

Vermont Community Development Program Planning Grant
DRAFT NARRATIVE
Rochester High School Repurposing Project

BACKGROUND:

1. Describe the need for this Project

This Planning Grant will provide funding for a feasibility study that will enable the Town of Rochester to evaluate if and how to most effectively pursue the Rochester High School (RHS) Repurposing HUB Project.

The HUB Project involves repurposing the former RHS building to meet identified local and regional needs for childcare and adult daycare, and to enhance economic development and the Creative Economy through the creation of a Makerspace and Arts and Learning Center. This facility will serve a geographically isolated rural region known as the Quintown area, which runs along historic VT Route 100 in the narrow, winding corridor of the White River valley, and includes the towns of Granville, Hancock, Rochester, Stockbridge, and Pittsfield. The HUB Project will maintain the RHS building as a community resource to support social engagement, intergenerational activities and learning, as well as preserve continued public use and access to assets such as an auditorium and outdoor recreation resources.

The scope of the feasibility study will include preparing a master space plan for the building, a master facility capital improvement plan, an overall operating budget for the building, and an assessment of possible funding sources and strategies.

Identified needs for each of the component programs of the HUB Project are as follows: Childcare has a statewide shortage, cited in local, regional and statewide plans elaborated on throughout this application. Within Rochester, a survey with 30+ respondents has already demonstrated enough immediate need to support a childcare center in the community. A core group of preschool professionals, including teachers in the adjacent elementary school that includes an operator of an existing licensed facility, has organized itself to secure a non-profit status to operate a registered child daycare center in the RHS building. They intend to provide toddler daycare and a Pre-School After-School Program. See additional detail in the childcare appendix.

Adult Daycare is another identified regional need that has intensified post-COVID, which is further amplified by demographic information. Adult Daycare Centers (ADCs) support the health, nutritional, social, and daily living needs of vulnerable adults in a group setting, by a professionally certified staff. ADCs provide care and companionship for adults who need assistance and/or supervision during the day, allowing family members and caregivers to work outside the home, or engage in other essential personal time while knowing their relative is well cared for and safe. The benefits of locating an ADC under the same roof as an Arts and Learning Center is a unique feature to this project. Music, performance, and movement are

utilized in therapies that are effectively used by people with mental health problems, cognitive impairment, physical disabilities, and learning disabilities. We are exploring partnerships with existing licensed providers. See additional detail in the Adult Daycare appendix.

Makerspaces stimulate Economic Development: "Efforts to systematize the connections between arts and design and more structured types of businesses and work are beginning to be seen in the makerspaces being developed across the Region, in interests emerging in some parts of public education as a form of interdisciplinary learning, and in those manufacturing sectors looking to design as a way to differentiate themselves and develop and enter new niche markets." (Excerpted from: ECV Creative Economy Report, prepared by Michael Kane Consulting for TRORC).

This initiative will also include business incubation and co-working. Business incubators bolster local economic development by providing low cost office and conference space rentals to start-up businesses and first-time entrepreneurs. At a basic level this allows small businesses to conduct and grow their company, keeping a larger portion of their initial intakes of profits. Additionally, benefits include networking opportunities and shared clerical services. A makerspace and business incubator located within the same facility will be mutually beneficial.

The mission of the Arts and Learning Center is to become a regional and state-wide resource for performance, arts, and education, that builds on the strengths and resources of long-established local arts and performance organizations that have utilized the RHS building for decades. These organizations bring to this rural region high quality performers, visual artists, and literary artists from all over the state and the US, as well as opportunities in music and arts education for children and adults. The value of performance entertainment to rural communities is significant. This has also been identified in regional initiatives that support the Creative Economy. See additional information in the Arts and Learning appendix.

All of these programs will take place in the RHS building. The building is over 30,000 square feet. Its south wing includes an auditorium with a capacity of 300+, music room, shop, art rooms, and former home economics room. The north wing includes offices and conference rooms, a library, and ten classrooms, including two science labs. A more detailed description of the high school and assessment provided by Black River consultants is included in the appendix.

A high turnover in school leadership and concerns about the academic program, combined with declining student enrollment, resulted in the Town of Rochester voting for School Choice. In the spring of 2018, the RHS building closed, except for its continued usage by the adjacent elementary school for music and art classes. In fall 2020, the Board of the newly merged Rochester Stockbridge Unified District (RSUD) closed the RHS building to all classes, due to the COVID-19 pandemic. The board has since decided the building is no longer needed for educational purposes, and is preparing for its sale.

The Act 46 agreement between Rochester and Stockbridge that created the Rochester Stockbridge Unified District includes a stipulation of the sale price of the RHS building to the

Town of Rochester at \$1.00, giving Rochester the right of first refusal before the building can be offered to any other potential buyer at fair market price.

