities** project, the **Working Communities Challenge**, and the newly established presence of a staffed field office of the **Ethiopian Community Development Council** in partnership with the **Bennington County Open Arms** group, initiatives that have been detailed elsewhere in this document.

In 2021, BCRC's creation of a reuse plan for the recently-shuttered **Energizer facility** in Bennington noted that the Town of Bennington contained adequate demand for 604 new rental units and 452 more homeowner units, and the pressures on the housing market have only continued. In October 2021, building on that momentum, BCRC **convened housing experts** from around the state and region to **meet with local leaders, municipal officials, and the public** to discuss needs and

opportunities. Approximately 90 attendees joined, in an event produced with the assistance of local state representatives in the Vermont General Assembly.

Discussed at that meeting was the early workings of what became the **Vermont Housing Improvement Program**, also discussed previously. Six developers in Bennington were able to **bring twelve units back onto the market** through \$439,000 of VHIP funding in the reporting period. The project created code-compliant and newly renovated units in a town and region where the existing stock, built for large single families, does not match with the growing need for smaller-footprint units for individuals and smaller households.

In FY22, BCRC launched an **Entrepreneurial Support Committee**. This group comprises representatives from a number of groups throughout the region that provide training, space, programming or other support for entrepreneurs and business start-ups. Relevant to this ongoing work is a series of conversations with leadership at **Lever, Inc.**, a business accelerator and incubator in nearby North Adams, Massachusetts. Staff have established a good working relationship with Lever in recent years and discussed options and opportunities around a **Bennington County-focused iteration of the “Intrapreneur Challenge”** that Lever successfully ran in the Berkshires. This initiative focused on assisting firms with headcounts between 20-50 to “innovate from within,” and provided training sessions for selected businesses culminating in a pitch competition with a \$25,000 cash award and free year of coaching services. BCRC worked with Lever to recruit firms with a strong match for the program’s parameters. Five companies – Authentic Designs (Rupert), Grateful Dog Training (Manchester), MSK Engineers (Bennington), Star Wind Turbines (Dorset), Old Mill Road Media (Arlington) – were selected to participate, with MSK Engineers awarded the grand prize. Authentic Designs was designated as the event’s runner up, and the event was covered by the [Bennington Banner](#) and [GNAT-TV](#).

BCRC staff have become essential partners in the operations and strategy of the **Southern Vermont Communications Union District**, which serves much of Bennington County. Staff coordinate with the CUD’s executive committee, the statewide association of CUDs known as VCUDA, and the newly empaneled Vermont Community Broadband Board. The most substantial 2022 achievement was the CUD’s [successful application to VCBB for a \\$9,009,085 Broadband Construction Grant](#), which will leverage an additional \$3.3 million investment from **Consolidated Communications**. The first fiber optic customers were connected in June 2022, and this project will cover more than 99 percent of the unserved addresses within the District by the end of 2023. The grant dollars will pay materials costs for wire center upgrades, core upgrades, aerial fiber, underground fiber and

administrative costs. Under the terms of the partnership, the CUD will retain ownership of 90 percent of the physical network built out by the funding.

BCRC staff also worked to continue developing a presence within the International Economic Development Council, serving on IEDC's Higher Education and Young Professionals subcommittees. The highlight of the year, however, was in March, when a staff member sat for and passed all three required exam components to [earn designation as an IEDC Certified Economic Developer](#) (CEcD), the profession's industry-standard for professional accreditation.



CEDS Implementation Activities

The topline goals of the Southern Vermont CEDS are to strengthen business and support people. Five objectives were identified to meet those goals: increase our population, improve our physical infrastructure, enhance our social infrastructure, expand our business infrastructure, and develop our economic development infrastructure. Annually projects are submitted to help achieve this goal and they may be found in this report's appendix. Highlights from regional implementation activity from September 2021 - September 2022 are summarized below by objective including, when available, estimated costs associated with each of the CEDS activities, including identification of integrated funding sources (public, private, and non-profit) scope and timeframe when applicable.

A full list of 2022 projects ranked by the CEDS Project Ranking Committee appears in the Appendix.

