

Appendix G

Additional Funding Sources Information

FUNDING DIRECTORY FOR HISTORIC PRESERVATION PROJECTS IN VERMONT

Vermont Division for Historic Preservation
Website: accd.vermont.gov

Thirteenth Edition, May 2012

Many funding sources require that an applicant provide money or in-kind time or services to match a grant. Check with the source for specific information on matching requirements.

1. Battlefield Preservation Fund

Battlefield Preservation Fund grants serve as a catalyst to stimulate efforts to preserve battlefields, view sheds, and related historic structures and to leverage fund-raising activities. Typical uses of grants from the fund include legal and research fees to mitigate development threats, fund-raising and media plans, feasibility studies for endangered buildings and sites, archeological studies, landscape research and planning, view shed protection, easement planning, and interpretation and heritage education activities.

Range: Grants require a one-to-one cash match with a maximum award of \$10,000.

Eligibility: Battlefields associated with the Revolutionary War, the Civil War, the French and Indian Wars, and other battles fought in the United States are eligible for funding, but priority will be given to those that have limited access to other specialized battlefield funding programs.

Deadlines: February 1st - June 1st – November 1st

Applicants should complete the general preservation fund grant application, which is available at the website:

<http://www.preservationnation.org/resources/find-funding/documents/preservation-funds-guidelines-eligibility.html>

Contact: Phone: 202-588-6277 or grants@nthp.org

Internet: www.PreservationNation.org

2. Certified Local Government Program

Grants are for resource identification and planning, National Register nominations, downtown planning, public education, archeological studies, building feasibility studies.

Range: \$500 - \$25,000.

Eligibility: Municipalities that are Certified Local Governments through the Division for Historic Preservation.

Deadlines: January

Contact: Vermont Division for Historic Preservation, One National Life Drive, 6th Floor, Montpelier, VT 05620-0501. Telephone: (802) 828-3213; Internet: accd.vermont.gov

3. People's United Bank Socially Responsible Banking Program

Deposit program supports community development lending for downtown revitalization, housing, agriculture, energy, environment, non-profits and education.

Loans available for purchase of historic properties, rehabilitation, new construction, bridge loans (to cover costs while waiting for grant funding or waiting for pledges to be paid in on a capital campaign), or lines of credit for working capital.

Range: Depends on the project, owner equity, risk factors, etc.

Eligibility: Individual business owners, small businesses, non-profit organizations, municipalities, and lessees

Deadlines: None, loans are made throughout the year

Contacts: Arne Hammarlund, Community Service Manager, People's United Bank, P. O. Box 804, Brattleboro, VT 05302-0804, Telephone: 802-258-4090;

E-mail: Arne.Hammarlund@peoples.com

Gayle McKinnon-Alexander, Community Services, People's United Bank, P.O. Box 820, Burlington, VT 05402-0820 Telephone: 802-660-1577;

E-mail: kathleen.schirling@peoples.com

Internet: <https://www.peoples.com>

4. Clean Water Act, Section 319

Funded from section 319 of the federal Clean Water Act, grants are awarded to eligible organizations for projects that are focused on the control, prevention or reduction of water pollution arising from nonpoint sources of pollution.

Range: Up to \$45,000

Deadlines: Check website below for announcements of this grant program as well as other water quality programs and deadlines.

Contact: Vermont Agency of Natural Resources, Department of Environmental Conservation, Building 10 North, 103 South Main Street, Waterbury, Vermont 05671-0408. Rick Hopkins: rick.hopkins@state.vt.us. Phone: (802)388-4878

5. Community Development Block Grant Program – Planning Grants

Federal grants for community development planning, downtown planning studies, project development planning for individual buildings. Projects must potentially benefit people with low to moderate incomes and/or eliminate “slums and blight.”

Range: \$3,000 minimum – \$30,000 or \$40,000 maximum

\$30,000 maximum for single municipality planning grants; \$40,000 maximum allowed for regional applications. A 25% match of cash or cash-in-kind goods or services is required for all Planning Grants.

Eligibility: Municipalities for eligible municipal projects and/or may apply on behalf of organizations and private owners for projects with community benefit.

Deadlines: Open application with funding decisions made throughout the year

Contact: Department of Economic, Housing & Community Development, One National Life Drive, Floor 6, Montpelier, VT 05620-0501

Phone: (802)828-5201. E-mail: josh.hanford@state.vt.us

Internet: accd.vermont.gov

6. Community Development Block Grant Program – Implementation Grants

Federal grants for projects that involve economic development, housing, public facilities, and public services that will have direct benefit for persons of low and moderate income, eliminate slums or blight, or address an urgent need. Projects supporting normal municipal functions are not eligible. Projects in municipal facilities are eligible if they meet the benefit requirement.

Range: \$50,000 minimum - \$300,000 or \$1,000,000 maximum

\$300,000 maximum for community public facility projects (i.e. community centers, senior centers, day care centers, etc) and public services projects.

Eligibility: Municipalities for eligible municipal projects and/or may apply on behalf of organizations and private owners for projects with community benefit.
Deadlines: Open application with funding decisions made throughout the year
Contact: Department of Economic, Housing & Community Development, One National Life Drive, Floor 6, Montpelier, VT 05620-0501
Phone: (802)828-5201. E-mail: josh.hanford@state.vt.us
Internet: accd.vermont.gov

7. Community Development Block Grant Program – Accessibility Modification Grants

Federal grants for projects that bring existing municipal buildings that serve a municipal function and community non-school libraries into compliance with the Americans with Disabilities Act (ADA).

Range: \$5,000 - \$75,000

Eligibility: Municipalities for eligible municipal buildings only

Deadlines: Open application with funding decisions made throughout the year

Contact: Department of Economic, Housing & Community Development, One National Life Drive, Floor 6, Montpelier, VT 05620-0501 Phone: (802)828-5201.

E-mail: josh.hanford@state.vt.us Internet: accd.vermont.gov

8. Community Facility Loans and Grants

Federal USDA Rural Development loans and grants to assist rural communities develop or improve essential community facilities, including theaters, community centers, museums, libraries, adult and childcare centers, and municipal buildings. Funds may be used for acquisition, construction or improvements to buildings and equipment.

Range: Grants up to \$50,000 or 75% of the project cost, whichever is less. Grant applicants must show financial need. A larger than 25 percent match for grants may be required based on the applicant's service area population and income level (see list on website). Loans have no \$ limit and 100% financing can be provided. Interest rates are long term and fixed rates based on municipal bond rates.

Eligibility: Non-profit corporations and public bodies serving communities of less than 20,000 population (see list on website).

Deadlines: Ongoing, but contact appropriate Rural Development office early in project development.

Contact: USDA Rural Development at http://www.rurdev.usda.gov/HAD-CF_Grants.html for program information, eligible communities, and list of staff serving your county.

9. Conservation Assessment Program (CAP)

The Conservation Assessment Program provides a general conservation assessment of a museum's collections, environmental conditions and sites, including historic buildings. Conservation priorities are identified by professional conservators who spend two days on-site and three days writing a report. CAP is supported through a cooperative agreement with the Institute of Museum and Library Services.

Range: Program supports professional fees for a conservator (and preservation architect, if applicable) and travel costs up to museum's allocated amount. Allocation range is from \$3,390 to \$7,190.

Eligibility: Non-profit or public museums open at least 90 days/year with at least 1 full-time paid or volunteer staff person or equivalent.

Deadline: The 2013 applications will be available October 1, 2012. The postmark deadline is December 3, 2012.

Contact: Heritage Preservation, 1012 14th St. NW, Suite 1200, Washington, DC 20005.
Telephone 202-233-0800. E-mail cap@heritagepreservation.org
Internet: <http://www.heritagepreservation.org/CAP/index.html>

10. Cultural Facilities Grants

Operated in partnership with the Vermont Arts Council, the Vermont Division for Historic Preservation, the Vermont Historical Society and the Vermont Museum and Gallery Alliance, this program offers state grants to improve facilities used for providing cultural events and activities for the public, includes wiring, heating, lighting, stage work, bathrooms and accessibility improvements. Structural work and routine maintenance are not usually funded. Grantseekers' workshops offered.

Range: \$750 - \$20,000.

Eligibility: Municipalities and non-profit organizations.

Deadlines: Early fall

Contact: Stacy Raphael, Arts Learning, American Masterpieces and Community Arts

E-mail: sraphel@vermontartscouncil.org Phone: 802-828-3778

11. Cultural Facilities Grant Program

The cultural facilities grant program is administered by the Vermont Arts Council in conjunction with the Vermont Historical Society, and the Vermont Division for Historic Preservation. The purpose of the program is to enhance or expand the capacity of an existing building to provide cultural programming. The program awards grants on a competitive basis to nonprofit organizations and municipalities to make improvements to community facilities that provide cultural activities for the public.

Range: \$1,000 - \$30,000 and require a 1:1 match. The matching funds must be either cash, or 50% cash and 50% in-kind.

Deadline for 2013 grants is May 14, 2012 for projects taking place between September 1, 2012 and August 31, 2013. Contact: Sonia Rae, Artist and Community Services Manager, Vermont Arts Council, 136 State Street, Montpelier, VT 05633-6001

Telephone:(802) 828-5425. Email: srae@vermontartscouncil.org

Website: www.vermontartscouncil.org

12. Cynthia Woods Mitchell Fund for Historic Interiors - Starting in 2012, only members of the National Trust at the Forum or Main Street levels are eligible to apply for funding from the National Trust Preservation Fund grant program.