The Repurposed RHS building and its surrounding property are foundational to the HUB project, and will consequently maintain the RHS building as a community and regional resource.

2. Describe the manner in which the need was determined and how your project proposal will meet the need described in #1.

On February 13, 2020 the project was launched at a widely attended community engagement event, with approximately 50 participants. The event was conducted by Envision Rochester and followed the Vermont Council on Rural Development model. Through a brainstorming and prioritization process, five priority issues were identified for the community, one of which was the repurposing of the RHS building. In the evening's summary remarks, each group recognized that repurposing the RHS building would potentially include all of the other priorities identified: the Arts, Education, Business Development, Childcare, and Elder Care. See article *Herald of Randolph* in the appendix. (<https://www.ourherald.com/articles/envision-rochester-has-productive-mtg>)

After a brief delay due to the COVID shutdown, the newly established RHS Repurposing Committee began meeting regularly to explore options for repurposing the RHS building, with consent from the Rochester Select Board and RSUD Board, a member of the White River Valley Supervisory Union. The committee, that includes liaisons from the Rochester Select Board and the RSUD Board, created an email contact to receive broad community feedback and building proposals.

Over the summer months, multiple focus groups were conducted in-person and outdoors, masked and socially distanced, that intentionally developed the community proposals with majority support, which include: Arts and Learning with Outdoor Recreation programming, Makerspace, Adult Daycare Center, Childcare Center, and Small Business Incubator and Co-Working spaces. Each component is being developed through the work of separate committees, including the Core RHS Repurposing Committee, Facilities Committee, Arts and Learning Committee, Makerspace/Business Incubator/co-working, Childcare and Adult Daycare, with regular and frequent zoom meetings.

3. a. Describe why this is the best approach to meet this need.

The RHS building has an enduring significance beyond its history as a public high school, providing a central location for multi-generational interactions such as performance, community gatherings, warned town meetings, after-school programs, summer camps, and recreational programs, including outdoor sports.

The building's central location, which is adjacent to the Rochester Elementary School and within Rochester's designated village center, increases the opportunity to create a valuable, accessible, and well-utilized community resource.

The RHS auditorium is the only such facility located in the Quintown area that is equipped with contemporary raked amphitheater seating with a capacity of 300+. As a repurposed multi-use facility, RHS will continue to be a venue for the activities noted above, and additionally will provide services and resources that are not currently available in the Quintown area.

The symbiotic relationship of programming within the HUB network provides potential mutual benefit for program expansion for each individual component. Operating as a community multi-use facility will strengthen overall program support and operational budgets, which is more feasible than each component operating independently.

3b. Identify other approaches that were considered and explain why they were not pursued.

**Clearly indicate all other alternatives that were explored and investigated as alternatives.*

Summarize the options and outcomes of your investigation.

This project centers on repurposing an existing building with a long-established importance for residents of Rochester and the Quintown area, and includes the priorities identified through a process of community engagement and public outreach. Other considered proposals include the following: creating low income housing, installing a community indoor pool, town offices, pharmacy, health clinic, retail shops, movie theatre, leasing or selling to another educational entity, selling the property to a developer, among others that were not pursued.

A community desire to maintain and repurpose the building as a town asset that serves the Rochester and the Quintown area, and continues its function as a center for intergenerational learning and community interaction, can open up opportunities not previously possible as a public school, and stimulate small business development.

This statement of public support is based on numerous public outreach efforts inviting public opinion and participation that include: presentations made at multiple Rochester Select Board meetings, RSUD meetings, and presentations to the boards and membership of local organizations; public outreach through print media, FPF, and FB postings and personal invitations made to individuals. All outreach efforts were inclusive and welcomed public opinion and participation in project development. The project has yet to be put to a town-wide vote. It is the position of the Rochester Select Board that the information produced from a feasibility study will provide the well-researched data needed for Rochester voters to make an informed determination re the Repurposed RHS proposal.

Due to the urgency of the RSUD for the Rochester Select Board to commit to acquiring the building, and in order to present to the voters of Rochester the findings of a feasibility study, we have identified 4 planning goals: prepare a master facility capital improvement plan, prepare a master space plan for the building, prepare an overall operating budget for the

building, and conduct a high level assessment of possible funding sources and funding strategies.

4. Describe the effort to obtain other funding and, why particular funding sources were considered but not pursued.

The goal of this grant is to develop a plan for the future of the high school building. It is a unique and storied community resource that with the proper plan and investment can continue to serve the community into the future with a purpose updated for contemporary needs.

We determined that the VCDP Planning Grant is the most appropriate funding source at this phase of our project from consultation with VCDP and ACCD staff.

Timing is a particularly sensitive issue, as municipal planning grant cycles are not yet available for this year.

Funding toward the project will be raised from local sources to the Rebuild Rochester Foundation. Once the results of a feasibility study are obtained and approved by Rochester voters, we will move to the Implementation phase and pursue all funding sources available to us that include a variety of potential sources of funding outlined in the Funding appendix.

