

Awarded Project Summaries



215 Main Street, Brattleboro – Tax credits will support redevelopment of a largely vacant former bank building into 14 new market-rate apartment units. Work will include upgrading the building to comply with current building codes, including installation of an elevator and a sprinkler system.

Total Project Cost: \$2,622,325; Tax Credits Awarded: \$101,250
Contact: Jack Anderson, janderson@jmscpgroup.com



98-100 North Willard Street, Burlington – This mixed-use office/residential building in Burlington’s Neighborhood Development Area will be converted into three units of market-rate housing, helping to fill Burlington’s acute housing crisis. Tax credits will support mandated code upgrades.

Total Project Cost: \$155,593; Tax Credits Awarded: \$50,000
Contact: Wen Dong, wendong@yahoo.com



130 Bank Street, Burlington – The City of Burlington will use reallocated sales tax dollars from the City Place development to rebuild previously severed Pine and St. Paul Streets, including streetscape amenities and pedestrian improvements to help reactivate these public spaces in the heart of downtown Burlington.

Total Project Cost: \$76,000,000; Sales Tax Reallocation Awarded: \$987,059
Contact: Brian Pine, bpine@burlingtonvt.gov



176 South Winooski Avenue, Burlington – Construction of Post Apartments, a five-story mixed use building, will provide 38 new affordable housing units. The City will use reallocated sales taxes from this project to support the project with sewer, stormwater and utility upgrades along with connecting the project to the City’s Great Streets: Main Street project.

Total Project Cost: \$20,657,974; Sales Tax Reallocation Awarded: \$462,941
Contact: Brian Pine, bpine@burlingtonvt.gov



235 South Union Street, Burlington – The historic Henry Shaw House, located in the South Union Street Historic District, will be fully rehabilitated using federal and state tax credits. The project will convert vacant office spaces back into 8 residential units within walking distance of downtown Burlington.

Total Project Cost: \$1,008,410; Tax Credits Awarded: \$144,794
James Patrick Dufour, textere@gmail.com

Awarded Project Summaries



153 & 157 Gale Street, Canaan – Façade and code credits were awarded to this project in Canaan village. Funding will allow the owner to undertake critical building repairs and upgrades, ensuring that the seven apartments on this historic property continue to serve local residents.

Total Project Cost: \$64,896; Tax Credits Awarded: \$26,633
Patrick Ross, patrickrossrentals@gmail.com



491 Route 5 North, Fairlee – Originally a livery and more recently an antique shop, this building is currently vacant. With support from state tax credits, it will be fully renovated into a mixed-use retail and apartment building, with three new housing units next door to the newly renovated Chapman's Store and the town offices.

Total Project Cost: \$817,500; Tax Credits Awarded: \$175,000
Travis Noyes, travisnoyes@gmail.com



91-93 Main Street, Ludlow – The Fox Run motel provides affordable accommodation for visitors to Ludlow seeking to enjoy local outdoor recreation opportunities. Tax credits will support important repairs to this property, which also includes a duplex and a single-family rental.

Total Project Cost: \$795,500; Tax Credits Awarded: \$75,000
Contact: Susan Caruso, scaruso@foxrungalp.org



51 Seminary Street, Middlebury – Stonecrop Ledge, a beautiful historic home constructed in 1815, sits vacant in Middlebury's new Neighborhood Development Area. Currently uninhabitable, local builders plan to rehabilitate the building using federal and state tax credits to create three new market-rate apartment units.

Total Project Cost: \$700,000; Tax Credits Awarded: \$100,000
Kathleen Brisson, kbrb@shoreham.net



53 North Pleasant Street, Middlebury – This duplex was owned by the same family for over 40 years. Now, new owners will use a state tax credit award to complete much-needed and code-mandated upgrades including asbestos remediation, electrical and plumbing upgrades, resulting in two safe apartment units.

Total Project Cost: \$43,173; Tax Credits Awarded: \$15,439
Richard Tinsley, richard@core-holdings.llc

Awarded Project Summaries



8-20 Langdon Street, Montpelier – New owners purchased this historic building in April 2023 and suffered when the North Branch River flooded its banks in July. With the support of state flood mitigation tax credits, they will take steps to mitigate future flooding, while also bringing the 3 commercial units back online and creating 16 new apartments on the building's upper floors.