The Cynthia Woods Mitchell Fund for Historic Interiors provides non-profit organizations and public agencies grants to assist in the preservation, restoration, and interpretation of historic interiors. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional expertise, print and video communications materials, and education programs. Acquisition and construction/rehabilitation projects are ineligible.

Range: \$2,500 - \$10,000. Grants must be matched on a one-to-one basis.

Eligibility: Government agencies and non-profit organizations. For-profit businesses and individuals are eligible only if property is an NHL.

Deadlines: February 1st – June 1st – October 1st

Contact: Applicants should complete the general preservation fund grant application, which is available at the website:

<http://www.preservationnation.org/resources/find-funding/documents/preservation-funds-guidelines-eligibility.html>

Contact: Phone: 202-588-6277 or gramts@nthp.org
Internet: www.PreservationNation.org

13. Disabled Access Tax Credit

Federal tax credit of 50% of eligible access expenditures (architectural adaptations, equipment purchase and services like sign language interpreters) that exceed \$250 but do not exceed \$10,000. IRS Form 8826.

Range: Up to \$5,000.

Eligibility: Small businesses with under \$1 million in revenues or 30 or fewer full-time employees. Note that the credit cannot be used for the costs of new construction. It can be used only for adaptations to existing facilities.

Deadlines: File at end of tax year

Contact: Internal Revenue Service. Internet: www.irs.gov/pub/irs-pdf/f8826.pdf

14. Hart Family Fund for Small Towns

Grant from the National Trust for Historic Preservation to assist small town preservation and revitalization initiatives around the country. Award may be used for community revitalization, feasibility studies for endangered buildings and sites, architectural planning, landscape research and planning, development of heritage education programs, and co-sponsorship of workshops or conferences.

Range: \$2,500 - \$5,000. Grants must be matched on a one-to-one basis.

Eligibility: Non-profit organizations, universities, and public agencies.

Deadlines: February 1st - June 1st – October 1st

Contact: Applicants should complete the general preservation fund grant application, which is available at the website:

<http://www.preservationnation.org/resources/find-funding/documents/preservation-funds-guidelines-eligibility.html>

Contact: Phone: 202-588-6277 or gramts@nthp.org

Internet: www.PreservationNation.org

15. Historic Bridge Adaptive Use Program

Program provides design and construction assistance in rehabilitating historic bridges at either a new site or at their existing location for non-vehicular use. Bridges rehabilitated to date under this program have been metal truss bridges. Bridges must be owned by and open to the public year-round. Typical adaptive use locations might include bike paths, snowmobile trails, parks, recreation trails, and scenic overlooks.

Range: Generally 80 - 90% of project costs.

Eligibility: Local and state governments, and non-profit organizations.

Deadline: Funding currently not available, check for future availability

Contact: Bob McCullough, Vermont Agency of Transportation, Program Development Division, National Life Building, Drawer 33, Montpelier, VT 05633-5001.

Telephone: (802) 656-9773. Internet: www.uvm.edu/~rmccullo or,

<http://www.aot.state.vt.us/progdev/Sections/Structures%20Info/VermontHistoricBridgeProgram/HBP00vermonthistoricbridgeprogram.htm>

16. Johanna Favrot Fund

The Johanna Favrot Fund for Historic Preservation provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional advice, conferences, workshops and education programs.

Range: \$2,500 - \$10,000

Eligibility: Government agencies and non-profit organizations. For-profit businesses and individuals are eligible only if property is an NHL.

Deadlines: February 1st – June 1st – October 1st

Contact: Applicants should complete the general preservation fund grant application, which is available at the website:

<http://www.preservationnation.org/resources/find-funding/documents/preservation-funds-guidelines-eligibility.html>

Contact: Phone: 202-588-6277 or grants@nthp.org

Internet: www.PreservationNation.org

17. Lake Champlain Basin Program

Federal grants to support local community involvement in the implementation of the comprehensive management plan, Opportunities for Action: An Evolving Plan for the Future of the Lake Champlain Basin

Range: Call for current availability.

Eligibility: Municipalities, non-profit organizations, schools, and informal citizen groups, businesses and organizations under the auspices of the former. Projects must be located within the Lake Champlain Basin to be eligible for funding.

Deadlines: Call for current availability

Contact: Lake Champlain Basin Program, 54 West Shore Road, Grand Isle, VT 05458.

Telephone: (802) 372-3213. Internet: <http://www.lcbp.org/grants.htm>

18. Municipal Planning Grant Program

Grants for municipal land use plans, zoning and subdivision bylaws, designated downtown and village planning, as described in an adopted town plan. Grants may also be used for special studies related to the plan or bylaws.

Range: \$1,500 - \$15,000. (Consortia applications from more than one municipality may apply for up to \$25,000.)

Eligibility: Municipalities with adopted plans confirmed by their regional planning commission. (Municipalities without confirmed town plans may also apply for funding for the writing of a town plan in order to gain RPC confirmation.)

Deadline: Applications are normally due September 30 each year. If funding is allocated in the FY13 state budget, applications will be due on September 30, 2012.

Contact: Wendy Tudor, Vermont Department of Economic, Housing and Community Development, One National Life Drive, Floor 6, Montpelier, VT 05620-0501. Telephone: (802) 828-3211; E-mail wendy.tudor@state.vt.us Internet: accd.vermont.gov

19. National Trust Loan Fund - Starting in 2012, only members of the National Trust at the Forum or Main Street levels are eligible to apply for funding from the National Trust Preservation Fund grant program.

The National Trust Loan Fund (NTLF) has more than 35 years of experience in supporting preservation-based community development projects across the country. NTLF furthers the larger mission of the National Trust for Historic Preservation by providing technical and financial resources that promote adaptive reuse and reinvestment in older, underserved and historic communities. NTLF works primarily with not-for-profit organizations and developers in designated Main Street™ communities, organizations and developers to encourage the creative use of a community's existing assets.

Range: Technical assistance for historic real estate development and financing on a fee-for-service basis. Financing is available for demonstration initiatives, and tax credit bridge loans.

Deadlines: None

Contact: National Trust Loan Fund. National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW, Washington, DC 20036. Phone: (202) 588-6360

Fax: (202) 588-6475. E-mail: NationalTrust_LoanFund@nthp.org

Internet address: www.PreservationNation.org/loan-fund

20. National Trust Community Investment Corporation

The National Trust Community Investment Corporation, the for-profit subsidiary of the National Trust for Historic Preservation, makes equity investments in the rehabilitation of historic properties eligible for the 20 percent federal historic rehabilitation tax credit, and where available, state historic tax credits and the New Markets Tax Credit (NMTC). NTCIC invests in projects that have at least \$6.0 million in total development costs and that generate at least \$1.5 million in historic tax credit equity. Smaller deals will be referred to the Small Deal Fund for equity investment consideration.

Range: According to available equity

Eligibility: Tax-exempt non-profit organizations and public-sector developers may be eligible for an NTCIC equity investment by creating a limited liability partnership. NTCIC has a special interest in those projects with a high community benefit.

Deadline: None

Contact: For more information, see <http://www.ntcicfunds.com/> or contact the NTCIC at (202) 588-6001 or ntcic_mail@ntcicfunds.com.

21. National Trust Emergency/Intervention Funding

Intervention funding from the National Trust is awarded in emergency situations when immediate and unanticipated work is needed to save a historic structure, such as when a fire or other natural disaster strikes. Funding is restricted to nonprofit organizations and public agencies. Emergency grants typically range from \$1,000 to \$5,000, but unlike the majority of our grant funding, a cash match is **not** required for intervention projects. Please note: Emergency funding is limited.

Emergency funding is limited.

Contact: National Trust Loan Fund. National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW, Washington, DC 20036. E-mail: grants@nthp.org or

NationalTrust_LoanFund@nthp.org

22. National Trust Peter H. Brink Leadership Fund

The Peter H. Brink Leadership Fund helps build the capacity of existing non profit preservation organizations and encourages collaboration among these organizations by providing grants for mentoring and other peer-to-peer and direct organizational development

and learning opportunities. The purpose of these grants is to support the leadership and effectiveness of staff and board members of preservation organizations to fulfill their mission and to create a stronger, more effective preservation movement. Grants from the leadership fund reimburse travel costs and provide an honorarium for the mentor up to a maximum total of \$1,500. For more information on the fund check the website below.

E-mail: grants@nthp.org or NationalTrust_LoanFund@nthp.org

23. National Trust Preservation Fund

The [National Trust Preservation Fund](#) includes funds that provide two types of assistance to non-profit organizations and public agencies: 1) matching grants from \$500 to \$5,000 for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies. Matching grant funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as to provide preservation education activities to educate the public.

Range: \$500 - \$5,000 (average \$500 - \$1,500)

Eligibility: Non-profit organizations, universities, and public agencies.