5. Explain the level of municipal government support. **If the town is not providing any financial support for the project or any Cash-in-kind services, please explain why.*

As the applicant for the grant, The Town of Rochester is fully supportive of the VCDP Planning Grant, and feels the information provided by a qualified consultant is imperative to determining next steps for the building. As noted in subsequent questions, the HUB Project also aligns with identified goals in the municipal plan.

The municipality is not providing any financial support for the project at the time of application due to timing and the set budget. However, the group is exploring potential commitments from funding from the American Rescue Plan and other sources.

6. Describe how your project meets the goals for the Consolidated Plan and identify the strategies that will be employed to meet those goals. (For reference – consolidated plan is available here: <https://accd.vermont.gov/sites/accdnew/files/documents/Housing/Vermont-Consolidated-Plan-2020-2024.pdf>)

The State of Vermont’s 2020-2024 Consolidated Plan “establishes four goals to address the identified housing and community development priorities.” This project serves two goals: “Create and retain jobs” and “Strengthen communities and improve the quality of life of Vermonters.” This HUB Project will further efforts to create and retain jobs and assist businesses through the Makerspace, Business incubator/co-worker. The Adult Daycare, Childcare Center, and Arts and Learning Center will create job opportunities, and provide

cultural programming that will improve the quality of life for Vermonters living in this isolated rural mountainous region.

The consolidated plan contemplates and supports exactly the type of facility as the HUB. The plan notes, “The need for public facilities varies from region to region and from community to community. However, many communities need support to establish or continue to operate senior centers, childcare facilities, community centers and facilities that assist or prevent homelessness. Facilities that support special needs populations, such as addiction treatment centers, domestic and sexual abuse victims and adult daycare centers are also needed” (State of Vermont’s 2020-2024 Consolidated Plan, page 57).

7. Provide a letter from the Municipality that tells us how this project is consistent with the Regional Plan. Provide clarification if needed.

**The certification should come from a person at the municipality who has a right to act on behalf of the municipality. This could be a municipal official or chair of the planning commission.*

The project is totally consistent with the 2020 Town Plan. The property is located in the Business-Residential Area and all of the proposed uses are permitted there. The site is within the official 2018 Rochester Village Designation, where such development is encouraged. In addition, the Town Plan explicitly cites the following goal: “Encourage the use or repurpose of the middle and high school building as an educational and/or economic asset to the community.” See letter from Rochester Planning Commission Chair, Dan McKinley.

8. Upload a certification from the Regional Planning Commission that the project is consistent with the Regional Plan. Provide clarification if needed.

This project is consistent with several identified goals and priorities of both the Regional Plan and CEDS plan both holistically and through its component programming.

The repurposing of the RHS building fulfills goals of maintaining infill development. The Regional Plan notes that “A better understanding of sites that may be suitable for reuse or redevelopment as new business headquarters or for the expansion of existing businesses is needed in core town and village locations. Utilizing appropriate grant funding such as EPA brownfields funding toward the revitalization process can help communities and business owners defray costs. A thorough inventory of vacant lots and underutilized parcels and reclamation of old properties where possible are both needed to promote infill development in Downtowns” (Page 251). While the HUB Project is for a public facility as opposed to a private business, it serves the same geographic goals.

Goals, Policies and Recommendations in Economic Development note that “Child care facilities in our communities or in employment centers are supported by this Plan” and more specifically “TRORC and child care providers must work with member towns to address identified needs for child care facilities or services, including identifying publicly owned buildings throughout the Region suitable to serve as child care facilities” (Page 267).

The creation of a Makerspace and Arts and Learning Center would support small businesses and entrepreneurs in the region. The Plan further elaborates “it is preferred that the Region focuses on development based on our local assets and emphasizes the need to help existing small businesses, including cottage industries, grow and flourish. We can also grow local entrepreneurs and attract workers who can telecommute remotely for employers outside of the Region” (Page 264).

Goals, Policies and Recommendations in Economic Development also note that “Public and private infrastructure shall be planned and funded to support and sustain a viable economy and environment while enhancing quality of life goals and shall not detract from existing core areas most appropriate for economic development” (Plan, 266).

More specifically, “Regional development activities should support the diversity of the Region’s economic base by encouraging entrepreneurship, supporting the expansion of local businesses, and attracting new businesses that are consistent with the Regional Plan. The establishment of diversified attractions that expand tourism and recreation opportunities while respecting the Vermont brand is encouraged” (266).

