



ANNUAL REPORT

2006

ENTERING A NEW DAY
OF PLANNING, DEVELOPMENT,
AND INNOVATION.

NORTHEASTERN VERMONT DEVELOPMENT ASSOCIATION



Northeastern Vermont Development (NVDA) is the regional planning commission and the economic development corporation serving Caledonia, Essex, and Orleans Counties. We are an equal opportunity employer, lender, and provider.

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From the President...

As I look back on my year of serving as your board president, I am grateful for having had the opportunity to work with the energetic and creative individuals who make up the board and staff of NVDA. The rugged and beautiful communities of the Northeast Kingdom face unique challenges of growth and change. Over the past year, NVDA has met these challenges with competence and enthusiasm and will continue to do so in the coming years.

I am especially proud of the work that went into NVDA's five year plan for the region. Extensive research by staff, active participation from board members, and ongoing dialogue with the public allowed us to address some complex issues thoroughly and fairly. It's no surprise that the final product was roundly lauded in public hearings. All who were involved in the writing and adoption of the regional plan have every reason to be proud of their hard work.

Inside this annual report is a timeline which denotes many of the accomplishments of this fiscal year. Keep in mind, however, that this timeline is highly selective. There are many other ongoing activities which are not chronicled here. These endeavors will continue to shape the future of planning and economic development in the Northeast Kingdom.

To the members of the board of NVDA, thank you for your hard work and dedication. And, finally, thank you for the privilege of serving as your president.

Sincerely,

Mark Joyce

President, Board of Directors

The Board of NVDA for 2006

Members at Large

Lawrence Donna
Conrad Doyon
Al Duey
James Greenwood
Carol Moore
Jim O'Reilly

Caledonia County

Edward Bates
Brent Beck
Doug Bora
Wendy Bora
Howard Crawford
Elwin Cross
Kenneth Davis
Martha Feltus
Kim Fried
Wade Johnson
David Redmond
John Reiss
John Reynolds
Arthur Sanborn
Catherine Sargent
Lewis Shattuck
Albert Sponheimer

Essex County

Sherry Belknap
Evelyn Brassor
Richard Bryer
Reginald Bunnell
Joel Cope
Walter Earle
Kirwin Flanders

Richard Hart
Steve Hawley
Fredrick Hodgdon
Mark Joyce
David Lunnie
Tom Moody
Peter Rodin
David Snedeker
Lawrence Tighe

Orleans County

Todd Alix
Charles Barrows
Bridget Collier
Robert Croteau
Fred Cushing
William Davies
Richard Degre
Jeanne Desrochers
Louisa Dotoli
Michael Dunn
Philip Edgerton
Roger Gagnon
Ellwood Guyette
Tom Jensen
Ken Johnson
Charles Kezar
Real Lanoue
Stephen Marsh
Roland Mayhew
Michael Metcalf
Stephen Pitkin
Carole Pouliot-Piper
Dwight Richardson
Beula-Jean Shattuck
Dale Sweeney

Robert Walker
John Ward, Jr.

Legislators

Sen. George Coppenrath
Sen. Jane Kitchel
Sen. Vincent Illuzzi
Sen. Robert Starr, Jr.

Rep. Donald Bostic, Caledonia
Rep. David Clark, Caledonia
Rep. Cola Hudson, Caledonia
Rep. Leigh Larocque, Caledonia
Rep. Steven Larrabee, Caledonia
Rep. Richard Lawrence, Caledonia
Rep. Lucy Leriche, Caledonia
Rep. Harvey Otterman, Caledonia
Rep. William Johnson, Essex
Rep. Janice Peaslee, Essex
Rep. Winston Dowland, Orleans
Rep. Duncan Kilmartin, Orleans
Rep. Michael Marcotte, Orleans
Rep. John Morley III, Orleans
Rep. Dexter Randall, Orleans
Rep. John Rogers, Orleans
Rep. Loren Shaw, Orleans



We're Meeting the Challenge

When people think of Vermont, they think *rural*.

When Vermonters think of rural, they think *Northeast Kingdom*.

Our uniquely rugged region, comprised of Caledonia, Essex, and Orleans Counties, contains the lowest population densities in the state yet accounts for one-fifth of the state's land mass. It's no surprise then that our work calls for creative and innovative solutions. As the regional planning commission, NVDA helps our communities plan for and manage change and growth. As the region's economic development corporation, NVDA creates employment opportunities by helping businesses expand or relocate. And on any given day, the state's only regional entity that serves in both capacities is constantly working to improve our way of life in the Kingdom. Our staff is always up to the challenge.