Deadlines: October 1, June 1, February 1

Contact: Applicants should complete the general preservation fund grant application, which is available at the website:

<http://www.preservationnation.org/resources/find-funding/documents/preservation-funds-guidelines-eligibility.html>

Contact: Phone: 202-588-6277 or grants@nthp.org

Internet: www.PreservationNation.org

24. Preservation and Access Education and Training

These grants support education and training programs on the preservation and management, as well as creation of intellectual access to, library, archival and material culture collections. Educational programs that meet national or regional needs may focus on disaster preparedness and response; collections care training; graduate programs in preservation and conservation; skills and knowledge required to provide or enhance intellectual access to humanities collections; and preservation field services that serve a multi-state region and provide surveys, consultations, workshops, reference services, and informational materials to the staff of institutions responsible for the care of humanities collections.

Deadline: June 28, 2012 for projects beginning January 2013.

Application guidelines are available on the NEH web site:

<http://www.neh.gov/grants/preservation/preservation-and-access-education-and-training>

All applications to the NEH must be submitted electronically through **Grants.gov**, the government-wide grants portal.

Contact: Division of Preservation and Access, National Endowment for the Humanities.

Phone: 202-606-8570. E-mail: preservation@neh.gov

25. Preservation Access: Humanities Collections and References Resources Grants

This grant program addresses the possibilities presented by advances in digital technology to ensure that significant collections are preserved and available for research, education, or public programming in the humanities. Applications may be submitted for the following activities: digitizing collections, arranging and describing archival and manuscript collections, cataloging collections of printed works, photographs, recorded sound, moving image, art, and material culture, preservation reformatting, deacidification of collections, and

preserving and improving access to humanities resources in “born digital” form. Applicants may combine preservation and access activities within a single project or concentrate either on preserving or providing intellectual access to collections and humanities content. Projects to digitize collections may focus on the holdings of a single repository or multiple repositories. All digitization projects should be designed to facilitate sharing and exchange of humanities information.

Range: Awards range from \$100,000 to a maximum of \$350,000 for a two-year period.

Eligibility: Any U.S. non-profit organization is eligible, as are state and local governmental agencies and tribal governments. Grants are not awarded to individuals.

Deadline: July 20, 2011 for projects beginning in April 2012. New deadlines available on the website below.

Contacts: NEH's Division of Preservation and Access at 202-606-8570 and/or

http://www.neh.gov/grants/guidelines/Collections_and_Resources.html

26. Preservation Assistance Grants for Smaller Institutions

Grants are available to small and mid-size institutions to enhance their capacity to care for their humanities collections. Grants can be used for preservation assessments, consultations with preservation professionals to address a specific preservation problem or to create a disaster response plan, attendance at preservation workshops, and the purchase of basic storage supplies or equipment.

Range: Grants up to \$6,000

Deadline: May 1, 2012 for projects beginning January 2013.

<http://www.neh.gov/grants/preservation/preservation-assistance-grants-smaller-institutions>

All applications to the NEH must be submitted electronically through **Grants.gov**, the government-wide grants portal.

Contact: Division of Preservation and Access, National Endowment for the Humanities.

Phone: 202-606-8570. E-mail: preservation@neh.gov

27. Preservation Trust of Vermont – Robert Sincerbeaux Fund Grants

Matching grants up to \$500 are available to municipalities and community organizations for hiring consultants to provide technical assistance for preservation projects. Eligible activities may include hiring a preservation architect or contractor to do building condition assessments, organizational development, project planning, fundraising consultation, feasibility assessments, and other project development activities.

Range: \$250 for a building assessment, up to \$500 for other activities.

Eligibility: Local organizations and municipalities.

Deadlines: Rolling

Contact: Ann Cousins, Telephone (802) 343-8180. Email: ann@ptvermont.org; Eric

Gilbertson, Telephone: (802) 272-8543. E-mail: eric@ptvermont.org; or, Paul Bruhn,

Telephone: (802) 343-0595. E-mail : paul@ptvermont.org . Internet: www.ptvermont.org

28. Preservation Trust of Vermont - Preservation Grants

A partnership of the Preservation Trust of Vermont and the Freeman Foundation, Preservation Grants are available to non-profit organizations and municipalities for rehabilitating historic buildings in the Northeast Kingdom. These grants have helped Local groups save and use a variety of special places; a list of recipients is available on the Preservation Trust website. Eligible projects must have strong community support, as demonstrated by volunteer and fundraising efforts.

Range: \$5,000 - \$50,000. Average \$15,000 - \$30,000.

Eligibility: Communities and non-profit organizations.

Deadlines: Ongoing

Contact: Paul Bruhn, Preservation Trust of Vermont, 104 Church Street, Burlington, VT 05401. Telephone: (802) 658-6647. Email paul@ptvermont.org; or Ann Cousins, Telephone (802) 343-8180. Email: ann@ptvermont.org; or, Eric Gilbertson, Telephone: (802) 272-8543. Email: eric@ptvermont.org Internet: www.ptvermont.org

29. Preservation Trust of Vermont - Barn Grants

The Preservation Trust of Vermont has a grants program to help with condition assessments for historic barns. The planning grants are available to offset the cost of a qualified contractor to evaluate the condition of an historic barn and make recommendations for its care. The consultant will prepare a report that prioritizes repairs and gives rough cost estimates.

Range: The condition assessments cost \$500, of which a grant from the Preservation Trust pays half.

Eligibility: Owners of historic barns.

Deadline: Ongoing

Contact: Eric Gilbertson, Telephone: (802) 272-8543. Email: eric@ptvermont.org

Preservation Trust of Vermont – Other Grants

The Preservation Trust of Vermont has offered occasional grants through the generosity of funding partners. Please visit their website for a current listing of available grants opportunities. Internet: www.ptvermont.org

30. Rehabilitation Investment Tax Credit.

Federal investment tax credit for 20% of the rehabilitation costs (including labor, materials and architects or other consultant fees) for income-producing buildings listed or eligible for listing in the National Register of Historic Places. The tax credit may apply to properties such as a retail store, office building, apartment building or vacation rental. Private homes, which do not generate income, are not eligible for the credit.

Range: 20% of eligible expenditures

Eligibility: Owners or long-term lessees of income-producing historic buildings.

Deadline: File application before construction. File for approved credit at end of tax year.

Contact: Chris Cochran, Vermont Department of Economic, Housing and Community Development, One National Life Drive, Floor 6, Montpelier, VT 05620-0501. Telephone: (802) 828-3047; E-mail: chris.cochran@state.vt.us Internet: accd.vermont.gov

31. Regional Block Grant Program

State funds distributed to Regional Development Corporations (RDC's), Regional Planning Commissions (RPC's), and regional marketing programs (RMP's) in grants for planning, economic development and regional tourism promotion. Eligible activities include heritage tourism promotion projects.

Range: Varies.

Eligibility: RDC's, RPC's and RMP's

Deadline: Annual regional work plans are developed in the spring, approved by the state in June.

Contact: Local RMP for regional tourism projects, RPC for planning projects, and RDC for economic development projects.

32. Rural Business Enterprise Grants

Federal grants to support the development of small and emerging businesses statewide in Vermont. Funds are used for the financing or development of a small and emerging business. Eligible uses are: Technical assistance (providing assistance for marketing studies, feasibility studies, business plans, training, etc.) to small and emerging businesses; purchasing machinery and equipment to lease to a small and emerging business; creating a revolving loan fund (providing partial funding as a loan to a small and emerging business for the purchase of equipment, working capital, or real estate); or constructing a building for a business incubator for small and emerging businesses.

Range: Typically under \$100,000

Eligibility: Public bodies and private non-profits. Grants do not go directly to businesses.

Deadlines: Varies year to year – contact the office for current dates.

Contact: Karen Lynch, Rural Development Specialist, Montpelier Area Office, City Center, 3rd Floor, 89 Main Street, Montpelier, VT 05602. Telephone: (802) 828-6044.

E-mail: karen.lynch@vt.usda.gov Internet: www.rurdev.usda.gov/nh-vthome.html

33. Save Our History

Grants inspire youth in your community to become the preservationists of tomorrow. Museums, historic sites, historical societies, preservation organizations, libraries, and archives are invited to partner with a local school or youth group and apply for funding to help preserve the history of their communities. Each year, HISTORY awards \$250,000 in grants to organizations that partner with schools or youth groups on community preservation projects that engage students in learning about, documenting and preserving the history of their communities.

Range: Up to \$10,000.

Eligibility: History organizations with 501(c)(3) designation, including museums, historical societies, preservation organizations, archives, and libraries, and local government agencies. Applicants must partner with a local school or organization that offers educational programming for children.

Deadline: The 2012/2013 Grant Cycle will kick off in January 2011, when the grant application is posted online at www.saveourhistory.com. Applications will be due in June of 2011. In the interim, questions about the program and future funding dates can be directed to: info@saveourhistory.com.

34. Scenic Byways

Scenic byways are designated at the federal or state level based on the intrinsic resources (e.g., historic, archeological, natural, cultural, scenic or recreational) that lie along the byway. A map of byways in Vermont is available at <http://www.vermont-byways.us/>. Designation can qualify byways for federal transportation funds to assist with improvements related to tourism, preservation, or resource conservation. The federal funds can be used for traveler facilities, interpretive centers, rest areas, recreation area investments, protecting cultural and historic resources along the road and providing tourist information.

Range: See website for details.

Eligibility: State and local governments and non-profits (other than institutions of higher learning) in partnership with state departments of transportation.

Deadlines: Check website for funding opportunities and deadlines.

Contact: John LaBarge, Program Manager for Vermont Byways, Vermont Agency of Transportation, Telephone: 802-828-3508. E-mail john.labarge@state.vt.us.