With federal funding in 2016 the Vermont Council on the Arts (VAC) created the Vermont Creative Network, recognizing that in Vermont, “creative industries and occupations provide 9.3% of all employment.” The Quintown area is included in the Cornerstone Creative Community (3CVT), a committee convened by Two Rivers-Ottawaquechee Regional Commission (TRORC), the Green Mountain Economic Development Corporation, and the Vermont Council on the Arts that includes a 40-town region that stretches east from the Connecticut River west to Rochester and Stockbridge.

The region's Creative Economy is included in the TRORC regional plan. A Creative Economy describes the total employment in creative industries and in creative occupations within the remainder of the regional economy. The Region’s creative economy has been a vital piece of the overall East Central Vermont (ECV) economy for well over 20 years. We strongly feel that this project aligns with, further develops, and will support and expand the existing Creative Economy sector of this region. Further detail is provided in the Makerspace and Arts and Learning appendix.

9. If this project is being carried out on behalf of the municipalities within your county or region, the application must include documentation of regional support.

While this project is not being managed on behalf of other communities, it has both regional support and impact. Please see letters of support from adjacent and regional town facilities in the appendix.

10. Describe how this project, if it were to be implemented, would directly address a health or safety issue for the intended beneficiaries. **Health and safety issues include potable water*

supplies, eradicating homelessness and poverty, lead paint abatement, handicap accessibility, crime prevention, providing increased health and wellness services, etc. If you are unsure how to answer this question, please contact your CD Specialist.

The HUB Project will increase the health and safety of the Rochester community by providing increased health and wellness services, as well as supporting increased economic security.

The Childcare and Adult Daycare centers will provide personal care and a safe and healthy environment for vulnerable adults, young toddlers, and preschool children, and will permit their primary caregivers the ability to earn income necessary to ensure the security of domestic shelter, food, and essential goods. These centers are located directly across from the Gifford Medical Center Rochester clinic and are adjacent to the elementary school, providing a campus for parents to easily drop off and pick up children in the same location.

The benefits of locating a Childcare Center and Adult Daycare Center under the same roof as an Arts and Learning Center/Makerspace is a feature unique to this project. Furthermore, music, performance, and movement are effectively used as therapy modalities for people with mental health problems, physical disabilities, and learning disabilities.

11. Please describe, if applicable, any particular issues that make this project time sensitive. **Please address if you have closing dates, contract with time limits, other funding that is dependent on VCDP funds, cost estimates with expiration dates, or other factors that may apply.*

The RSUD is anxious to remove any cost associated to the RHS building from the 2021-22 School Budget, and there is pressure for the Rochester Select Board to make a decision on acquiring the building as quickly as possible. The Rochester Select Board is united in its position that the Rochester voters must be consulted in the decision to acquire the building, and that the information obtained from a feasibility study by a qualified consultant is imperative to making an informed decision.

Project Impact—Questions 12-13 of the application form the basis of the staff analysis based on your description of the project’s impact. The VCDP Board relies, to a large extent, on staff analysis to make funding recommendations. The factors below relate to how well the project will meet the national objective, as well as its impact on the community. An organized, complete narrative, with appropriate supporting documentation, is critical to a full and fair analysis of your project.

There is a space below each text box to attach a supporting document if needed. Only one document can be uploaded per question. Please be sure to label attachments clearly. If you need to attach more than one document use the Application Attachments form and include a sentence in the text box indicating the name of the additional attachment, the information it contains and that it has been uploaded to the Application Attachments form.

12. Describe how persons of low- and moderate- income were involved in the development of this project. How have they shown support? * Describe any planning meetings, resident meetings, or surveys that have been done. Describe what methods of communication were used to communicate the goals of the project and how you collected input from persons of low and moderate incomes.

The planning process for the building has included 36 community members actively working within multiple committees related to each component described in the project. Nearly 50 people attended the Community Engagement event that launched the project. Currently, 48 people have signed up for the Makerspace, and 30 Childcare Center survey respondents have stated their need of a Childcare facility. The median income of Rochester and the Quintown area falls below the rest of the state.

These low to moderate-income households include incomes of less than 80% of Area Median Income.

- 56.19% of Rochester Elementary School students qualify for Free Lunch.
- 57% of One Planet After-School program qualify for Free Lunch
- In 2020, Quintown Senior Center provided nearly 5,000 meals to homebound seniors residing in the Quintown area through the Meals on Wheels program, and at the congregate meal site in Hancock until the site was closed for indoor dining due to COVID.

How well the project indirectly impacts the community and/or additional LMI people. Elevates the quality of life and economic stability.

13. Describe the indirect impact to the community, if it were to be implemented and other LMI beneficiaries that may be indirectly served by the project. *A housing rehab project may preserve housing for 10 existing residents (Direct Benefit) of the facility but may positively impact the community (Indirect Benefit) by retaining affordable housing in an area that has very little. The indirect benefit could also be related to neighbors and adjacent properties, future employees, generations, etc.

Direct beneficiaries include those who can participate in programming.