Funded CEDS Activities in 2022 Windham, Bennington, Zone-wide

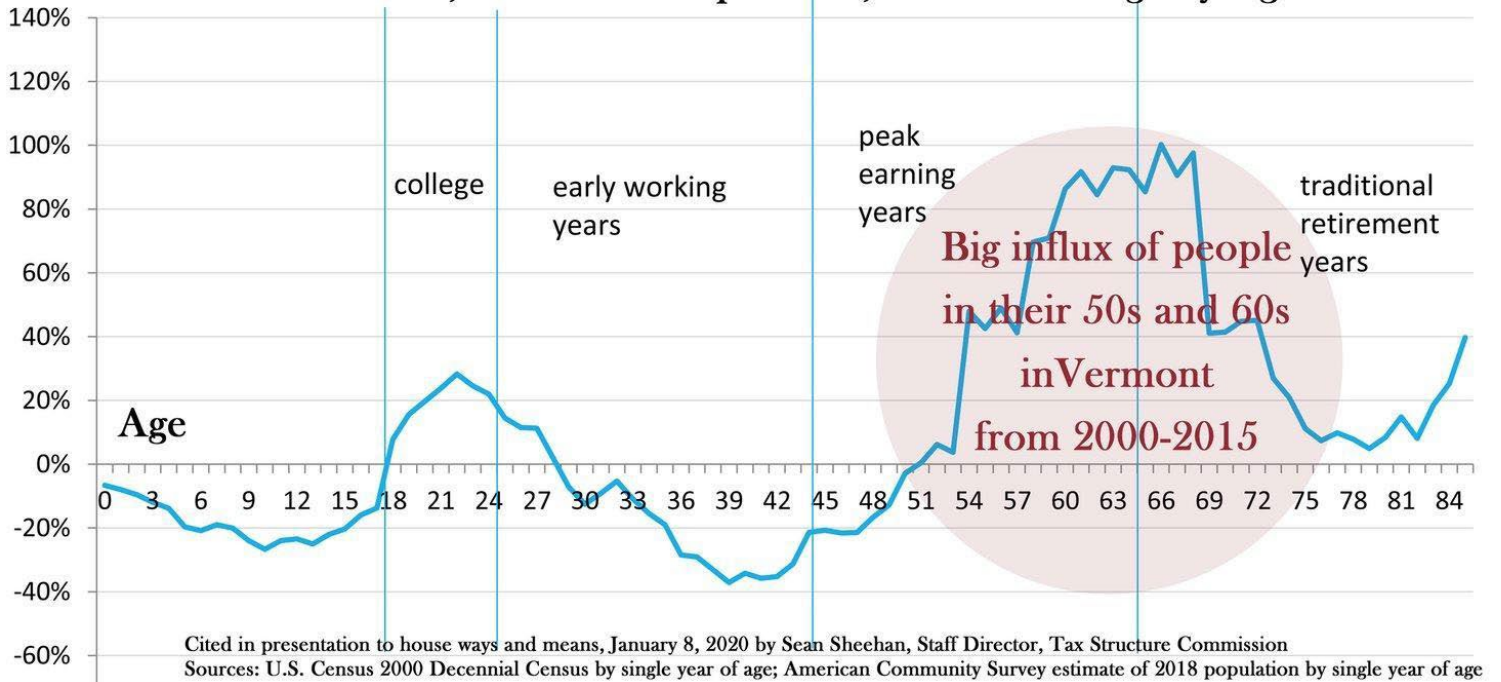
Increase our Population:

Attract more people to live in Southern Vermont, to participate in the community, the workforce, and support the business and civic environment.

Scope: Zone wide Southern Vermont's **population grew to 83,252** according to the 2020 Census, approximately 2 percent greater than 2010. Federal estimates through 2019 forecast a decline of more than 4 percent, highlighting the importance of the slight gains made. **Key 2022 stats:** 125 New Vermonters, from Afghanistan and Guatemala have relocated in Southern Vermont

Scope: Windham County: 19% increase in the number of Windham County births from 2020 to 2021.

From 2000-2015, Vermont's Population, Percent Change by Age



Improve our Physical Infrastructure:

Make the critical infrastructure improvements so that Southern Vermont is resident and business ready.