For the Vermont Byways Program, www.vermont-byways.us/ For federal grant information and applications www.bywaysonline.org/grants

35. 1772 Foundation – African-American History Projects

The 1772 Foundation, Inc., in cooperation with the National Trust for Historic Preservation's Northeast Office, has announced that grant funding will be made available for African-American History projects in 2012. Proposals are accepted from projects in Connecticut, Delaware, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont.

All organizations who wish to be considered should send a one-page letter of inquiry through the foundation's website. **Contact should reference announcement AFAM2011**

Eligibility: Non-profit organizations must have a 501c3 designation.

Deadlines: Letters of inquiry will be accepted until April 2, 2012. Invited applications will be due June 22, 2012. Not all letters of inquiry will result in an invitation to submit a full application; we are not able to respond to all inquiries due to the volume we receive.

Contact: Questions regarding your project can be referred to Mary Anthony at maryanthony@1772foundation.org

Website: <http://www.1772foundation.org/1772/page.jsp?pagename=announcements>

36. The 1772 Foundation – Historic Preservation Revolving Funds

The 1772 Foundation grant funding available for historic preservation revolving funds throughout the United States. The foundation will consider requests for the following:

- Feasibility Studies for establishing preservation organizations who are considering starting a revolving fund.
- Grants to increase the capacity of existing revolving funds.
- The production of educational materials/toolkits for expanding knowledge of real estate based resources and legal tools for historic preservation.
- Regional convening of revolving fund practitioners.

Eligibility: Organizations must have a 501c3 designation.

Deadlines: Applications are due by December 16, 2011. Applicants will be notified no later than February 10, 2012: Check website for future deadlines.

Contact: Questions regarding your project can be referred to Mary Anthony at maryanthony@1772foundation.org

Website: <http://www.1772foundation.org/1772/page.jsp?pagename=announcements>

37. The 1772 Foundation – Northeast Land Trust engaged in Farmland Protection

The 1772 Foundation has funding available for land trusts who meet the following criteria:

- Have a primary interest in farming protection.
- Protect Farmland within a 100 mile radius of Boston or New York City.
- Have adopted the Land Trust Alliance's Standards and Practices.

The Foundation will consider the following types of funding:

- Grants for capacity building, such as membership building, planned giving programs, and training.
- Grants for internal revolving loan funds to cover transaction costs.
- Grants for Farmland Protection

Eligibility: Organizations must have a 501c3 designation, and have matching funds

Deadlines: Letters of inquiry will be accepted until February 10, 2012. Invited applications will be due March 15, 2012. Not all letters of inquiry will result in an invitation to submit a full application; we are not able to respond to all inquiries due to the volume we receive. Check website for future deadlines.

Contact: Questions regarding your project can be referred to Mary Anthony at maryanthony@1772foundation.org

Website: <http://www.1772foundation.org/1772/page.jsp?pagename=announcements>

38. Society for Industrial Archeology

The Society for Industrial Archeology offers grants for the study, documentation, recordation, and/or preservation of significant historic industrial sites, structures, and objects. Contributions of in-kind services, as well as cash resources from the sponsoring and co-sponsoring agencies may qualify for matching purposes. Funds may be used for a range of projects including, but not limited to: increasing public awareness of preservation efforts, photography, videography, preparing inventories and developing measured drawings of extant significant industrial sites, structures, maritime facilities and industrial artifacts. Grant recipients must agree to prepare a written summary of their project suitable for publication in either the SIA Newsletter and/or for *Industrial Archeology*, the Society's scholarly journal. Range: \$1,000 - \$3,000

Eligibility: Qualified individuals, independent scholars, non-profit organizations and academic institutions. Participation from state, county or local history organizations is encouraged, although such groups do not necessarily need to be a sponsoring agency.

Deadlines: March 31st to be considered for that year. Mail Grant application directly to SIA Headquarters.

Contact: Society for Industrial Archeology, Department of Social Sciences, Michigan Technological University, 1400 Townsend Dr., Houghton, MI 49931. SIA e-mail; sia@mtu.edu

39. Sustaining Cultural Heritage Collections

This grant program focuses on preserving humanities collections. Grants support planning and implementing preventive conservation measures, which typically include managing relative humidity and temperature levels in collection spaces, providing protective storage enclosures and systems for collections, and safe guarding collections from theft and fire. This program encourages sustainable preservation strategies, which are based on an understanding of the materials in collections, the performance of the building systems, the nature of the climate, the economic cost, and the impact on the environment.

Deadline: December 1, 2011 for projects beginning September 2012

New application guidelines for 2013 are available on the NEH web site:

<http://www.neh.gov/grants/preservation/sustaining-cultural-heritage-collections>

All applications to the NEH must be submitted electronically through **Grants.gov**, the government-wide grants portal.

Contact: Division of Preservation and Access, National Endowment for the Humanities.

Phone: 202-606-8570. E-mail: preservation@neh.gov

40. Transportation Enhancements Program

Federal reimbursement grants for projects that enhance multi-modal transportation goals in the areas of historic preservation, bike and pedestrian paths, scenic protection, archeological planning, mitigation of highway water runoff, tourist and welcome centers, and transportation museums. Preservation projects must have a direct, evident and strong relationship to the surface

transportation system. Proximity to a road alone is not sufficient. Buildings listed in the National Register and/or located within a state scenic byway or along an alternate designated scenic or historic route are most competitive. Range: \$10,000 to approximately \$300,000; 80:20 match required.

Eligibility: Local, state and federal governments and non-profit organizations.

Deadlines: Pending approval of the program schedule, applications for 2013 will go out in mid-June of 2012 and will be due in October 2012. In order to qualify, applicants must also send a letter of intent to apply in July and attend a mandatory training session in September (dates to be determined) to learn the details of the grant program. A complete schedule will be posted on the website below when it is finalized.

Contact: Kevin Russell, Enhancement Program Coordinator, Local Transportation Facilities, Agency of Transportation, National Life Building, Drawer 33, Montpelier, VT 05633-5001.

Telephone: (802) 828-0583. E-mail: Kevin.russell@state.vt.us

<http://www.aot.state.vt.us/progdev/Sections/LTF/Enhancements%20Program/EnhancementsHomePage.htm>

41. Upper Connecticut River Mitigation and Enhancement Fund

Grants for river restoration work, wetland protection and restoration, and shoreline protection in the Connecticut River watershed upstream of the confluence of the White River. Range: Express Grants up to \$5,000 and Community Impact Grants of more than \$5,000.

Eligibility: Non-profit organizations, community organizations, educational institutions, and federal, state and local government agencies.

Deadlines: 2012 deadlines to be announced later this year; check website below.

Concept papers for grants greater than \$25,000 due by September 30.

Contact: Kevin Peterson, Upper Connecticut River Mitigation and Enhancement Fund, New Hampshire Charitable Foundation--Upper Valley Region, 16 Buck Rd., Hanover, NH 03755

Telephone: (603) 653-0387 ext 1270. E-mail: kp@nhcf.org

Internet: <http://www.nhcf.org/MEF>

42. Vermont Arts Council – Operating Support Grants

Community Arts grants will be replaced by (two-year) Operating Support Grants and Project Grants. Many of the education-based grants will be rolled into one program entitled Artists in Schools. Creation Grants and Cultural Facilities will be much the same, but will have new deadlines.

Operating Support Grants

Deadline June 1, 2012. Applications available now.

Contact: Stacy Raphael, Community and Education Programs Manager, Vermont Arts Council, 136 State Street, Montpelier, VT 05633-6001.

Telephone (802) 828-3778. Email: sraphael@vermontartscouncil.org

Website: www.vermontartscouncil.org

43. Vermont Arts Council – Project Grants; Creation Grants; Artists in School

Questions about Cultural Facilities, Project Grants, Creation Grants, and the Operating Support and Artists in Schools programs should be directed to Stacy Raphael.

Project Grants

Deadline June 1, 2012. Applications available now.

Artists in Schools

Rolling deadline. Applications open July 1.

Creation Grants

Deadline October 1. Applications open August 1.

Contact: Stacy Raphael, Community and Education Programs Manager, Vermont Arts Council, 136 State Street, Montpelier, VT 05633-6001. Telephone: (802) 828-3778. Email: sraphael@vermontartscouncil.org Website: www.vermontartscouncil.org

44. Vermont Barn Preservation Grants

State 50:50 matching grants for the repair and restoration of historic buildings that are used by the public, e.g. town halls, churches, grange halls, museums, etc. and listed on or eligible for listing on the National Register of Historic Places in Vermont. Details on website.

Applications available in late July. There is one grant round per year.

Range: \$1,000 - \$15,000

Eligibility: Private individuals, Municipalities and non-profit organizations.

Deadline: Early November

Contact: Vermont Division for Historic Preservation, National Life North Building, One National Life Drive--6th Floor, Montpelier, VT 05620-0501. Telephone: (802) 828-3213.

Internet: accd.vermont.gov

45. Vermont Community Foundation

The Vermont Community Foundation administers a number of grant funds, some statewide and some available only to certain towns or regions. Some of the programs include historic preservation projects as eligible activities or special and urgent needs competitive grants – i.e. **Community Fund Grant Rounds** and the **Walter Cerf Community Fund**. Grant range, eligibility requirements, and deadlines vary by program. Consult the full listing of the Foundation's grant programs at www.vermontcf.org.