Arts and Learning/Makerspace: "Engaging with art is essential to the human experience. Almost as soon as motor skills are developed, children communicate through artistic expression. The arts challenge us with different points of view, compel us to empathize with others, and give us the opportunity to reflect on the human condition. Empirical evidence supports these claims: Among adults, arts participation is related to behaviors that contribute to the health of civil society, such as increased civic engagement, and greater social tolerance. Yet, while we recognize art's transformative impacts, its place in K-12 education has become increasingly tenuous." Excerpted from Brian Kisida & Daniel H. Bowen Brown Center Chalkboard <https://www.brookings.edu/blog/brown-center-chalkboard/2019/02/12/new-evidence-of-the-benefits-of-arts-education>

As the public arts education budgets are decreasing for multiple reasons, having access to an Arts and Learning Center/Makerspace located next to the elementary school provides opportunities for both youth and adults to be involved in visual, music, and theatre arts.

Indirect benefit of retaining the facility for community use.

The Quintown area is a geographically isolated rural area that experiences increased isolation during the winter months when transportation out of the valley is challenging for elders and youth. A repurposed RHS building as a multi-use facility will provide programs that will support social engagement, intergenerational activities, arts and learning, and continued access to the building's auditorium for performance, as well as outdoor recreation activities on the surrounding property.

The facility will provide youth access to performance and arts spaces, and outdoor recreation resources. Organizations such as the Middlebury Community Music Center, Green Mountain Suzuki Institute, White River Valley Players Children's Drama Camp, and the WRV Supervisory Union's One Planet Program, bring both local and regional participants and teachers. Families whose children participate in these week-long programs support local stores and restaurants, and local overnight accommodations.

Questions 14-20 form the basis of the staff analysis of your project's feasibility. The VCDP Board relies, to a large extent, on staff analysis to make funding recommendations. An organized, complete narrative, with appropriate supporting documentation, is critical to a full and fair analysis of your project. The project and its proposed benefit must be feasible. The following factors will be considered in order to gauge project feasibility:

14. Please specifically identify the level of access to any land or buildings that will be required in order to complete your project as proposed; please explain when and how you expect to obtain such access. **If the planning activities are site specific, adequate access to the site during the life of the planning grant is crucial. If the entity undertaking the planning activities does not own the site a letter from the property owner must be obtained.*

The Rochester Repurposing project is site specific. Please see the attached appendix *The letter should: a) demonstrates support for the study's scope of work, b) allows access for whatever work must be done on the property for the study, c) ensures that the property is available during the timeframe needed to complete the study so the project, if found feasible, can move to implementation, and d) provides a willingness to sell the land at the appraised value.*

[AMY Permission from the school for access to the school. Letter from RSUD Board re the property](#)

15. Please identify the status of commitments from each of the other funding sources; please explain when commitments are expected from each funding source.

There is strong community support for this feasibility project and for the eventual repurposing of the building into a viable community asset. We are highly confident of being able to provide the 10% match.

As noted in the budget section, the match requirement is \$6,000 in cash or cash in-kind. A community fundraising campaign, hosted by the Rebuild Rochester Foundation will begin upon submission of the application with a goal of \$2,000 to be achieved by June 1. Recent fundraising for the Rochester school adds confidence to this expectation. In that case, \$6,000 was raised within 2 weeks to procure an outdoor education structure for elementary school students. We are contributing a modest but notable amount of the paid time of the town's Administrative Assistant to the Select Board since administrative management of the project will be outsourced.

Many volunteers have already contributed hundreds of hours towards this project and we expect that level of enthusiasm to continue and even grow with approval of the project. We conservatively project in our budget to apply over 200 hours of volunteer time once the application is approved. At the standard rate of \$25 per hour, the dollar value of in kind services will far exceed the balance needed to complete the match.

Benefit/Timeframe Feasibility

16. There must be a reasonable expectation for achieving benefits for persons of low- and moderate-income in the plan(s) developed with the use of VCDP funds were to be implemented. Explain what the anticipated benefits(s) would be and how this was determined.

Part of a bigger picture for developing a facility for the eventual benefit of the community.

17. Timetable:

a. Provide a project timeline. Include dates the Environmental Release, permits in hand, 100% funding commitments, design completion, construction completion, etc. as well as for procurement steps including hiring, execution of contracts achieving Benefit, and any other key dates for actions to carry out this project.

July 15, 2021 - VDCP grant executed

August 1, 2021- Request For Qualifications (RFQ) issued

August 15, 2021 - RFQ responses due

August 16-September 1, 2021 - RRQ responses reviewed. Follow up interviews if appropriate. Decision on final consultant.

September 15, 2021 - Consultant contract executed

October 1, 2021 - Beginning of work

November 1, 2021 - Interim deliverable

December 1, 2021 - Final report/deliverable due

b. How was this timetable determined? Alyssa

18. If the applicant community has an open PG, please explain its capacity to administer an additional PG and describe the timeline to complete the open PG.