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From left: Jim Davis, John Mandeville, Small Business Development Center, Spike Wellman, Doug Morton, Steve Patterson, Alison Meaders, Tracy McIntyre, Merike Petrich, Judy Butson, Shannon Bedor, Laurie Zilbauer



Open to the Possibilities

Northeastern Vermont Development Association is the only regional entity in Vermont to serve as the regional planning commission and the economic development corporation. That dual mission opens up many opportunities for us. We are uniquely suited to operate as a full-service agency, an agency that works solely to improve quality of life in the Northeast Kingdom.

NVDA has the in-house expertise to ensure that plans become reality. We guide initiatives from the early planning and technical stages. We partner with state and federal agencies to obtain support and funding. And finally, we manage each initiative to ensure its successful implementation. Over the next few pages, you'll read of just a sampling of this year's achievements. Many entail technical assistance. Some involve actual construction or job creation. All are representative of NVDA's unconventional approach to surmounting challenges, solving problems, and making it happen.

Our Year: Highlights

July 2005

Every town in the Northeast Kingdom receives a customized **emergency response** package, which includes emergency operation plans and all-hazard mitigation plans. The Northeast Kingdom is currently the only region in the state to have up-to-date emergency response plans for every town.



August

Sutton town plan adopted.



NVDA's Housing Summit drew a strong turnout from both the public and private sectors. From far left, going clockwise: Bob McDonald, USDA Rural Development; John Hall, Department of Housing & Community Affairs; Beth Boutin, Vermont Community Development Program; Sherry Paige, USDA Rural Development; Annalei Babson, NVDA; Jethro Hayman, Old School Builders; Steve Patterson, NVDA; Jim Davis, NVDA; Lew Shattuck, ONE Community Partnership; Sigurd Anderson, Solbakken Technology Partners; Steve Campbell, USDA Rural Development; John Watson, Northeast Kingdom Collaborative; Tina Norton, Chittenden Bank.



NVDA often teams up with state agencies to work with businesses that are contemplating expansion or relocation. Steve Patterson is shown here conferring with Kiersten Bourgeois and Beth Demers, who are both Business Development Specialists from the State of Vermont.



This computer-generated simulation shows NVDA's proposed telecommunications silo for the St. Johnsbury-Lyndon Industrial Park. The work is part of The Northeast Kingdom Wireless Initiative, a project funded by a Vermont Community Development Program Grant and a Rural Business Opportunity Grant from USDA Rural Development.

The town of **Norton** hosts a grand opening of new **town hall and clerk's office**. Grants secured and administered by NVDA cover construction expenses.



September

Spike Wellman joins NVDA as economic development specialist and key liaison for the **Charles E. Carter Business Resource Center**.

Economic development specialist **Jim Davis** joins NVDA staff to focus on **business development and expansion**.

Stannard adopts town plan.

October



Making it Happen

Shannon Bedor joins NVDA staff as Administrative Assistant

Catamount Arts announces plans to renovate the historic **Masonic Temple** in St. Johnsbury. The nonprofit arts organization enlists the support of NVDA to secure and administer grant funds for this \$1.3 million project.

John Mandeville becomes the Area Business Advisor of the local Small Business Development Center.

The Vermont Department of Housing and Community Affairs certifies NVDA as a **Non-Profit Community Development Organization**, a designation that allows NVDA to create a **revolving loan fund** from CDBG loan repayments from Dirigo Paper Company. The revolving loan fund will be used to fund economic and community development projects throughout the Northeast Kingdom.



NVDA has been the driving force behind numerous bricks-and-mortar improvements in the Northeast Kingdom. We maintain a strong track record of obtaining grant funds for community facilities and public improvement projects. In fact, we often provide the much-needed administrative and project management support to see grant-funded projects through to completion. Since many of these projects involve funding from multiple sources, NVDA’s familiarity with grant programs and their many administrative nuances proves to be a valuable asset.