Total Project Cost: \$2,057,134; Tax Credits Awarded: \$157,500
Gabriel Lajeunesse, gabe@accred.com



95 Main Street, Newport – This historic downtown building was underutilized for several years. The owners will use state tax credits to support the creation of six new apartments above their successful restaurant. Work will also include façade repairs on this prominent commercial block.

Total Project Cost: \$734,086; Tax Credits Awarded: \$75,000
Michelle Richardi, lago.trattoria@yahoo.com



70 Depot Square, Northfield – The historic Northfield Depot, previously re-purposed and underutilized, was recently purchased by new owners. They plan to rehabilitate the ground floor into a new restaurant space and convert long-vacant upper floors into three new apartments at the head of Northfield's town common and central to its business district.

Total Project Cost: \$596,160; Tax Credits Awarded: \$122,490
Tom Davis, tdavis@northfield.vt.us



168 North Main Street, Northfield – The non-for-profit Whole Child Learning Co. plans to start a critically needed childcare center using two former classrooms in Northfield's historic Gray Building. State tax credits will support these efforts with funds to off-set the costs of mandated fire safety upgrades.

Total Project Cost: \$25,072; Tax Credits Awarded: \$12,500
Contact: Blake Pierson, blake@rainbowgardensvt.org



3643 US Route 2, North Hero – The North Hero Inn was recently slated for closure and conversion into 7 luxury condominiums. A new owner now plans to renovate the property to keep this local business open and will use state tax credits to complete façade repairs and mandated code upgrades.

Total Project Cost: \$2,321,000; Tax Credits Awarded: \$82,500
Contact: Doug Nedde, dnedde@neddere.com

Awarded Project Summaries



42 Elm Street, Pittsford – The Pittsford Village Farm is renovating the Caverly-Swift house in Pittsford’s village center to provide space for a café, childcare center, and community meeting space, along with two apartment units. State tax credits will provide critical gap funding to see this project to the finish line.

Total Project Cost: \$2,870,572; Tax Credits Awarded: \$125,000
Lorrie Byrom, lorriebyrom13@gmail.com



78 Creamery Street, Plainfield – Originally a single-family residence, the historic Elvira Batchelder house is located within walking distance of Plainfield’s village center. New owners will undertake the ambitious rehabilitation of this vacant property into two new apartments with the support of state façade and code tax credits.

Total Project Cost: \$142,000; Tax Credits Awarded: \$52,438
Contact: Graham Keegan, sherbetcratonllc@gmail.com



103 Main Street, Putney – This historic home was neglected for many years and in danger of demolition. A new owner plans to rehabilitate the property into three apartments and will use state tax credits to support façade repairs to the building’s distinctive mansard roof, along with code improvements.

Total Project Cost: \$317,400; Tax Credits Awarded: \$61,250
Contact: Dawn King, dawnkingmidwife@gmail.com



32 North Main Street, Randolph – Bethany Church is working to renovate Bethany House, a property next door to their church used for offices and meeting space. The second floor will be converted into a dedicated homeless shelter. State tax credits will provide funding to support mandated code upgrades to the building to make this possible.

Total Project Cost: \$67,770; Tax Credits Awarded: \$33,885
Contact: Ruth Tucker, ruthtucker36@gmail.com



60 Park Street, Springfield – The former Park Street School will be redeveloped with the support of state and federal tax credits. In this phase of work, state credits will support installation of a sprinkler system, a new split-stop elevator, and electrical upgrades.

Total Project Cost: \$1,435,000; Tax Credits Awarded: \$200,000
Contact: Bob Flint, bobf@springfielddevelopment.org

Awarded Project Summaries



175 Lake Street, St. Albans – This infill development on a former brownfield site will construct a five-story building with 72 apartments. The City of St. Albans will support the project with streetscape and utility improvements along Lake Street using reallocated sales taxes.

Total Project Cost: \$25,973,140; Sales Tax Reallocation Awarded: \$548,132
Contact: Chip Sawyer, c.sawyer@stalbansvt.com



457 Railroad Street, St. Johnsbury – The former Caplan's Building will be redeveloped into two new commercial units with the support of a state tax credit award. This includes space for Northern Express Care, a walk-in primary care office in the heart of St. Johnsbury.