N/A - The Town of Rochester does not have any other open Planning Grants.

Cost estimates are reasonably supported

19. Submit back-up documentation to support the cost shown on the Budget Forms. If supporting documentation was uploaded to the budget forms, please note this in the text box and select N/A.

How is this to be answered? Will the budget be uploaded separately on the Budget Forms?

20. Despite best efforts and built in contingencies, please explain how cost overruns will be covered? **It is not enough to say that the estimates for your project are firm. Please discuss your capacity for gap financing or the availability of operating reserves.*

The Town has a revolving fund that can be used to cover cash flow gaps where there is a highly assured expectation of reimbursement. However, the Town does not have reserve funds earmarked for this purpose. We have 5 potential avenues to generate cash to cover such overruns. 1. Apply any funds received from the fundraising campaign mentioned in #15 in excess of the goal, 2. Conduct a new public fundraising campaign, 3. Call a special town meeting to seek voter approval for reallocation of existing reserve funds to this purpose, 4. appeal to the Trustees of Public Funds for the Town of Rochester for a special allocation, 5, Seek emergency funding from foundations.

List of Appendices

- Childcare Appendix
- Adult Daycare Appendix
- Makerspace/Business Incubator/co-working Appendix
- Arts and Learning Appendix

- High school building description/maps [not yet included]
- Black River Consulting report [not yet included]
- RFQ content
- Funding resources
- Letters of Support
- One Planet Letter of Support (Carrie McDonnell, rec'd)
- [TRORC Letter of Support \(Sandy\)](#)
- [GMED Letter of Support \(Pat\)](#)
- [Ltr from Rochester Planning Comm \(Sandy/Dan McKinley\)](#)

White River Valley Players Letter of Support (Dorothy, rec'd)
Rochester Chamber Music Society Letter of Support (Cynthia /Lesley, rec'd)
Green Mtn Suzuki Institute Letter of Support (Pam Reit, rec'd)
[RASTA Letter of Support \(Angus McCuster\)](#)
[BigTown Gallery / BigTown Projects Letter of Support \(owner Anni MacKay\)](#)
[Middlebury Community Music Center Ltr of Support \(Sadie Danforth-Brightman, Ex Dir\)](#)
[Johnson Care Home Ltr of Support \(Anita Scott, Dir\)](#)
[Floyd Scholz Letter of Support, Bird Carver and owner Raptor Academy](#)
Park House Ltr of Support (Joanne McDonnell, rec'd)

Outdoor Recreation Information appendix

CORE REPURPOSING COMMITTEE

Victor Ribaud, Project Co-Chair: Vic is a retired hospital administrator with 35 years experience among hospitals in rural and urban settings. He has led the planning and development of large ambulatory care facilities and hospital expansion projects. In his volunteer work he currently serves as Vice Chairman of the Board of Trustees of Gifford Medical Center, and Board President of White River Valley Ambulance.

Kathryn Schenkman, Project Co-Chair: Kathryn is a longtime advocate and case manager for Central VT Council on Aging, serving people aged 60 and over, who live in the towns of Granville, Hancock, Rochester, Stockbridge and Pittsfield. She is one of the founders of Pierce Hall Community Center, and Chief of Operations of the Rebuild Rochester Foundation, Inc., a charitable nonprofit that assists community members in financial crisis, established in the aftermath of Tropical Storm Irene. She and her husband own and operate Schenkman Books, Inc./Penstroke Press. Kathryn has been a Heartfulness Meditation trainer since 1993. She formerly served on the Rochester School Board. (Core Repurposing Comm, Arts and Learning, Adult Daycare)

Jeffrey Gephart is the volunteer Energy Coordinator for the Town of Rochester and leads the ad hoc, Rochester Climate & Energy Action Committee. Retired at the end of the 2020, for 23 years his firms, Vermontwise Energy Services, Inc. and Vermontwise LLC, provided residential new construction energy efficiency program design, marketing, and implementation services for Vermont utilities and, since 2000, for Efficiency Vermont, Vermont's statewide energy efficiency utility. Jeff worked with Architects, builders, and homebuyers helping the build, renovate, and certify homes to high standards of energy efficiency and sustainability. From 2008 to retirement, Jeff led the Vermont Green Home Alliance, a volunteer alliance of construction, finance, and real estate trade associations working to attain market transformation – meaning value for sustainable buildings - by dramatically increasing building performance education and information sharing with real estate professionals - appraisers, lenders, MLS, and Realtors®. (Core Repurposing Comm, Facility Committee, Energy advisor)