The Vermont Community Foundation, 3 Court Street, P.O. Box 30, Middlebury, VT 05753.

Telephone: 802-388-3355 E-mail: info@vermontcf.org

www.facebook.com/vermontcf Twitter: @understandingvt

46. Vermont Downtown Program

Downtown Designation – Is a downtown revitalization and economic development program that utilizes historic preservation as a strategy. The program provides technical assistance and some benefits for public improvements and rehabilitation of income-producing buildings (and some in non-profit ownership) in downtowns that have achieved designation as "downtown development districts." To qualify for designation, communities must meet certain requirements including having a local organization whose mission is long-term downtown revitalization. The Vermont Program is modeled after the National Trust for Historic Preservation's "Main Street™" 4 point approach to downtown revitalization and development. Among the financial benefits are: three different state income tax credit programs for rehabilitation and code improvements to older and historic income-producing buildings, which can be exchanged to a bank for cash or as a loan payment; grants to municipalities up to \$100,000 for capital transportation projects; and the reallocation of sales tax on construction materials for approved downtown building projects. They also receive priority consideration for all state programs administering state or federal funding or other aid. Designated communities will also be eligible for technical assistance visits by the Vermont Downtown Program staff to assist in a variety of activities including fundraising, marketing, promotional ideas, branding, and economic development strategies for downtowns to assist in the development and sustainability of the community's comprehensive downtown revitalization program.

Village Center Designation - Municipalities with a confirmed planning process may request designation of the mixed use core area of their village as a "designated village center."

Income-producing buildings within the village center are eligible for the same three state income tax credit programs for rehabilitation and code improvements as the Designated Downtowns (see above). They also receive priority consideration for Municipal Planning Grants and Community Development Block Grants. The same technical assistance visits by the Vermont Downtown Program will be available to a Village Center to assist in establishing a revitalization strategy.

Contact: Vermont Department of Economic, Housing and Community Development, One National Life Drive, Floor 6, Montpelier, VT 05620-0501. Leanne Tingay, telephone (802) 828-3220, e-mail leanne.tingay@state.vt.us Internet: accd.vermont.gov

47. Vermont Downtown Transportation Fund

Grants are available to any municipality with a Designated Downtown District that may apply to the Downtown Development Board (Board) for financial assistance from this fund to finance eligible transportation-related capital improvements in support of economic development, within or serving the downtown district.

Range: This program will have approximately \$300,000 available for new grants in fiscal year 2012-13. The funds will be awarded for projects on a one-time basis, and no municipality can receive more than \$100,000 in any fiscal year. Awards may be made by the Board to any eligible municipality through: grants, not to exceed 50% of the overall project cost; loans; loan guarantees.

Eligibility: Must be publicly-owned, and may include, but are not limited to: construction or alteration of roads and highways, parking facilities, pedestrian and streetscape improvement, rail or bus facilities or equipment, underground relocation of electric utility, cable and telecommunications lines. Operating costs are not eligible under this fund.

Deadlines: Annually in January

Contact: Leanne Tingay, E-mail: Leanne.tingay@state.vt.us or Wendy Tudor, E-mail: wendy.tudor@state.vt.us Vermont Downtown Program, Department of Economic, Housing and Community Development, National Life Building, Drawer 20, Montpelier, VT 05620-0501 Phone: (802) 828-3220.

48. Vermont Housing and Conservation Board

Grants and loans for the conservation of agricultural and recreational land, natural areas, historic resources archeological sites, and for the development of housing for low and moderate-income households. Conservation/historic preservation projects may involve fee simple acquisition, purchase of conservation easements and rehabilitation. Historic buildings must be of outstanding local or regional significance, on/eligible for the National Register of Historic Places, owned by a municipality or eligible non-profit, and be regularly used by the public. Range: Resources considered "Local Conservation" are eligible for up to \$150,000 - historic/archeological resources, natural areas, or recreational lands, and up to \$215,000 for agricultural land conservation; Statewide non-farm projects not limited by policy, but historic properties are not typically funded above \$100,000. Consult with staff on requested amount. Statewide Agricultural Conservation up to \$500,000 per application/ \$3,500 per acre and involve a pre-application approval process. VHCB also offers business planning and technical assistance services to Vermont farmers through the Vermont Farm Viability Enhancement Program. VHCB projects in the early stages of development are eligible for Feasibility Grants of up to \$10,000 to cover the costs of appraisals, options, engineering and environmental studies, or other predevelopment costs. Feasibility grants are considered on an ongoing basis by VHCB staff.

Eligibility: Municipalities, non-profit organizations, and certain state agencies.

Deadlines: Multiple cycles per year.

Contact: Karen Freeman, Director of Conservation Partnerships and Training, Vermont Housing and Conservation Board, 48 East Street, Montpelier, VT 05602. Telephone: (802) 828-5067; E-mail: kfreeman@vhcb.org; Website: www.vhcb.org

49. Vermont Old Cemetery Association (VOCA) Grants

Grants are for restoration of abandoned or neglected cemeteries. Projects that include local volunteers are highly encouraged and if only volunteer labor is used, no match is required. VOCA may also provide technical assistance on restoration projects.

Range: Up to \$500, occasionally more.

Eligibility: Individuals and groups interested in cemetery preservation.

Deadlines: Applications must be in by May 15th for approval that year.

Contact: Request application from Thomas Giffin, VOCA President, 61 East Washington Street, Rutland, VT 05701. Telephone: (802) 773-3253. E-mail: tgifvt@msn.com

Internet: <http://www.voca58.org>

50. Vermont Recreation Trails Program

The Recreation Trails Program (RTP) is administered by the Vermont Department of Forests, Parks & Recreation (FPR) in cooperation with the Vermont Agency of Transportation (AOT) and the Federal Highway Administration. The RTP is a federal assistance program. Funds are available to municipalities and non-profit organizations through the RTP to help develop and maintain recreational trails, trailside amenities, & trailhead facilities for both non-motorized and motorized recreational trail uses. Requires 20% match.

Range: Varies

Eligibility: Municipalities and non-profit organizations

Deadlines: Annually, January 15.

Contact: Sherry Smecker Winnie, Recreation Trails Program Administrator.

Telephone: 802-583-7505 E-mail: sherry.winnie@state.vt.us

51. Vermont State Historic Preservation Grants

State 50:50 matching grants for the repair and restoration of historic agricultural buildings that are listed on or eligible for listing on the National Register of Historic Places in Vermont. Applications are available in late July. There is one grant round per year.

Range: \$1,000 - \$20,000.

Eligibility: Municipalities and non-profit organizations.

Deadline: Early October

Contact: Vermont Division for Historic Preservation, National Life North Building, One National Life Drive--6th Floor, Montpelier, VT 05620-0501. Telephone: (802) 828-3213.

Internet: accd.vermont.gov

52. Vermont Watershed Grants

Funded from proceeds from the sale of Vermont Conservation License Plates, these grants are awarded by the Agency of Natural Resources to projects that are watershed related and can include monitoring, education, conservation, recreation, and/or the identification and protection of historic and cultural resources.

Range: Watershed Grants – up to \$15,000

Eligibility: Municipalities, local or regional governmental agencies, non-profit organizations, and citizen groups

Deadlines: 2013 program year deadline is December 7, 2012. Check website below this fall for announcements of 2013 program and deadline.

Contact: Vermont Agency of Natural Resources, Department of Environmental Conservation, Building 10 North, 103 South Main Street, Waterbury, Vermont 05671-0408.

Rick Hopkins, Telephone: (802) 241-3769. Email: rick.hopkins@state.vt.us Or, Rod Wentworth, Department of Fish and Wildlife, Telephone: (802) 241-3709.

E-mail: rod.wentworth@state.vt.us

Internet: http://www.vtfishandwildlife.com/support_watershed.cfm

Bibliography of Funding Directories for Further Reference

Websites

Vermont Directory of Foundations On-line at **Vermont Community Foundation** website www.vermontcf.org . Lists foundations located in Vermont and foundations that regularly give to projects in Vermont, including foundations that give to historic preservation projects, usually in a very limited local geographic area.

Sources of Financial Assistance for Historic Preservation Projects, Website of the Advisory Council on Historic Preservation, www.achp.gov/funding.html

National Trust for Historic Preservation, <http://www.nationaltrust.org/funding/>

www.Grants.gov The federal government's website for information on all federal agency grant opportunities, including on-line applications. Search by program or keywords.

Please send additions and corrections for the next edition of the Funding Directory to:

Vermont Division for Historic Preservation

One National Life Drive, Floor 6

Montpelier, VT 05620-0501

Telephone: (802) 828-3213 Internet: accd.vermont.gov

TAX INCREMENT FINANCING DISTRICTS QUICK PROGRAM FACTS

Purpose of TIFs:

To provide revenues, beyond normal municipal revenue sources, for infrastructure improvements that serve a defined municipal district which will stimulate development or redevelopment within the district, provide for employment opportunities, improve and broaden the tax base, and enhance the general economic vitality of the municipality, the region, or the state (*See 24 VSA §1893*).