SCOPE: County Specific

The CEDS highlighted the need for investment in broadband infrastructure. Southern Vermont has capitalized on major legislation Vermont Legislature passed in May 2019 supporting the development of community fiber projects. As a result, these two CUDS are engaged in the build out of the largest public works project in Southern Vermont. **DVFiber**, a community fiber to the premises project in **24**


member towns⁹ has made major progress in 2022 hiring its first Executive Director and completing its high level network design. Similarly in Bennington County, the **Southern Vermont Communications Union District** represents the interests of 14 towns and has procured a public-private partnership with an incumbent ISP.

- WRC Windham County DVFiber
 - \$21.9MM grant award
 - Expanded partnership with GWI
 - High level design completed
 - 300 miles of fiber purchased
 - Projection for first construction in district 2022
 - Hired first Executive Director Gabrielle Ciuffreda

DVFiber

empowering our connection to the future



- BCRC Bennington County Southern Vermont Communications Union District/Catamount Fiber¹⁰
 - \$9MM grant award
 - Public-private partnership with Consolidated Communications
 - with 
 - First previously unserved customers connected to fiber optic broadband in summer 2022.
 - More than 99 percent of unserved and underserved connected to fiber within 18 months.
 - Formal partnership with Bennington County Regional Commission to provide administrative and operational services.

Other infrastructure projects

Enhance our Social Infrastructure:

Improve quality of life and stability for residents.

- Community Facilities, **SCOPE:** Windham Region BDCC Technical Assistance Provider **KEY metric:** 43 projects in nine communities. \$28,870 in grants

⁹ "Member Towns." DVfiber, 11 Sept. 2021, <https://dvfiber.net/member-towns/>

¹⁰ <https://sovtcud.net/>

went to: Winston Prouty, Grace Cottage Windham Solid Waste, Vermont Center of Photography, towns of Rockingham, Londonderry and Readsboro. .

- Housing Study Group **SCOPE:** Study Strong Towns Curriculum and local housing situation and possible approaches. **KEY metric:** 9 Southern Vermont partners from five communities participated: Brattleboro, Wilmington, Manchester, Arlington, Bellows Falls.

Expand our Business Infrastructure:

Create an environment that will encourage more jobs and opportunities in Southern Vermont.

- Business support and investment **SCOPE Windham Region** Windham County Economic Development Program funded through the Vermont Yankee closure **KEY Metric:**
 - led to \$51.5 million in impact and 866 jobs created and retained and has spurred expanded businesses services. With BDCC's development into a lending and loan servicing entity, the WCEDP program has been rehomed at BDCC along with the outstanding loans. \$2.9 million back to the region to deploy; and assumed loan servicing for \$2.2 million in WCEDP loans.
 - SBA lender, adding \$350,000 of available revolving loan funds
 - new funding for its USDA RMAP loan product
 - became a KIVA sponsor, making a powerful crowdfunding tool available to Vermont startups,
 - secured an EDA Build-to-Scale grant to establish the first Southern Vermont-based seed fund
- Bennington Community Market
 - Secured over \$2.5MM in federal and philanthropic grants to create a community-supported grocery store that supports local farmers and makes healthy food accessible in a downtown food desert.
 - Outgrowth of a \$1,000,000 [three-year grant](#) from the Andrew W. Mellon Foundation to Bennington College to address food insecurity in Bennington County.

Develop our Economic Development Capacity: Enhance the ability for economic development professionals and partners to play a role in implementation.

Scope: Windham County

- Town funding for SeVEDS has enabled the launch of such programs as BDCC Paid Internships, P3 high school career education, newcomer and talent attraction initiatives, and workforce training. Town funds matched with USDA funding also created programs that serve communities directly – the Southern Vermont Economy Project (SVEP) and Community Facilities Technical Assistance Program (TAP). **SCOPE:** Windham In FY22 towns contributed 112,818 which helped BDCC secure **KEY Metric** \$8.9million for other organizations – nonprofits and businesses doing critical projects that contribute to the region’s economic vitality. This includes grants from the Northern Borders Regional Commission, USDA, EDA, CARES Act, CDBG, and multiple state programs.