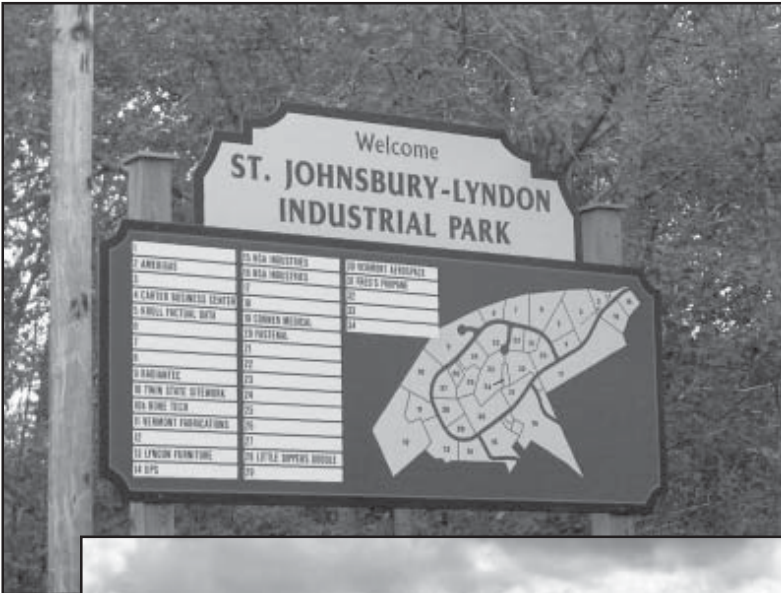
On the economic development front, we maintain a dynamic relationship with the Small Business Development Center to help entrepreneurs make their plans a reality. Our industrial parks also are making a difference in the Kingdom. Recent land sales in the St. Johnsbury-Lyndon Industrial Park and the Hardwick Industrial Park have ushered in new tenant facilities – and new jobs.

“Over the years, the Vermont Economic Development Authority has worked with NVDA on numerous projects. NVDA continues to be a leader in economic development efforts, and is a critically important partner to us.”

Jo Bradley, President Vermont Economic Development Authority



Catamount Arts’ plan to renovate the Masonic Temple in St. Johnsbury will require more than \$1 million in funding from multiple sources. NVDA has been able to secure and administer some of the grant funds for this ambitious project.



We have sold numerous lots in the St. Johnsbury-Lyndon Industrial Park of late. Two recent additions to the park are pictured below.



NVDA kicks off the **Brownfield Assessment Program**, which is steered by an advisory committee of community and business leaders. The program will provide much-needed financial incentives and technical assistance to address the complex issues surrounding remediation and reuse.

November

Parcel in **St. Johnsbury-Lyndon Industrial Park** is sold for expansion of **Vermont Aerospace**.



NVDA sells two lots in St. Johnsbury-Lyndon Industrial Park to **Radiantec**.

December

Danville town plan adopted.

Vermont Soy purchases lot in **Hardwick Industrial Park**. The 6,000 facility will soon open to prepare soy milk from Vermont-grown soybeans. Vermont Soy is the culmination of a planning grant written and administered by NVDA.



Improving Our Way of Life

January 2006

Newark and Unorganized Towns and Gores adopt town plans.

February

NVDA distributes its first-ever **Transportation Town Planning Guide**, an easy-to-read manual that puts comprehensive and meaningful transportation planning within the reach of local planning commissions.

March

NVDA sells a lot in the **St. Johnsbury-Lyndon Industrial Park** to Anthony Neri, who builds a distribution facility for Fastenal.

NVDA concludes its well-attended **Legislative Breakfast Series** for the year. Moderated by board member Bill Davies, the series features local lawmakers and **Governor Jim Douglas**.

April

St. Johnsbury town plan adopted.

Quality of life touches on many complex issues. Energy, land use, transportation, safety, housing, and economic development are just many of the aspects of daily life that may be impacted by NVDA's projects. Fortunately, our staff has the creativity and flexibility to delve into the multiple planning and development disciplines in order to keep our communities clean and safe and provide our residents with jobs and affordable housing.

In the 20+ years I've been leading Jay Peak's development and growth, I've needed the support and expertise of NVDA numerous times along the way. On every occasion, the support has been immediate, enthusiastic, and effective.