Required Elements:

- Need for substantial real property development or redevelopment to improve the economic viability of a defined area.
- Development/redevelopment requires substantial new public infrastructure or infrastructure improvements.
- Normal and available financing mechanisms are not available or are insufficient to ensure the public infrastructure improvements.
- Development/redevelopment will generate incremental real property taxes sufficient to help finance infrastructure debt.
- There are parties interested in developing the real property within the District if the infrastructure is built/improved.
- Commitment of municipality to champion project through process.

Criteria for approval to utilize incremental Education Fund Revenue:

To utilize incremental Education Fund Revenue, the municipality must apply to, and VEPC must determine, if the application meets approval criteria based on need (But For), process requirements, location requirements, and project requirements (*32 VSA §5404a(h)*):

- 1. But For:** Unless the TIF District is located within a designated growth center under 24 VSA §2793c, VEPC must determine that the new real property development would not have occurred or would have occurred in a significantly different and less desirable manner but for the proposed utilization of the incremental tax revenues. If the TIF District is located within a designated growth center under 24 VSA §2793c, it is deemed to have complied with the But For requirement.

2. Process requirements: VEPC must determine that each applicant has met a set of process requirements including public hearings and development of a TIF District Plan and a TIF Financing Plan.

3. Location criteria: Project must meet **one** of the following location criteria:

- a. The development or redevelopment is compact, high density, and located in or near existing industrial areas;
- b. The proposed District is within an approved growth center (under 24 VSA §2793c), designated downtown, designated village center, or new town center (under 24 VSA, Chapter 76A, §2793a); or
- c. The development will occur in an area that is economically distressed, which means the area has experienced patterns of increasing unemployment, a drop in average wages, or a decline in real property values.

4. Project criteria: The project must meet **three** of the following five criteria:

- a. **Extraordinary Debt:** The development within the District clearly requires substantial public investment over and above the normal municipal operating or bonded debt expenditures.
- b. **Affordable Housing:** The development includes housing that is affordable (as defined by 10 VSA §6001(29)) to the majority of the residents living within the municipality and is developed at a higher density than at the time of application.
- c. **Brownfields Redevelopment:** The project will affect the remediation and redevelopment of a brownfield located within the District. "Brownfield" is defined as an area in which a hazardous substance, pollutant, or contaminant is or may be present, and that situation is likely to complicate the expansion, development, redevelopment, or reuse of the property.
- d. **Business Development:** The development will include at least one entirely new business or business operation or expansion of an existing business within the District, and the business will provide new, quality, full-time jobs that meet or exceed the prevailing wage for the region as reported by the Vermont Department of Labor.
- e. **Transportation Enhancements:** The development will enhance transportation by creating improved traffic patterns and flow or creating or improving public transportation systems.

Other:

- Statute (24 VSA §1891(6)) allows municipalities to utilize incremental property taxes generated by a TIF to pay related costs other than debt that are directly related to the TIF, including the reimbursement of costs paid up front to establish the TIF District and costs of a "coordinating agency," which may be hired by the municipality to administer the TIF District (24 VSA §1898(e)).

- The debt mechanisms allowed by statute (24 VSA§1891(7)) which TIF incremental revenues may repay include only:
 - Bonds
 - US HUD Section 108 financing
 - Interfund loans within a municipality
 - State of Vermont Revolving Loan Funds (i.e. State Infrastructure Bank)
 - US Department of Agriculture Loans
- The incremental municipal property taxes and education property taxes that can be utilized to repay infrastructure debt must be in equal proportion and must not exceed 75% of the increment (24 VSA §1897(a)).
- Any public infrastructure that will be paid for using incremental municipal and education property taxes must serve the TIF District (nexus) and the portion of the costs of the public infrastructure paid with incremental municipal and education property taxes from within the TIF District must be in proportion to the degree by which the infrastructure directly serves the TIF District (proportionality), as determined by VEPC through the application approval process (24 VSA §1897(a)).
- After approval of a TIF District Plan and TIF District Financing Plan by VEPC, the municipality must obtain, by a single vote of the legal voters of the municipality, authorization to pledge the credit of the municipality up to a specified maximum dollar amount for all debt obligations to be financed with incremental education tax revenues (24 VSA §1897(a)).
- A \$5000 Application Fee must be submitted with any application which will serve as a deposit toward the costs charged to the municipality for any and all third party analysis of the TIF District application contracted by VEPC. The municipality will be billed for any remaining costs after the analysis is performed. The municipality must include these costs as “related costs” in the TIF District Application and Financing Plan to have the ability to recoup these costs from future TIF revenues.
- Statute limits the number of TIF Districts approved by VEPC to six (6) new TIF Districts during the five state fiscal years starting July 1, 2008 (between July 1, 2008 – June 30, 2013) and no more than one new TIF District in any one municipality.

For Further Information:

Fred Kenney

(802)828-5256

fred.kenney@state.vt.us

TAX INCREMENT FINANCING DISTRICTS IN VERMONT

The following is an outline of the full process to create a Tax Increment Financing District in Vermont and to apply for authority from the state to utilize incremental Education Tax revenue to finance public infrastructure improvements to ensure the development or redevelopment of the District. Steps that are required by statute cite the section of statute containing that requirement. Other steps are for guidance purposes only. Note that a municipality may have additional requirements that must be followed to comply with other state or local law.

1. INITIATE THE ESTABLISHMENT OF A TIF DISTRICT

- a. **Determine project feasibility:** The potential feasibility of utilizing the TIF District financing tool should be initiated by the municipality, a private sector developer or a non-profit agency interested in the development or redevelopment of a specific geographic area within a municipality. TIF can be considered when adequate financing is not available from other public and private sector sources and a substantial amount of public infrastructure is required in order for the development or redevelopment to occur. The decision to utilize the TIF District financing tool should include consideration of the following factors:
 - Is there a need for substantial development or redevelopment to improve the economic viability of a defined area with the municipality?
 - Are substantial new public infrastructure improvements or public infrastructure improvements required to ensure that the development/redevelopment occurs?
 - Are the normal and available financing mechanisms not available or are they insufficient to ensure the public infrastructure is built or improved?
 - Are there parties interested in developing the District if the infrastructure is built/improved?
 - Will the potential development/redevelopment generate incremental property taxes sufficient to help finance the debt incurred to build/improve the infrastructure?
 - Is there a commitment by the municipality to champion the project through the approval processes.
- b. **Involve decision-makers:** The specific project should be discussed by public and private sector decision-makers addressing several development issues:
 - Eligibility of the project area
 - Needs of the community
 - Financial feasibility
 - Expected economic benefits
 - Expected non-economic benefits and public good
 - Interest in project by private sector developers and potential for private-public partnerships

- Impact on the area in and around district
- If required by municipality, consider and involve an eligible agency to act as “coordinating agency” for the TIF District.

2. FORMULATE A PLAN

- a. **Create a redevelopment plan:** Utilizing land development planning and project financing, generate a redevelopment plan. The plan will serve many purposes, but primarily it should be a planning tool that sets forth the objectives and project timetable, and forms the written basis for communicating these matters to stakeholders and approval bodies, including the taxpayers, the municipal legislative body and the state entity approving use of incremental education funds for TIF financing. The plan should state clear objectives of the redevelopment plan and should reflect the interests, goals, and objectives of existing plans of the community and region. The plan should also discuss any special features pertinent to overall TIF District creation policies of the municipality, region, and the state, such as environmental protections, affordable housing requirements, neighborhood impact statements, transportation improvements, and any legal and practical guidance on land takings and negotiating and executing contracts with private firms. Refer to [statute](#) (24 VSA §1898(e) and 32 VSA §5404a(h)) and other sections of this guide for required elements of a TIF District Plan.
- b. **Determine the geographical boundaries of the TIF District:** Determine which properties will be involved in the TIF. The area of the TIF District may be larger than the actual area of new construction. Generally, if a surrounding area will receive an economic benefit from the TIF project, it should be included. However, municipalities should be cautious about drawing the lines too broadly and negatively impacting the success of approval or adversely impacting the financial viability of the TIF District. Stakeholders and representatives of the affected and adjacent properties should be involved early in the process.
- c. **Estimate project timeline and costs:** Based on the properties included in the District and the projected properties to be developed, estimate the project timeline including TIF District approvals (local and state), bonding approvals, infrastructure improvement schedule, development and/or redevelopment build out schedules, and debt financing schedules. Estimates should also be made of all costs, including debt and project costs other than debt servicing. Detailed cost estimates of the infrastructure to be built should also be developed.
- d. **Estimate tax base and revenue increment and establish debt financing policies:** Estimate the tax base within the District and the increment to be produced by any development. Establish and put in place any debt financing policies such as the amount of debt to be issued, the authority to issue debt, and any limitations on the amount of debt and/or maximum allowable debt service payments. Begin process to get these policies approved by the municipality. Begin process to gain approval for any required local, regional, or state land use policy changes or exemptions (takings, ordinances, zoning, permitting).
- e. **Establish evaluation requirements and termination date:** Develop criteria that will be used to measure success and set benchmarks for evaluating those criteria throughout and at the end of the project. Determine local and state reporting requirements and incorporate tracking of reporting requirements in a benchmarking plan (State reporting requirements are contained in 32 VSA §5404a (i and j) and may be supplemented by requirements of VEPC and/or the Department of Taxes). Set a date for termination of the TIF District. In Vermont, a TIF District exists until all TIF District debt is paid (24 VSA §1894(a)(3)).

