

City Manager..... (802) 334-5136
City Clerk/Treasurer 334-2112
Public Works/Parks 334-2124
Zoning Adm./Assessor 334-6992
Recreation 334-6345
Fax..... 334-5632



City of Newport
222 Main Street
Newport, Vermont 05855
www.newportvermont.org

Newport City Council Meeting
Regular Meeting Agenda
Monday, October 17, 2022, beginning at 6:30 p.m.
Newport City Council Room

Google Meet joining info

Video call link: <https://meet.google.com/auw-masj-ydw>

Or dial: (US) +1 605-653-3293 PIN: 494 793 212#

****Public Hearing #2 for the Municipal Plan****

City Council: Paul Monette, Mayor
John Wilson, Council President
Melissa Pettersson
Kevin Charboneau
Chris Vachon

Laura Dolgin, City Manager
James D. Johnson, City Clerk/Treasurer

1. Call the Regular Council Meeting to Order
2. Approve Minutes of October 3, 2022
3. Comments by Members of the Public
4. Newport Crossing Presentation (Convent Redevelopment & 329 Main St.): Patrick Shattuck, Executive Director; and Becky Masure, Director of Real Estate Development; Rural Edge
5. Municipal Plan Adoption, VOTE
6. New Business
7. Old Business
8. Set next meeting: Regularly Scheduled Council Meeting: November 7, 2022 @ 6:30pm
9. Adjourn

Non-confidential materials pertaining to this agenda are available for inspection at the City Clerk's office commencing at 9:00 a.m., the morning of the meeting.

Newport City Council meetings are for the purpose of allowing Council members to conduct City business. Distinct from public hearings or town meetings, City Council meetings are held in public, but are not meetings of the public. City Council meetings are the only time the City Council members have to discuss, deliberate and decide upon City matters. In an effort to conduct orderly and efficient meetings, the Mayor kindly requests your cooperation and compliance with the following guidelines:

1. Please be respectful of each other, Council members, city staff, and the public.
2. Please raise your hand to be recognized by the Mayor. Once recognized, please state your name and address or affiliation.
3. Please address only the Mayor and not members of the public, staff, or presenters.
4. Please abide by any time limits. Time limits will be used to ensure everyone is heard and that there is sufficient time for the Council to complete their agenda within a reasonable timeframe.
5. The Mayor will make a reasonable effort to allow everyone to speak once before speakers address the Council a second time per the limited 2 minute timeline adopted on January 23, 2017.
6. Once public comment has been heard, discussion will be limited to the City Council members.
7. Please do not interrupt or mock other speakers or otherwise exhibit disruptive behavior during the City Council meeting.
8. Please do not repeat the points made by others, except to indicate agreement or disagreement with other views.
9. Please use the hallway for side conversations. It is difficult to hear speaker remarks when side conversations are occurring in the Council Chamber.
10. Presentations to the Council are not open to public comment. However, per the policy adopted on December 21, 2015, matters on the agenda requiring a vote are open to public comment immediately prior to the Council vote.
11. Individuals who do not abide by these procedures will be asked to leave the Council Chamber.

NEWPORT CITY COUNCIL MINUTES
October 3, 2022

DRAFT

A duly warned meeting of the Newport City Council was held on Monday, October 3, 2022, in the Council Room in the Newport City Municipal Building. Present were: Mayor Paul Monette, Council President John Wilson, Council Members Kevin Charboneau (by phone), Melissa Pettersson, and Christopher Vachon, City Manager Laura Dolgin, Assistant City Clerk/Treasurer Stacey Therrien, Fire Chief John Harlamert, and members of the press and public.

Mayor Monette called the meeting to order at 6:30 p.m.

Approval of Minutes

Mr. Wilson moved to approve the minutes of September 19, 2022. Seconded by Mr. Charboneau, motion carried unanimously.

Comments by the Public

None.

Tax Stabilization Request for Approval: Richard Isabelle, Vice-President of Northeast Kingdom Development Corp (NEKDC); Mike Desmarais, Track Inc.; Dave Snedeker, Executive Director of NVDA & a NEKDC Board Member.

Dave Snedeker stated that NEKDC closed on the Bogner Building last week from the EB-5 receivership. They will rehabilitate the long neglected vacant facility. Due to the condition of the building, they are seeking to use the City of Newport's Industrial and Commercial Tax Stabilization Policy until the renovations and fit-up are complete. Once completed they will lease the building to Track Inc., a snow grooming equipment business. They estimate 22 jobs in year one with a total of 80 jobs by year five.

Motion made by Mr. Vachon to allow the use of the City's Tax Stabilization policy for a five year term, seconded by Mr. Wilson. Motion approved with Mr. Charboneau abstaining.