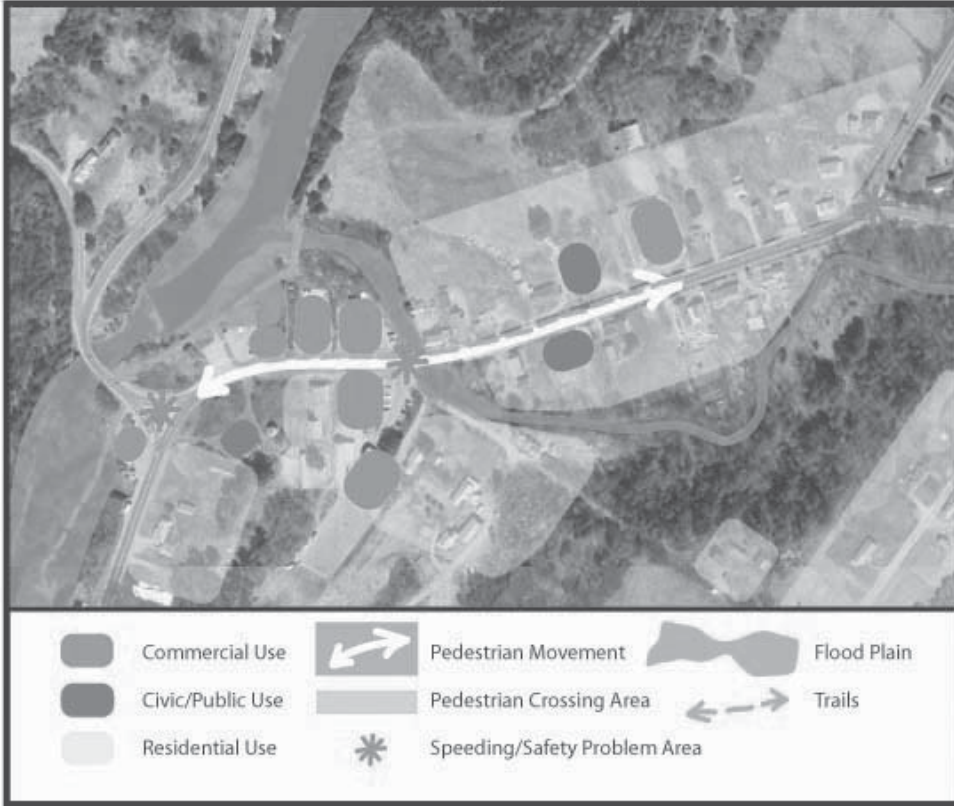
I thank you and the organization for that dependable support and look forward to that continued relationship as we continue our resort development.

Bill Stenger, President, Jay Peak Resort



The \$8 million Jay Peak golf course, which was financed in part by Vermont Community Development Program funds administered by NVDA, will bring more visitors to the area and create more economic opportunities for the popular ski resort.

East Burke Village Use Analysis



Work has just begun with the Town of Burke as they plan for the long-range impact of a planned residential development on Burke Mountain.

NVDA is prepared to provide a full array of technical assistance, including proposing and drafting new zoning bylaws, providing on-site training, and performing land use analyses like the sample shown above.

NVDA starts plans for stealth-type **telecommunications silo** in the St. Johnsbury-Lyndon Industrial Park. The tower will also function as an OC3 portal to deliver **wireless broadband** to the area.

More than 100 people attend **Farmer's Forum** in Hardwick to discuss growing organic edible soybeans for **Vermont Soy's** new processing facility in the Hardwick Industrial Park. NVDA has secured grants to make this venture possible.



May

Craftsbury adopts its first town plan since 1988.



Unlocking the Answers

May

More than 100 area residents assemble to discuss long-range implications of the **Ginn Company's** proposed 700-unit housing development in **Burke**. Vermont Council on Rural Development hosts the workshop, and NVDA facilitates breakout sessions.



We're always here to help – and in so many ways. The staff at NVDA fields a staggering number of calls for assistance, practically on a daily basis, from its member communities. Questions range from the highly technical, such as interpretation of state laws about planning and zoning, to the most practical, such as posting notices and warning meetings. We even recently received a question from one individual who wanted to know if moose can jump. (Yes, they can.) When we're not taking calls, we're providing on-site training to communities on statutory compliance and smart growth policies. NVDA is in effect a central clearing house for all issues regarding the establishment and administration of local land use policies.

This is quick note to let you know how much I appreciate you and the rest of the NVDA staff. I consider NDVA to be such a tremendous resource that I have your number on speed dial.

*When I have an unclear zoning issue, you are my first call.
Your help has been invaluable.*

Bob Kelley, Zoning Administrator, Newport City

June

NVDA gets a grant from **USDA Rural Development** to explore the feasibility of establishing a **forest product resource center** in St. Johnsbury.

NVDA's Brownfield Assessment Program receives \$200,000 in EPA funds to assess individual petroleum-based **brownfields** and create plans for remediation and reuse. The Brownfields Advisory Committee begins to identify properties with greatest redevelopment potential for **affordable housing** or **economic development**.



Local officials from the Town of Brighton review their latest proposed zoning map. NVDA has worked closely with the community over the past year to help them rewrite their zoning bylaws and redistrict the town.