3. ADOPTION OF TIF PLAN

a. Local Approval of TIF Plan:

- i. The municipality, through its appropriate legislative body, enacts any ordinance, zoning or other changes required to implement the TIF District improvements.
- ii. The municipality, through its legislative body (defined by 24 VSA §1891(3)):
 1. Develops, provides evidence to support, and passes a finding that establishing a TIF District and incurring indebtedness will serve the public purpose of a TIF as stated in statute (see below). (24 VSA §1892)

24 VSA § 1893. PURPOSE

The purpose of tax increment financing districts is to provide revenues for improvements that serve the district and related costs, which will stimulate development or redevelopment within the district, provide for employment opportunities, improve and broaden the tax base, or enhance the general economic vitality of the municipality, the region, or the state.

2. Describes the TIF District by its boundaries and properties therein and shows the district in a plan entitled “Proposed Tax Increment Financing District (municipality name), Vermont.” (24 VSA §1892)
3. Provides public notice of one or more public hearings on the proposed TIF District plan. (24 VSA §1892). (See also information below for what must be included in the plan to meet subsequent State requirements).
4. Holds one or more public hearings on the proposed TIF District plan (24 VSA §1892).
5. Adopts the TIF District plan through a vote of municipality’s legislative body in accordance with municipality’s ordinance and/or resolution (24 VSA §1892).
6. Records the TIF District plan with municipal clerk and lister or assessor (24 VSA §1892).
7. Designates a coordinating agency, if desired, to administer the TIF District and ensure compliance with statutory or other requirements for TIF Districts (24 VSA §1898(e) permits designation, but does not require it).

b. State Approval of TIF Plan: If seeking approval for utilization of Education Fund Revenue for TIF District debt (32 VSA §5404a (f, g, h, and i)).

- i. In accordance with the rules and procedures established by the Vermont Economic Progress Council, including the requirement to submit an “Intent to Apply” notice prior to submitting an application, submit an application to the Vermont Economic Progress Council for consideration (After April 2009, the Economic Incentive Review Board).
- ii. The Council must determine if the application meets statutory approval criteria based on need (But For), process, location, project goals, and nexus and proportionality and must approve a TIF Financial Plan:
 1. **But For** (32 VSA §5404a(h)(1)): Unless the TIF District is located within a designated growth center under 24 VSA §2793c, VEPC

must determine that the new real property development would not have occurred or would have occurred in a significantly different and less desirable manner but for the proposed utilization of the incremental property tax revenues. If the TIF District is located or will be located within a designated growth center under 24 VSA §2793c, it is deemed to have complied with the But For requirement. The But For review must take into account:

- a. The amount of additional time, if any, needed to complete the proposed development within the District and the amount of additional cost that might be incurred if the project were to proceed without TIF District debt financed with incremental property tax revenues.
 - b. How the proposed development components and size would differ, if at all, without TIF District debt financed with incremental property tax revenues.
 - c. The amount of additional property tax revenue expected to be generated as a result of the proposed development; the percentage of that revenue that will be paid into the education fund, the percentage that shall be paid to the municipality, and the percentage of that revenue paid to the municipality that will be used to pay financing of TIF District infrastructure debt.
2. **Process requirements** (32 VSA §5404a(h)(2)): VEPC must determine that each applicant meets **ALL** the following requirements:
- a. The municipality has held public hearings and established a TIF District in accordance with 24 VSA §§ 1891- 1900;
 - b. The municipality has developed a TIF District plan that includes:
 - i. Project description;
 - ii. All information required for local approval (24 VSA §1892 and §1898(e). (See requirements above);
 - iii. An infrastructure development financing plan;
 - iv. A pro forma projection of expected costs (including “related costs”);
 - v. A projection of revenues;
 - vi. A statement and demonstration that the project meets the But For;
 - vii. Evidence that the municipality is actively seeking or has obtained other sources of funding and investment in the project;
 - viii. A development schedule including a list, cost estimate, and schedule of public improvements and projected private development that will occur as a result of the TIF District improvements; and
 - ix. The amount of additional revenue expected to be generated as a result of the proposed development; the percentage of that revenue that will be paid into the education fund, the percentage that shall be paid to the municipality, and the percentage of that

revenue paid to the municipality that will be used to pay infrastructure debt.

- c. The municipality has approved or pledged incremental municipal tax revenues for TIF purposes in the same proportion as education tax revenues; and
 - d. The proposed infrastructure improvements and the projected development or redevelopment are compatible with approved municipal and regional development plans and the project has clear local and regional significance for employment, housing, and transportation improvements.
3. **Location criteria** (32 VSA §5404a(h)(3)): VEPC must determine that each applicant meets **ONE** of the following requirements:
- a. The development or redevelopment is compact, high density, and located in or near existing industrial areas;
 - b. The proposed District is within an approved growth center (as defined by 24 VSA §2793c), designated downtown, designated village center, or new town center (as defined by 24 VSA, Chapter 76A, §2793a);
 - c. The development will occur in an area that is economically distressed, which means the area has experienced patterns of increasing unemployment, a drop in average wages, or a decline in real property values; or
 - d. The development or redevelopment is compact, high density, and located in or near existing commercial or residential areas. (*Note: This criterion is repealed effective July 1, 2009 and therefore the ability to meet the location criteria through this criterion is eliminated on that date.*)
4. **Project criteria** (32 VSA §5404a(h)(4)): VEPC must determine that each applicant meets **THREE** of the following requirements:
- a. The development within the District clearly requires substantial public investment over and above the normal municipal operating or bonded debt expenditures.
 - b. The development includes housing that is affordable (as defined by 10 VSA §6001(29)) to the majority of the residents living within the municipality and is developed at a higher density than at the time of application.
 - c. The project will affect the mitigation and redevelopment of a brownfield located within the District. “Brownfield” is defined as an area in which a hazardous substance, pollutant, or contaminant is or may be present, and that situation is likely to complicate the expansion, development, redevelopment, or reuse of the property.
 - d. The development will include at least one entirely new business or business operation or expansion of an existing business within the District, and the business will provide new, quality, full-time jobs that meet or exceed the prevailing wage for the region as reported by the Vermont Department of Labor.
 - e. The development will enhance transportation by creating improved traffic patterns and flow or creating or improving public transportation systems.

5. **Nexus and Proportionality:** VEPC must determine that the proposed infrastructure and related costs directly serve the District and that the portion of the infrastructure and related costs that will be paid for with the incremental state and municipal property taxes generated from within the District are proportionate to the degree by which the infrastructure and related costs serve the District (24 VSA §1897(a)).
6. **TIF District Financing Plan:** A TIF District Financing Plan must either be submitted for approval by VEPC concurrent with the TIF Plan or at a later date, but prior to local voter approval on the TIF Financing Plan (24 VSA §1894(c)).
 - a. The TIF Financing Plan must contain (24 VSA §1898(e)):
 - i. A statement of costs and sources of revenue;
 - ii. Estimates of assessed values within the district;
 - iii. The portion of those assessed values to be applied to the proposed improvements;
 - iv. The resulting tax increments in each year of the financial plan;
 - v. The amount of bonded indebtedness or other financing to be incurred;
 - vi. Other sources of financing and anticipated revenues; and
 - vii. The duration of the financial plan.
 - b. The council will:
 - i. Assure that the TIF financing plan is consistent with the TIF plan previously approved or approved concurrently (24 VSA §1894(c)).
 - ii. If the plan includes financing other than bonded debt, the Council will also assure the viability and reasonableness of the financing plan (24 VSA §1894(c)).
 - iii. **Approval:** If approved by the Vermont Economic Progress Council, the Council will provide the municipality with an approval document including findings of fact and opinion in regards to the approval criteria and a document containing the requirements to maintain the authority to utilize incremental education tax revenue for TIF District financing.
 - iv. **Denial:** If not approved by the Vermont Economic Progress Council, the Council will provide the municipality with an explanation for the denial, including findings of fact and opinion in regards to the approval criteria.
 - v. **Limitation:** VEPC may approve no more than six (6) TIF Districts between July 1, 2008 and June 30, 2013, with no more than one newly created TIF District to be approved for any municipality (Act 190 (2008) §67).

4. IMPLEMENTATION OF TIF DISTRICT

- a. **Seek state and voter approval to incur debt for TIF District infrastructure improvements:**
 - i. **State Approval:** If a TIF Financing Plan was not approved by VEPC concurrent with the TIF Plan, in accordance with the rules and procedures established by the Vermont Economic Progress Council, provide the Council with all information related to the proposed TIF infrastructure debt in a TIF Financing Plan (24 VSA §1894(c)).