Proclamation for Childhood Cancer Awareness Week.

The City of Newport proclaims October 23 through October 29, 2022, as Childhood Awareness week. Motion made by Mr. Vachon to accept the proclamation. Seconded by Mr. Charboneau, motion carried unanimously.

New Business

None.

DRAFT

Old Business

Compliments to the Parks & Recreation Department for the Chilifest. Compliments to the Public Works department for the Parklet.

Next Meeting

October 17, 2022

Adjournment

Mr. Charboneau moved to adjourn at 6:45 pm. Seconded by Ms. Petterson, motion carried unanimously.

Attested _____ This _____ Day of October 2022.

Mayor

September 28, 2022

MEMORANDUM

From: Richard Isabelle, Vice-President, NEKDC

To: Laura Dolgin, Newport City Manager

RE: NEKDC Request for Municipal Tax Stabilization

Dear Ms. Dolgin:

The Northeast Kingdom Development Corporation (NEKDC), a 501c3 non-profit development corporation, is requesting to utilize the City of Newport's adopted Industrial and Commercial Tax Stabilization Policy. As the new owner of 172 Bogner Drive, a 25-acre parcel with a vacant 43,875 sq. ft. former manufacturing facility, NEKDC is planning to rehabilitate and fit-up the long-vacant building for an expanding business in the area. Due to the condition of the property, NEKDC is requesting municipal tax stabilization as we are unable to rent the facility until renovations and fit-up are complete.

NEKDC has a \$2.06M renovation budget for the project. When renovations are completed to existing building, the facility will be leased to Track, Inc. a snow grooming equipment business currently located in Newport Center. Track, Inc. estimates that 22 jobs will be created and retained in Year 1, with 80 total jobs expected by Year 5. The project will improve the aesthetics of the 25-acre parcel and remedy the long-neglected building.

The project will not negatively impact municipal infrastructure or public safety. The project does meet all current local zoning requirements and will be applying for the appropriate local and state permits. NEKDC is in good standing with the City of Newport and State of Vermont with respect to taxes.

Included with this memorandum is a worksheet that follows the scoring criteria of the City's adopted policy. Also included is a project budget that identifies Sources and Uses and project expenses. Thank you very much for your consideration.

Sincerely,

Richard Isabelle
Vice-President, NEKDC

City of Newport – Industrial and Commercial Tax Stabilization Policy

3. Eligibility - all criteria a - f will be met by this project.

4. Gen. Criteria & Eligibility -

a. Renovations won't begin until after City Council meeting

b. No additions planned until after renovation of existing building but will likely happen in year 2 or so.

c. Increase in assessment will be likely after renovations are completed. NEKDC does have a 2021 appraisal that indicates value is less than the current assessment for the property.

d. Scoring:

1) Size = @43,875 sf (per appraisal report) = 3 - 4.5 + 4 = 11.5 points

2) Cost = \$2.06M renovation budget = 3 - 10 + 2 = 15 points

3) Machinery & Equipment - Tenant fit-up costs will easily exceed \$100,000 just for the new lifts/hoists and support structure that they will need = 4 points

4) Jobs – Year 1 (22) by Year 5 (80) = 66 points (Year 1) or 240 points (Year 5)

5) Diversification – The business /industry will employ less than 5% of the covered workforce in Orleans County. This would diversify the industrial employment base. = 5 points

6) Municipal Impacts - None expected. The building will be connected to the City's municipal water and wastewater systems. Bogner Drive does connect to Lake Road, so coordinating with the City of Newport for upgrading the road will be necessary.

7) Environmental Impacts – None.

8) Exclusionary Criteria – N/A

9) Historic Structures or Designated Downtown – 0 points

5. Tax Stabilization Agreement structure – The project would qualify for a five-year tax stabilization.

6. Application and Approval – NEKDC is appreciative of the City Council's consideration.

Sources and Uses Revise 9-7-22

	<u>CIP</u>	<u>Newport Development Grant</u>	<u>VEDA Loan</u>	<u>NCIC Loan</u>	<u>RCDI</u>	<u>TOTAL</u>
Acquisition		\$ 916,000				\$ 916,000
Environmental Remediation			\$ 70,000			\$ 70,000
Engineering		\$ 113,000	\$ 122,000	\$ 250,000	\$ 15,000	\$ 250,000
Roof						\$ 250,000
Landscaping			\$ 15,000			\$ 15,000
Floors				\$ 170,000		\$ 170,000
Ceiling and Paint			\$ 85,000			\$ 85,000
Heating and Cooling	\$ 232,468		\$ 59,532			\$ 292,000
Doors and Windows			\$ 60,000			\$ 60,000
Electrical			\$ 50,000			\$ 50,000
Equipment Removal			\$ 23,000			\$ 23,000
Contingency			\$ 441,468			\$ 441,468
Legal, Construction Management, Accounting, Interest, Taxes			\$ 339,532		\$ 10,468	\$ 350,000
Total Costs	\$ 232,468	\$ 1,029,000	\$ 1,265,532	\$ 420,000	\$ 25,468	\$ 2,972,468