Scope: Bennington County

- BCRC allocated professional development budget to enable staff to secure IEDC Certified Economic Developer (CEcD) certification. **KEY Metric** Only one other professional in Vermont possesses this designation.

Scope: Zonewide

- Southern Vermont Economy Project
 - Facilitated solicitation, ranking projects submitted to be included in the five-year plan for growing the southern Vermont economy (see appendix)
 - 22 Regional Town Meeting Updates
 - 16 programs with 230 attendees
 - Direct Assistance to 5 communities
- 6th Annual Southern Vermont Economy Summit - in person at Mount Snow Resort in Dover, VT. **SCOPE** Southern Vermont **KEY Metrics** 10 sessions, 52 panelists, speakers, sponsors, 200 attendees, 48 towns represented,
- Economic Development District proposal in development. KEY Metrics:
 - Website for the District:
<https://www.vermontzone.com/general-4>
 - Legal Entity formed and registered with Vermont Secretary of State and U.S. Internal Revenue Service to receive EDD Designation: Southern Vermont Economic Development Zone, Inc.
 - 16 municipal letters of support received

Appendix

Link to FY'22 BDCC & SeVEDS ANNUAL REPORT

<https://brattleborodevelopment.com/wp-content/uploads/2022/10/BDCCAnnualReport2022SINGLES-FINAL.pdf>

Link to 2021 Brattleboro Housing Needs Assessment and Strategy:

https://www.brattleboro.org/vertical/Sites/%7BFABA8FB3-EBD9-4E2C-91F9-C74DE6CECFD%7D/uploads/Final_Full_Report_-_Housing_Needs_Assessment_and_Strategy_-_Town_of_Brattleboro_VT.pdf

Link to 2022 Windham County Report on Aging:

<https://www.windhamaging.com/report>

Link to Bennington County 2021 Regional Perspective

<https://vermontbiz.com/news/2021/october/17/bennington-county-pandemic-uncertainty-lingers-workforce-housing-shortages>

Link to Windham County 2022 Regional Perspective:

<https://vermontbiz.com/news/2022/may/21/windham-county-economic-report-you-need-housing-and-housing-needs-infrastructure>

Press Release: Southern Vermont Economic Development Zone Entities to Pursue Federal District Designation:

<https://brattleborodevelopment.com/southern-vermont-economic-development-zone-entities-to-pursue-federal-district-designation/>

2022 CEDS Projects Submissions:

BDCC and BCRC staff brought together ten individuals representing the region, and who are firmly established in their field of expertise, to review, rank, and discuss the 78 project submissions. This year's committee: Andrea Bacchi, Think Dynamic Digital; Gordon Black, Town of Manchester; Linda Bow, Heritage Financial Credit Union; Michael Corey, Bennington College; Bob Donald, Windham Foundation; Mark Halversen, US Department of Energy (retired); Patrick McAllister, Town of Halifax; James Salerno, Hale Mountain Research; Kate Trzaskos, Downtown Brattleboro Alliance; Betsy Thurston, Bellows Falls Downtown Development Alliance.

2022 Southern Vermont CEDS Vital Projects (alphabetical by project name)

Project: Area-Wide Plan

- Impact Region: A single town in Windham County
- Submitting Organization: Town of Rockingham

Description: The potential for continued reinvestment and redevelopment of Bellows Falls Island and the Under the Hill area presents a unique opportunity for the Village of Bellows Falls, the Town of Rockingham, and the entire southeast region of Vermont. The Area-Wide Plan has provided a thoughtful and feasible plan for the future of the Island and Under the Hill that addresses a wide range of community needs including housing, job creation, increased tax base, recreational opportunities, and celebrating the history and culture of the area. This work helped align local organizations and groups, stakeholders of property and business owners of the target area, the Railroad, State and Hydro companies in the target area, and community members and downtown merchants to create a fluid document with the vision of the Island District as a Transit Oriented Development centering on remediated brownfield properties with mixed-use facilities and the Under the Hill District a combination of Destination Tourism Cultural Heritage Center Historic Riverfront Park, and Renewable Energy storage and use activities.

