Community Development Committee
Minutes from meeting: 18 August 2011
Location: WRC Conference Room

Committee present: Norm Wright, Melinda Bussino, Roger Turner, Jenepher Burnell, Emily Kunreuther
Guests: Lawrence Auclair, Chris Hart, Greg Worden
Staff present: Susan McMahon

1. Review of minutes of 23 June 2011 was postponed until the September meeting.

2. Brattleboro Housing Authority (BHA) – Hayes Court Redevelopment
   Chris Hart, BHA Executive Director discussed the Hayes Court Redevelopment project and schedule. She handed out draft building plans for the redevelopment. Chris explained that Hayes Court was built in the 1970s and has 72 units. A section of the property is in the 500 year flood plain. HUD required an obsolesces study and will be making them tear down the section of Hays Court that is in the flood plain.

   Currently there are three phases to the project:
   - Richards Phase – 21 units (completed)
   - Phase II – 30 units (current)
   - Phase III – 30 units (future)

   Phase II, the current phase, in addition to housing for elderly and disabled will provide SASH services (Supportive And Services at Home). Hayes Court will serve as SASH center for the West Brattleboro area.

   The Committee discussed writing a letter for BHA’s application to Vermont Housing Conservation Board (VHCB). Isaac Wagner made a motion to direct staff to write the letter for VHCB for BHA’s Hayes Court Redevelopment project. Emily Kunreuther seconded the motion. The motion passed with Melinda Bussino abstaining from the vote.

3. Update and Announcement in Topic Areas
   Economic/Community Development
   - Susan McMahon gave a brief report from Chris Campany on the status of the Southeastern Vermont Economic Development (SeVEDS) process and post Vermont Yankee Planning Committee.

SeVEDS
o Is in the process of establishing a Board of Directors and Bylaws.
o Regional Economic Issues, Assets, Objectives, Strategies and Actions are in the process of being refined.
o Laura Sibilia, Executive Director of the Mt. Snow Chamber of Commerce, has been hired by the BDCC to provide staff support to SeVEDS.
o The BDCC has committed $50,000 to the SeVEDS effort to match the $50,000 contribution by the State of Vermont.
o The performance contract with ACCD has been drafted.
o It is anticipated that a Certified Economic Development Strategy (CEDS) will be developed for submission to the Economic Development Administration (EDA). A CEDS is a necessary prerequisite to participate in most of the EDA programs. It is anticipated that Dean John Mullin of UMass Amherst will be retained to develop the CEDS.

Post Vermont Yankee Planning Committee:
o Meeting today (4:00 p.m.) to discuss how to proceed with work per the proposed workplan.
o Dean John Mullin from UMass Amherst was present at the last meeting to discuss the findings of his research on the closure of Yankee Rowe, other nuclear facilities, and other major employers such as military bases. In sum, if the closure is slow, the region will more easily absorb the fiscal, real estate, and employment impacts, among others. If the closure is fast, the impact will be considerably more acute. Immediate decommissioning, or DECON, would constitute a slow closure because the dismantling of the plant would begin immediately and continue for several years. SAFSTOR, or deferred decommissioning, would constitute a fast closure because the plant would close and dismantling could be put off for decades (60 years or more).

* Algiers Village – The Friends of Algiers Village are getting ready to begin brownfields clean up to prep the site for the building of affordable housing

4. Other Business/Next Meeting
With no other business to conduct the meeting adjourned at 6:00 p.m. The next meeting was scheduled for September 22, 2011 and the Committee expressed an interest in discussing the status of the Broad Band project.