Sandy Haas is a retired attorney, who served as a Representative in the Vermont House from 2005-2020, representing the Towns of Rochester, Bethel, Stockbridge, and Pittsfield. She

moved to Rochester in 1980 and has been a member of the Rochester Planning Commission since 1982. As an attorney, she worked in a large San Francisco law firm for five years, and then had a solo law practice in Rochester for 24 years. With her partner, Sandy also ran a bed & breakfast in Rochester for 30 years. (Core Repurposing Comm, A&L)

Pat Harvey is an independent Real Estate Broker, Co-owner of The Hardware at Rochester with husband David and Select Board member, living in Rochester since 1986. Former town offices held were Auditor, Lister, and Agent to Convey Real Estate. (Rochester Select Board liaison, Core Repurposing Comm)

Robert Meagher is an electronic engineer and President of Meagher Electronics, a company that provides electronic research and development, including electronic design, microprocessor software programming, circuit board layout, electronic prototype fabrication, and sub-contract manufacturer liaison. Additional services include PLC and SCADA programming. Robert served on the Rochester School Board for 13 years was a Select Board member for 3 years. (Core Repurposing Comm, Facility, Makerspace)

Richard Robson is a retired architect and founding Director of The White River Valley Players (since 1979), and a 49-year resident of Hancock, Vermont. He is one of the founders, and was the first restoration architect for, Pierce Hall Community Center, Inc., which rehabilitated Pierce Hall in Rochester to its original purpose, as a community center. (Core Repurposing Comm, Facility, Makerspace)

Amy Wildt is a mother. She is a Rochester Stockbridge Unified School District board member, and the RSUD liaison for this project. Amy was raised in Rochester and is an alumna of Rochester High School. Amy is a self-employed bookkeeper serving many local businesses, and does property management for two local multi-unit apartment buildings and other private residences. Amy sits on the Executive Council of the Federated Church of Rochester, and is the treasurer of the local Girl Scout troop. She volunteers at the local Food Shelf. (Core Repurposing Comm)

CHILDCARE APPENDIX

Leadership team:

Lauren Skaskiw is Director and the Lead Teacher of the Rochester preschool program for the last seven years. She holds a Masters in Education from Griffith University in Australia and a Bachelors of Science in Early Childhood Education from the University of Vermont. Lauren is also the town of Plymouth's Community Center Director, and the Director and owner of the Plymouth Schoolhouse licensed childcare. In 2018 Lauren secured a Building Communities Grant through the State of Vermont for the Plymouth Community Center for \$6,000 that assisted in repairing the roof of the building. She also applied for and was awarded a \$20,000 grant from Lets Grow Kids for the Plymouth Schoolhouse. These experiences have given her knowledge of successful grant writing, and applying those funds for a long lasting positive change.

Burleigh Griffith has been a Rochester resident since 2008. He was the owner of Hemlock Ridge Landscaping from 2011-2018, and has worked in the education field since 2014, first as an Assistant Teacher at The Waitsfield Children's Center from 2014-2016, and then as the Assistant Teacher in the Rochester Preschool program from 2016 to the present. He earned an Associates Degree in Early Childhood Education from the Community College of Vermont in August 2020, and is in his first year of the Bachelors in ECE program from Northern Vermont University. He is a member of The Vermont Association for the Education of Young Children (VTAEYC), as well as the National Association of Educators (NEA) and has three children, two of whom currently attend Rochester School. He is an active supporter of Let's Grow Kids, and an advocate for early childhood education programs and policy in Vermont.

Kayden Hamlin (Childcare) is a certified early childhood and Montessori educator. She will obtain a B.A. in Professional Studies with a concentration in early and elementary mindfulness education in summer 2021. Kayden has experience as an assistant toddler teacher, lead preschool teacher, and lead remote learning instructor. She is a member of the Vermont Association for the Education of Young Children (VTAEYC). Kayden also sits on the education and social services advisory council board at the Randolph Technical Career center.

Mickaela Richardson received her Bachelor of Science from the University of New England (UNE) in 2008, and her Doctorate of Physical Therapy in 2011 also from UNE. Mickaela has spent the last 10 years working in a variety of clinical settings and currently manages a private practice physical therapy clinic in Rochester Vermont.

Other interested team members and community supporters:

Rochester Elementary School, One Planet Program

Justification of need: Vermont law encourages the development of a comprehensive child care services system which promotes the wholesome growth and educational development of children and to ensure there is an adequate supply of quality child care services that are affordable to low income and at risk families and their children.

Proposed programming: Our aim has to contract with an independent licensed provider to establish a childcare center within The HUB. That person is Lauren Skaskiw, who has formed a board, identified above, that intends to provide Toddler Daycare and Pre-K After School programming.