The Farmer's Forum held this spring identified exciting new markets in soybean production for local farmers.



Empowered by a grant from the Environmental Protection Agency, NVDA's newly formed Brownfields Committee has begun the process of prioritizing sites for remediation planning. Sites will be chosen according to their potential for reclamation and reuse as affordable housing or economic development.

Brighton Community Forum acquires the future site of the **Island Pond Welcome Center**. NVDA administers multiple grants amounting to more than \$300,000 for this project.



Glover's first-ever town plan adopted.

NVDA's five-year **regional plan** is adopted after months of extensive research, debate, and discussion on **renewable energy sources**. The work of NVDA's specially appointed energy committee, and its final product, are well received and publicly praised in public hearings and local media.

Bridge and culvert data in the Wells River Watershed is collected for the **Vermont Stream Geomorphic Assessment Tool** database. The work takes place through a grant secured by NVDA.

Jay Peak opens first nine holes of its \$8 million **golf course**. NVDA administers \$750,000 in CDBG funds for this project.

2006 Financials *

NVDA is supported by an annual appropriation from member towns, a share of the state's property transfer tax fund, and by private, state, and federal grants. Our state and federal funding sources for FY 2006 were:

ECONOMIC DEVELOPMENT ADMINISTRATION – U.S. DEPARTMENT OF COMMERCE

ECONOMIC DEVELOPMENT INITIATIVE – U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

USDA RURAL DEVELOPMENT – U.S. DEPARTMENT OF AGRICULTURE

VT. AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION – U.S. DEPARTMENT OF ENVIRONMENTAL PROTECTION

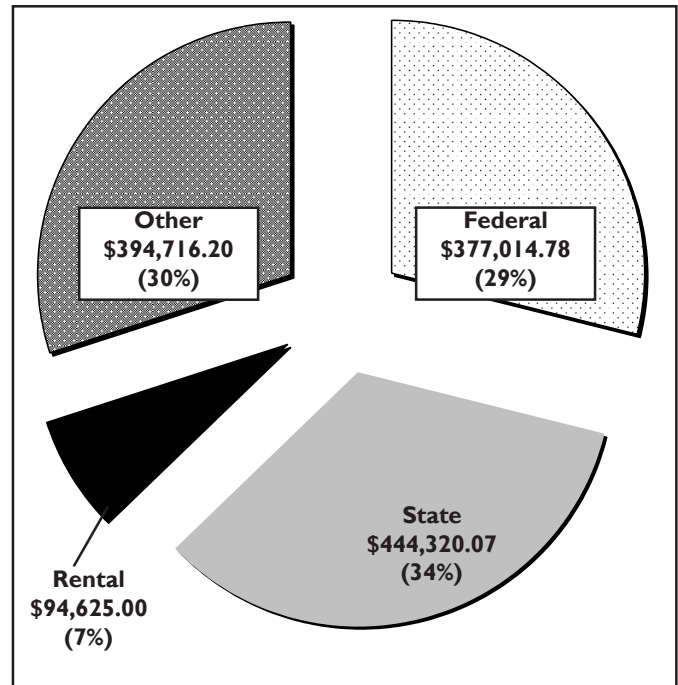
VT. DEPARTMENT OF PUBLIC SAFETY – FEDERAL EMERGENCY MANAGEMENT AGENCY

VT. DEPARTMENT OF PUBLIC SAFETY – U.S. DEPARTMENT OF HOMELAND SECURITY

VT. SMALL BUSINESS DEVELOPMENT CENTER – U.S. SMALL BUSINESS ADMINISTRATION

VT. AGENCY OF TRANSPORTATION – U.S. DEPT. OF TRANSPORTATION

Unaudited Revenue Sources: FY2006



Unaudited Financials: FY2006*

Program	Revenues	Expenditures
Regional Planning	\$513,358.68	\$526,407.87
Transportation	\$240,224.73	\$240,224.73
Economic		
Development	\$557,097.84	\$341,795.68
Totals	\$1,310,676.25	\$1,108,428.28

NVDA also provides low-interest financing to new and expanding businesses in the Northeast Kingdom. We currently have two Intermediary Relending Programs (IRPs) from USDA Rural Development. Here is the status on both IRPs as of August 15, 2006:

IRP #1

Loaned: \$486,346.00
 Leveraged: \$3,779,870.00
 Total Businesses Assisted: 11

IRP #2

Loaned: \$395,518.00
 Leveraged: \$3,843,821.00
 Total Businesses Assisted: 8