Total Project Cost: \$679,080; Tax Credits Awarded: \$66,225
Contact: Christopher Towne, christophert@nchcvt.org



560 Railroad Street, St. Johnsbury – Redevelopment of this historic building will transform this underutilized property for mixed-use commercial and residential, with nine new mid-market apartments and two commercial units. State tax credits will help address deferred maintenance and install a sprinkler system.

Total Project Cost: \$4,773,038; Tax Credits Awarded: \$120,432
Contact: Evan Oleson, eoleson@northernforest.org



232 Main Street, Strafford – State tax credits will support major code upgrades at the former Strafford Masonic Building. Now owned by the Strafford Historical Society, the building will be used as a flexible community and cultural center.

Total Project Cost: \$197,212; Tax Credits Awarded: \$50,000
Contact: Laura Ogden, laura.a.ogden@dartmouth.edu



54 West Main Street, Vergennes – The General Samuel Strong House was built in 1796, a rare survivor. Vacant for decades, a local developer has saved the building and will use federal and state tax credits to redevelop the building into six new apartments in the Vergennes Neighborhood Development Area.

Total Project Cost: \$754,600; Tax Credits Awarded: \$75,000
Contact: David Shlansky, djs@burchfieldcompany.com

Awarded Project Summaries



15 South Main Street, Wallingford – A local entrepreneur will open a market, providing locally sourced products, prepared foods, fresh produce, and groceries in the historic Wallingford Block. State tax credits will provide funding to bring the space up to current code requirements.

Total Project Cost: \$73,000; Tax Credits Awarded: \$36,500
Contact: Monica Delorme, wallingfordvillagemarket@gmail.com



51 South Main Street, Waterbury – Downstreet Housing plans to construct a new infill housing project on an underutilized parking lot in downtown Waterbury. In turn, Waterbury will use reallocated sales taxes to prepare the site, including moving a utility transformer, creating a curb cut and prepping site hook ups to water and sewer service.

Total Project Cost: \$13,668,487; Sales Tax Reallocation Awarded: \$127,225
Contact: Thomas Leitz, tleitz@waterburyvt.com



12 South Main Street, Wilmington – This former Greek Revival church is in the heart of downtown Wilmington. With the support of state tax credits, a new owner plans to redevelop the building as “Arthouse”, an art studio and event space, while preserving the building’s historic character.

Total Project Cost: \$251,500; Tax Credits Awarded: \$51,200
Contact: Jenevieve Penk, jenevievepenk@gmail.com



37 West Main Street, Wilmington – Largely damaged by Tropical Storm Irene, this downtown building will finally be redeveloped with retail space for the owner’s painting business and five new apartments. State tax credits will provide funding for façade repairs and code improvements.

Total Project Cost: \$605,200; Tax Credits Awarded: \$95,000
Contact: Chris Brown, cozyvtproperties@gmail.com



18 Union Street, Windsor – This four-unit apartment building in downtown Windsor will be rehabilitated with the support of state tax credits. New owners also plan to renovate the building’s vacant third floor to provide additional apartments, with a total of 10 units in the renovated building.

Total Project Cost: \$564,548; Tax Credits Awarded: \$124,184
Contact: Ben Manchin, manchinrealestate@gmail.com

Awarded Project Summaries



2706 East Woodstock Road, Woodstock – The shuttered Taftsville Country Store will be re-opened thanks to new ownership and the support of state tax credits. The project includes façade repairs and code-mandated upgrades to the building, which will also house three apartment units.

Total Project Cost: \$1,235,395; Tax Credits Awarded: \$74,896
Contact: Angela Ulman, angela@madoldnut.com

About the Downtown and Village Center Tax Credits Program

Federal and state tax credits help to stimulate private investment and create jobs. They support the creation and improvement of rental housing. Tax credits can restore buildings and jump start revitalization in Vermont communities. Successful projects range from modest renovations in small centers to multimillion-dollar downtown redevelopments.

In this round of funding, the State of Vermont has awarded over \$4.4 million in awards to 31 projects, generating over \$160 million in building improvements and public infrastructure around the state. Since the Downtown Program was created over 20 years ago, more than 400 projects have received over \$40 million in tax credits.

January Bonus Round

Applications for a special bonus round of tax credits are due Monday, January 8, 2024. Applications for all credits offered through the program will be accepted. In response to the July 2023 floods, projects seeking Flood Mitigation Credits will be prioritized for funding. For more information on the January round of applications, please contact Caitlin Corkins at caitlin.corkins@vermont.gov.