1. The TIF Financing Plan must contain(24 VSA §1898(e)):
 - a. A statement of costs and sources of revenue;
 - b. Estimates of assessed values within the district;
 - c. The portion of those assessed values to be applied to the proposed improvements;
 - d. The resulting tax increments in each year of the financial plan;
 - e. The amount of bonded indebtedness or other financing to be incurred;
 - f. Other sources of financing and anticipated revenues; and
 - g. The duration of the financial plan.
 2. The council will:
 - a. Assure that the TIF financing plan is consistent with the TIF plan previously approved (24 VSA §1894(c)).
 - b. If the plan includes financing other than bonded debt, the Council will also assure the viability and reasonableness of the financing (24 VSA §1894(c)).
- ii. **Local Approval:** Seek authorization by the legal voters of the municipality to pledge the credit of the municipality for the purposes of TIF District Debt:
1. Provide public notice of one or more public hearings on the proposed TIF Financing Plan (24 VSA §1898(e)).
 2. Hold one or more public hearings on the proposed TIF Financing Plan (24 VSA §1898(e)).
 3. Bonds may only be issued if the legal voters of the municipality, by a majority vote of all voters present and voting on the question at a special or annual municipal meeting duly warned for the purpose, give authority to the legislative body to pledge the credit of the municipality for these purposes (24 VSA §1897(a)).
 4. Notwithstanding any provision in any municipal charter, regardless of the type of debt to be incurred, the legal voters of the municipality, by a single vote, must authorize the municipal legislative body to pledge the credit of the municipality up to a specified maximum dollar amount for all debt obligations to be financed with the incremental state property tax revenues to be generated within the TIF District (24 VSA §1897(a)).
 5. The municipality's pledge of credit for financing TIF District infrastructure debt must include notice that if the tax increment received by the municipality from any property tax source is insufficient to pay the principal and interest on the debt in any year, for whatever reason, including a decrease in property value or repeal of a state property tax source, unless determined otherwise at the time of such repeal, the municipality shall remain liable for full payment of the ~~bond~~ principal and interest for the term of indebtedness (24 VSA §1897(b)).
- b. **Statutory limitations and requirements for TIFs and TIF debt:**
- i. **General rules:**
 1. The municipal legislative body may pledge and appropriate in equal proportion any part or all of the state and municipal tax increments received from properties contained within the tax increment financing district for the financing for improvements

and for related costs in the same proportion by which the infrastructure or related costs directly serve the district at the time of approval of the project financing by the Council (24 VSA §1897(a)).

2. No more than 75 percent of the state property tax increment and no less than an equal percent of the municipal tax increment may be used to service this debt. (24 VSA §1897(a)).
3. Any utilization of TIF increment is in addition to any payments to the municipality under Title 16, Chapter 133 (education block grants) (32 VSA §5404a(g)).
4. TIF District approval affects the grand list beginning April 1 the year following approval and revenues remain available to the municipality for the full period authorized and are restricted only to the extent that the real property development giving rise to the increased value to the grand list fail to occur within the authorized period (32 VSA §5404a(g)).

ii. **Bonded debt rules (refer to [statute](#) for further provisions):**

1. Bonds issued for TIF District purposes are declared to be for an essential public and governmental purpose (24 VSA §1898).
2. Bonds issued for TIF District purposes may be subject to further limitations established through resolution or ordinance of the municipality (24 VSA §1898).
3. Bonds may be sold at not less than par at public or private sales held after published notice prior to the sale in a newspaper having circulation in the area of the municipality, or may be on the basis of par (24 VSA §1898).
4. Signatures of municipal officials on the bonds issued for TIF District purposes remain valid even after such officials are no longer in office (24 VSA §1898).
5. Bonds issued for TIF District purposes are fully negotiable regardless of other law to the contrary (24 VSA §1898).
6. Bonds issued for the purposes of TIF District improvements that recite that the bond has been issued by the municipality for TIF District purposes shall be conclusively deemed to have been issued for such purposes in case of any suit, action, or proceeding involving the validity or enforceability of any such bond (24 VSA §1898).
7. Certain investment bodies (as listed in 24VSA, §1899) may legally invest any sinking funds, moneys, or other funds in any bonds or other obligations issued by a municipality for TIF District purposes.

c. **Manage Project and TIF Finances**

i. **Life of a TIF District and borrowing period:**

1. A TIF District continues until the date and hour that all indebtedness, incurred for the purposes of developing and redeveloping public infrastructure, is retired (24 VSA §1894(a)(3)).
2. If, as described above, a TIF Plan is approved by VEPC and the TIF Financing Plan is approved by VEPC and by a local vote, the municipality can incur debt against anticipated property tax revenues of the TIF District at any time during the 20 year period

- following the creation of the TIF District by the municipality. The 20-year period during which debt may be incurred commences at 12:01 am on the April 1 of the year the TIF District creation is voted by the municipal legislative body (24 VSA §1894(a)(1)).
3. Any indebtedness incurred during this 20 year period can be retired over any period authorized by the municipal legislative body (24 VSA §1894(a)(1)).
 4. If no debt is incurred within the first five years after creation of the TIF District, the municipality must seek re-approval of the TIF Plan and TIF Financing Plan from VEPC before any debt may be incurred (24 VSA § 1894(a)(2)).
 5. For any debt incurred within the first five years after creation of the district by the municipal legislative body, or within the first five years after re-approval by VEPC, but for no other debt, the education tax increment may be retained for up to 20 years beginning with the initial date of the first debt incurred within the first five years. (In other words, the first debt that is incurred within five years of being approved triggers the 20 year period during which 75% of the incremental property tax revenues may be retained to pay for any TIF District debt incurred during that first five year period) (24 VSA § 1894(a)(2)).
- ii. **Original Taxable Value:** Lister/Assessor Establishes and Certifies Original Taxable Value and certifies annual increase or decrease:
1. By 12:01 am on April 1 of the first year after the TIF is approved by the municipal legislative body, the lister/assessor certifies the valuation of all taxable real property within the TIF District, setting the “original taxable value.” (24 VSA §1895).
 2. Each subsequent year during the life of the TIF District, the lister/assessor certifies the amount by which the original taxable value has increased or decreased and the proportion which the increase or decrease bears to the total assessed value of the real property for that year (24 VSA §1895).
- iii. **Calculating the tax increments generated by the increases in the original taxable value** (24 VSA §1896(a)):
1. In each subsequent year, the listers or assessor include no more than the *original taxable value* of the real property in the assessed valuation upon which the listers or assessor computes the rates of all taxes levied by the municipality, the school district, and every other taxing district in which the Tax Increment Financing District is situated.
 2. But the listers or assessor extend all rates so determined against the entire assessed valuation of real property for that year. In each year for which the assessed valuation exceeds the original taxable value, the municipality treasurer must hold apart, rather than remit to the taxing districts, that proportion of all taxes paid that year on the real property in the district which the excess valuation bears to the total assessed valuation. The amount held apart each year is the “tax increment” for that year. So much of the tax increments received with respect to the district and for the payment for financing for improvements and related costs, but not more than 75% of the education property tax revenues and an equal

proportion of the municipal property taxes, must be segregated by the municipality in a special account on its official books and records until all capital indebtedness of the district has been fully paid.

3. The final payment must be reported to the lister or assessor, who shall thereafter include the entire assessed valuation of the district in the assessed valuations upon which tax rates are computed and extended and taxes are remitted to all taxing districts.

iv. **Reappraisal** (24 VSA §1896(b)):

1. If there occurs a reappraisal of 20% or more of all parcels in a municipality that has a TIF District, the value of the original taxable property in the district must be changed by a multiplier, the denominator of which is the municipality's education property tax grand list for the property within the district in the year prior to the reappraisal or partial reappraisal and the numerator of which shall be the municipality's reappraised or partially reappraised education property tax grand list for the property within the district.
2. The state education property tax revenues for the district in the first year following a town-wide reappraisal or partial town-wide reappraisal must not be less than the dollar amount of the state education property tax revenues in the prior year.

v. **Distribution of excess revenues** (24 VSA §1900):

1. Of the municipal and education property tax increments received in any tax year that exceed the amounts pledged for the payment of the financing of public infrastructure improvements and related costs in a TIF District, an equal portion of each increment may be used for prepayment of principal and interest on the financing, placed in escrow for financing payment, or otherwise used for defeasance of the financing.
2. Any remaining portion of the excess municipal tax increment shall be distributed to the city, town, or village budget, in proportion that each budget bears to the combined total of the budgets unless otherwise negotiated by the city, town, or village.
3. Any remaining portion of the excess education tax increment shall be distributed to the education fund.

5. BUILD PUBLIC INFRASTRUCTURE AND MANAGE REDEVELOPMENT OF TIF DISTRICT

- a. Obtain land
- b. Prepare site
- c. Build infrastructure
- d. Implement private-public partnerships to accomplish real property redevelopment
- e. Post-construction TIF financing management

6. EVALUATION, REPORTING AND TERMINATION

- a. **Evaluation:** Evaluate TIF District project based on criteria established in TIF District plan and required by municipality.
- b. **Reporting** (24 VSA §1901 and 32 VSA 5404a(i)):
 - i. Track and report annually to VEPC and the Vermont Department of Taxes, on a form provided by VEPC, the following:
 1. Details of actual public infrastructure and real property development that has occurred;
 2. Current value of original taxable property;

3. Tax increment generated each year;
 4. Amount of tax increment generated, utilized for TIF District debt, and submitted to the taxing authorities each year; and
 5. Any other information required by VEPC or the Department of Taxes in annual reports.
- ii. Track and report to VEPC according to the municipal audit cycle (24 VSA §1681):
 1. Actual investments in public infrastructure;
 2. Debt repayments;
 3. Escrow status; and
 4. Related costs, including payments to a coordinating agency.

c. Termination

- i. Make final payments on debt.
- ii. When the final payment on the debt is made, it must be reported to the lister/assessor, who then includes the entire assessed valuation of the District in the assessed valuations upon which tax rates are computed and taxes are remitted to all taxing authorities (24 VSA §1896).
- iii. Through municipal legislative body, dissolve TIF District