Project: BDCC Business Park Expansion

- Impact Region: A single town in Windham County
- Submitting Organization: Brattleboro Development Credit Corporation

Description: The BDCC Business Park Expansion would entail a complete final buildout of the BDCC's 300,000sf business park property using a 4 acre parcel adjacent to the existing

building. This project has the advantage of intensifying use on a property that has all of the necessary conditions for industrial businesses including adjacency to road, rail, and public transit. As the home of two of Vermont's fastest growing manufacturers and more than 225 employees coming to work every day, demand which cannot be met within the existing Business Park. Nor can these needs be met elsewhere in the region, as there is a shortage of available, suitable real estate for light industrial and industrial uses. Given the tight commercial real estate market and the high costs to build, maximizing use of properties we own is an efficient way to address pent up demand.

Project: Bennington Community Market

- Impact Region: Multiple Towns in Bennington County
- Submitting Organization: Bennington Community Market

Description: Bennington Community Market is a community-supported grocery store that supports local farmers and makes healthy food accessible to everyone in our community, and aims to open its doors in Fall 2022. Our mission is to support local farmers, increase access to healthy food for all members of our community, and contribute to the revitalization of downtown Bennington. The market will be a year-round hub to enjoy seasonal cooking and eating, as well as to provide grocery staples and take-home meal options from our kitchen. In partnership with area organizations that work with food-insecure populations, our Healthy Food Access Fund will provide discounts to our neighbors in need. We will also accept SNAP benefits and participate in the WIC program. We are thrilled to share that the Market, along with other partners in the Bennington Fair Food Initiative, was recently nominated for a federal earmark by Representative Peter Welch to support our regional food system efforts.

Project: DVFiber

- Impact Region: Windham Region
- Submitting Organization: DVFiber

Description: DVFiber, the trade name for the Deerfield Valley Communications Union District, is on a mission to secure reliable, affordable broadband for all homes and businesses in towns throughout the Windham Region. In the past year, the Vermont Community Broadband Board (VCBB) has awarded DVFiber a \$26 million in grant funding to finance buildout of a fiber-optic broadband network. At the same time, DVFiber has entered into a partnership with GWI as its internet service provider, and hired its first Executive Director.

Project: Grace Cottage Primary Care Clinic Upgrade

- Impact Region: Southern Vermont
- Submitting Organization: Grace Cottage Family Health & Hospital

Description: The Grace Cottage Family Health building has been bursting at the seams for decades. A great deal of time and money has been spent on makeshift solutions because this federally designated Rural Health Clinic is located in two 1840s-era, wood-framed houses connected by a narrow hallway donated to Grace Cottage many years ago. Last fall, generous donors pledged \$5M toward a new clinic building, and Grace Cottage has been working with an architectural firm since January to design a modern, efficient, professional space in which to provide primary care for the coming decades. The plans call for construction of a new, three-story clinic wing with approximately 25,000 square feet on the north end of the current building.

Project: Greater Rockingham Area Services Energy Improvements

- Impact Region: Multiple towns in the Windham Region
- Submitting Organization: Greater Rockingham Area Services

Description: GRAS is working to replace our antiquated inefficient oil burning heating system with an energy efficient wood chip fired steam boiler system. The system will include installation of a biomass boiler, an LP boiler backup, and an exterior wood chip silo. The health care and social service providers who lease space in our buildings serve the needs of the community of Bellows Falls and its surrounding communities in Windham County, providing 85 jobs in the region. Due to largely antiquated building infrastructure, we see constantly rising operating costs. This project will provide lasting benefits to our operations and allows us to retain the existing tenants and the jobs and services they provide.

Project: Putnam Community Health (Putnam Block Redevelopment – Phase 2)

- Impact Region: A single town in Bennington County
- Submitting Organization: Putnam Community Health LLC

Description: Putnam Community Health (PCH) is the second phase of the Putnam Block Redevelopment project. The project continues the revitalization of this gateway property. The project plans a single five story, mixed use building. The project expects to draw Southwestern Vermont Health Care (SVHC) as its anchor tenant with approximately 12,000 SF of medical office space. Retail spaces will line the street on the first floor. High-quality apartments will occupy floors two through four. The fifth floor is slated to be leasehold

residential condominiums. There will be approximately sixty (60) residential units. The project will continue the Brownfields remediation begun in Phase I of the project completing the clean-up activities on the four-acre site.