Childhood Cancer Awareness Week

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection report cancer is the leading cause of death by disease among U.S. children between infancy and age 15. This tragic disease is detected in more than 16,000 of our country's young people each and every year; and

WHEREAS, one in five of our nation's children loses his or her battle with cancer. Many infants, children and teens will suffer from long-term effects of comprehensive treatment, including secondary cancers. An estimated 400,000 children and adolescents are diagnosed with cancer globally each and every year; and

WHEREAS, founded nearly thirty years ago by Steven Firestein, a member of the philanthropic branch of the Max Factor cosmetics family, the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc. along with Lions Clubs International are dedicated to helping these children and their families; and

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection provide a variety of vital patient psychosocial services to children undergoing cancer treatment at the Children's Hospital at UVM Medical Center in Burlington, the Children's Hospital at Dartmouth-Hitchcock in Lebanon NH, as well as participating hospitals throughout the country, thereby enhancing the quality of life for these children and their families; and

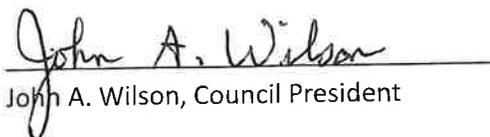
WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection also sponsor toy distributions, Laughternoon - Laughter is Healing, positive appearance programs, pet-assisted therapy, family sailing programs, KCC Supercar Experience, educational programs and hospital celebrations in honor of a child's determination and bravery to fight the battle against childhood cancer.

NOW THEREFORE be it resolved, the city council of the City of Newport, Vermont, hereby authorizes and votes to proclaim October 23 through October 29, 2022, as Childhood Cancer Awareness Week in Newport.

DATED this 3rd day of October, 2022.

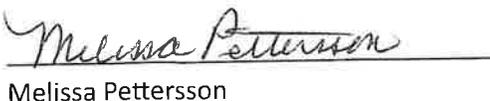


Paul L. Monette, Mayor

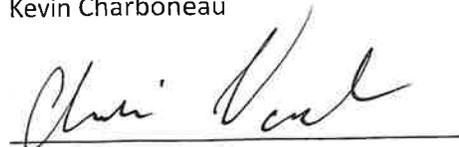


John A. Wilson, Council President

Kevin Charboneau



Melissa Pettersson



Chris Vachon



Renderings of the proposed redevelopment of the former convent at Four Founders Circle. This will be a 26-unit mixed-income rental development. (Courtesy: Gossens Bachman Architecture)



329 Main Street, Newport City. This will remain as three units of true market rate housing near the designated downtown district.



Rendering of Newport Center Housing after redevelopment, with the new building in the background (Courtesy: Kane Architecture)

Newport Crossing is a proposed 43-unit, \$17.1 Million development across three locations in Newport City and Newport Center. This development will result in a significant investment in two municipalities that will also address the severe housing crisis in Orleans County.

In Newport City, RuralEdge holds an option agreement to purchase the former Sacred Heart High School and Convent site, and is currently applying for funding for Phase One of the development, which includes the redevelopment of the former convent into 26 units of mixed-income rental housing. This will result in a \$10.6 Million investment in Newport City. The project also includes the purchase of a three-unit building at 329 Main Street, which will remain three mixed-income units located near the heart of downtown.

In Newport Center, RuralEdge is in the process of acquiring the two apartment buildings at 4116 and 4127 VT Rt. 105 in Newport Center. The buildings have numerous health and safety issues that put them at risk of being "red tagged" by the state fire marshal, which would displace the current occupants.

RuralEdge will undertake a gut-rehab of the building at 4116 VT Route 105, while 4127 will be demolished and replaced with a newly-constructed building, with streetscapes that restore the original village development patterns and serve as attractive anchor buildings in the heart of the town. The project will result in the creation of a total of 14 units of housing and a \$6.4 Million investment in the town. In our efforts to bring services to our housing, the new building will have a community room with an office for both RuralEdge and other area service agencies to have staff on-site to provide ongoing supports to individuals and families. NEKCA is seeking funding to embed a staff member at this site.

The Vermont Housing & Conservation Board committed just under \$9 million to this project in September. RuralEdge hopes to close on these properties by the end of the year and begin construction in spring 2023.