Project: Southshire Regenerative Food Center

- Impact Region: Southern Vermont
- Submitting Organization: Southshire Meats

Description: The Southshire Regenerative Food Center (RFC) is a 43,453sf facility that will serve as an aggregation/distribution, meat finishing, and co-packing facility for Southshire Meats. Southshire is moving its headquarters to the facility and is already using a portion of the building for frozen storage and distribution while construction is completed. The RFC will be the aggregation point for a network of small abattoirs located throughout the region. The first of these abattoirs, Higley Hill Processing, is already operational in Wilmington where Southshire and RFN re-opened the mothballed processing facility on Adams Farm. This model of distributed abattoirs allows slaughter to occur closer to the farms where animals are raised, providing greater animal welfare and greater resilience to the foodshed.

Project: Southwestern Vermont Health Care and Castleton University Nursing Partnership

- Impact Region: Bennington County
- Submitting Organization: Southwestern Vermont Health Care

Description: Southwestern Vermont Health Care (SVHC) has partnered with Castleton University to retain qualified professionals, increase equitable access to education, and to address the shortage of registered nurses with a Bachelor of Science in nursing (BSN) degree. SVHC has committed to offer employment to Castleton students who satisfactorily complete the BSN program, obtain licensure, and meet pre-employment requirements. For students who accept the offer, SVHC will pay back (in full) tuition debt over the course of six years of employment. Encouraging this talented pool of individuals to remain in the community provides a number of economic benefits for the region. Many of the individuals graduating from the program are young professionals, starting new families and establishing personal and professional networks and roots. This six-year program is an incentive to remain in the area, and in turn to purchase or rent local housing, purchase local goods and services, and more. The absence of education debt for these individuals will encourage investment and spending beyond peers who are burdened with high monthly student loan payments.

Project: Winston Prouty Campus Development Project

- Impact Region: Windham Region
- Submitting Organization: Winston Prouty Center

Description: The Winston Prouty Development Project is one of the most significant housing and development undertakings in New England. The overarching goal of this project is to create an inclusive neighborhood comprising up to 500 units of mixed income housing suited to all people regardless of age, income, ability or disability, gender, or gender identity. Furthermore, the project will incorporate additional programmatic assets in arts, recreation, and cultural uses. The housing program intends to respond to the statewide housing deficit, in which Brattleboro is particularly gridlocked in attracting new residents and demographics due to a lack of quality and affordably priced housing.

2022 Southern Vermont CEDS Projects (alphabetical by project name)

- 47 Flat Street – M&S Development LLC
- 814 Arts Hub in Southern Vermont
- Area-Wide Plan – Town of Rockingham
- BDCC Business Park Expansion – Brattleboro Development Credit Corporation
- BDCC Business Services – Brattleboro Development Credit Corporation/SeVEDS
- Bellows Falls Incremental Neighborhood Housing Development – Town of Rockingham
- Bellows Falls Opera House Lower Theater – Town of Rockingham
- Bellows Falls Vacuum Coating Training Center – Sustainable Valley Group, Inc.
- Bennington Armory Reuse – Town of Bennington
- Bennington Community Market – Bennington Community Market
- BF Historic Trains Station Purchase and Renovation – Town of Rockingham
- Brattleboro Multi-Use Industrial Park – Brattleboro Development Credit Corporation
- Brattleboro Quality Youth Development Project and Youth Council – Building a Positive Community
- Build to Scale – Brattleboro Development Credit Corporation
- CCC New Childcare Center Series – Child Care Counts
- Chroma Slope Stormwater Protection – Chroma Technology Corporation
- Commercial Real Estate Analysis for Windham Region – Brattleboro Development Credit Corporation
- Community Facilities Technical Assistance – Brattleboro Development Credit Corporation
- Cotton Mill Expansion – Brattleboro Development Credit Corporation
- Development Discussions – Bennington County Regional Commission

- DeWitt Housing and Small Business Training Center Redevelopment – M&S Development, LLC
- Dover & Wilmington Bi-Town Strategic Marketing Plan – Southern Vermont Deerfield Valley Chamber of Commerce
- DVFiber – Deerfield Valley Communications Union District
- Economic Dignity and Health Equity Community of Practice – Bennington Office of Local Health, Vermont Department of Health
- Energizer Facility Reuse – Town of Bennington
- Everett Estate Redevelopment – Southwestern Vermont Health Care
- Flood Hazard Mitigation in Jacksonville Village – Town of Whitingham
- Food Connects Capital Expansion Project – Food Connects Inc.
- Food Scrap Composting Facility Expansion – Windham Solid Waste Management District
- Gamer’s Grotto Structural Upgrades – The Gamer’s Grotto
- Governor Hunt House Community Center – Friends of Vernon Center
- Grace Cottage Primary Care Clinic Upgrade – Grace Cottage Family Health & Hospital
- Greater Rockingham Area Services Energy Improvements – Greater Rockingham Area Services
- Green Island Project: Great Falls Food Hub – Sustainable Valley Group, Inc.
- HatchSpace – The Hatch, Inc.
- Improving Energy Efficiency and Building Community – WindowDressers of Bennington County
- Intersecting Recreation, Environmental Education and Food Security at Lake Paran – Paran Recreations
- Island St. Revitalization – Bellows Falls Area Development Corporation
- Leveraging Start-Up Success to Expand Engagement and Impact – Flat Iron Cooperative, Inc.
- Library Roof – South Londonderry Free Library Association LLC
- Media Skills Training Program – GNAT-TV/BCTV/CAT-TV
- Museum New Site Expansion – Southern Vermont Natural History Museum
- Old School Community Center – Old School Enrichment Council, Inc.
- Pipelines and Pathways Program (P3) – Brattleboro Development Credit Corporation
- Pownal Center Business Revitalization – C&T Adventures LLC
- Putnam Community Health (Putnam Block Redevelopment Phase 2) – Putnam Community Health LLC
- Refugee Rental Assistance Program – Bennington County Open Arms
- Resourcing Southern Vermont’s Co-operative Economy – Valley Alliance of Worker Co-operatives
- Retreat Farm as a Public Common – Retreat Farm
- Retreat Farm Market and Food Center – Retreat Farm

- Rich Earth Institute's Urine Nutrient Reclamation Project – Rich Earth Institute
- Robertson Paper Site Redevelopment – Bellows Falls Area Development Corporation
- Rockingham Industrial Expansion Project – Brattleboro Development Credit Corporation
- Rockingham Industrial Park Stormwater Project – BDCC Holdings II
- Route 9 Infrastructure Improvement – Town of Wilmington
- Skillab Tech Enabled Workforce Support – Brattleboro Development Credit Corporation
- Southern Vermont Economy Summit – Brattleboro Development Credit Corporation
- Southshire Regenerative Food Center – Southshire Meats LLC
- Southwestern Vermont Health Care and Castleton University Nursing Partnership – Southwestern Vermont Health Care
- Southwestern Vermont Medical Center Emergency Department Transformation – Southwestern Vermont Health Care
- SoVT CUD Public-Private Partnership – Southern Vermont Communications Union District
- SoVT Zone Wide Water Infrastructure Assessment – Windham Regional Commission
- SVEP 3.0: CAPP – Brattleboro Development Credit Corporation
- The Arlington Common – Arlington Arts Enrichment Program
- The Bike Hub – The Bike Hub, Inc.
- The Commons at High Street & Green – High Street & Green
- Thursday Night Live! – Better Bennington Corporation
- TLR Master Plan BF Greater Island District and FERC – Town of Rockingham
- Trails and Outdoor Recreation – Town of Rockingham
- Tri-Park Master Plan Projects – M&S Development LLC
- Tri-Park Mobile Cooperative Housing Capital Improvements – Tri-Park Cooperative Housing Corporation/M&S Development
- UVM Spatial Analysis Initiative for Bennington County – Bennington County Regional Commission
- Voices of Hope – Voices of Hope
- WheelPad L3C Manufacturing Facility – WheelPad L3C
- Whitingham Sewer Infrastructure – Town of Whitingham
- Winston Prouty Campus Development Project – Winston Prouty Center
- Workforce Center of Excellence – Brattleboro Development Credit Corporation
- Working Communities – Brattleboro Development Credit Corporation