Relationship to and support from existing local and regional programs:

Rochester Elementary School, One Planet Afterschool program

ADULT DAYCARE APPENDIX

Leadership team:

Donna (Lolly) Lindsey is a community activist, organizer, and volunteer. Lolly is a co-founder of *Feeding the Valley Alliance*, a nonprofit serving the Quintown area in increasing food access and preventing food insecurity. She has also volunteered at The Quintown Senior Center and at the Park House in Rochester. In her hometown of Tucker Georgia, Lolly was a co-founder and organizer of a network of nonprofits that took on public park improvements. She was the Communications Chair of the Board for the network's umbrella group, *Friends of Tucker Parks*. Lolly coordinated community volunteer events to clean up and improve each of the six area parks. A student of historic preservation, Lolly served on the board of the *Friends of Johns Homestead* and assisted in securing county and state support funds to preserve an 1820's farmhouse. Once the preservation work is completed, the homestead will serve as an interpretive center and history museum within a 50-acre recreational green space for the Tucker area community.

Kathryn Schenkman: See bio under core Repurposing Committee

Other interested team members and community supporters: Park House, Johnson Care Home, Gifford Medical Center, local family caregivers of vulnerable adults needing long-term care.

Justification of need: The senior population 60 and over in Rochester is 39.64%.

The combined effects of the economic crisis, aftermath of TS Irene, COVID pandemic, and the rising COL has impacted many longtime Vermonters aged 60+, whose retirement income is insufficient to meet expenses. Their financial struggle becomes even more challenging in facing the needs for long-term care (LTC).

During the pandemic many Adult Daycare Centers (ADCs) around the state have been forced to close, leaving caregivers and family members who depend on these facilities searching for alternatives. The doors of some of these facilities have closed permanently.

Proposed programming: Adult daycare centers (ADCs) support the health, nutritional, social, and daily living needs of vulnerable adults in a group setting, by a professionally certified staff. ADCs provide care and companionship for adults who need assistance and/or supervision during the day, allowing family members and caregivers to work outside the home, or engage in other essential personal time while knowing their relative is well cared for and safe. The benefits of locating an ADC under the same roof as an Arts and Learning Center is a unique feature to this project. Music, performance, and movement are effectively used as therapy modalities for people with mental health problems, physical disabilities, and learning disabilities. We are exploring partnerships with existing licensed providers.

Relationship to and support from existing local and regional programs: The Central Vermont Council on Aging (CVCOA) maintains a satellite office in Rochester that provides services to people 60 and older living in the Quintown area. For the past 3 years, from 2018–2020, CVCOA local case manager served on average 70–92 Rochester residents, devoting an average of 1,358

hours annually of case management services to Rochester residents (cited in annual Rochester Town Reports), and Rochester is but 1 of 5 towns served by this office.

The state of Vermont's LTC program, Choices for Care (CFC), provides funding for participants to receive home-based LTC services, which allows them to remain in their homes and community of choice. The local CVCOA satellite office provides LTC case management to a steady average of 30 LTC clients participating in a CFC. The Park House, located in Rochester, is a shared senior housing facility with a 17-room capacity. Johnson Care Home, located in Hancock, is a residential care home with 6 assisted living units. Common to these smaller facilities is the residents' need to engage socially and participate in activities that would be available in an ADC. Also located in Hancock is the Quintown Senior Center that provides home-delivered and congregate meals, and in 2020 served over 5,000 meals. (cite Rochester 2020 Town Report).

Committed resources and/or additional information:

Funding and approval will involve the State of Vermont Dept of Aging and Disabilities and Licensing and Protection. Approval by agencies for this project will be evaluated through the feasibility study process. ADC funding is commonly through the state of Vermont's Choices for Care Moderate Needs Program, Dementia Respite Grants, and private funding. The effect of the COVID pandemic in shuttering many facilities has prompted the state legislature to reevaluate funding of these essential facilities that permit primary caregivers to be able to work outside of the home.

FACILITY AND MAKERSPACE/BUSINESS INCUBATOR APPENDIX

Leadership team:

Robert Meagher: See bio under core Repurposing Committee

Richard Robson: See bio under core Repurposing Committee

Other interested team members and community supporters:

48 people have signed up to utilize the Makerspace

Justification of need: Makerspaces stimulate Economic Development: "Efforts to systematize the connections between arts and design and more structured types of businesses and work are beginning to be seen in the makerspaces being developed in the Region, in the interests emerging in some parts of public education as a form of interdisciplinary learning, and in those manufacturing sectors looking to design as a way to differentiate themselves and develop and enter new niche markets." (*Excerpted from: ECV Creative Economy Report, prepared by Michael Kane Consulting for TROR*)

Business incubators bolster local economic development by providing low cost office and conference space rentals to start-up businesses and first-time entrepreneurs. At a basic level this allows small businesses to conduct and grow their company, keeping a larger portion of their initial intakes of profits. Additionally, benefits include networking opportunities and shared clerical services. A Makerspace and business incubator located within the same facility

will be mutually beneficial. Currently, there are 48 individuals signed on to utilize a Makerspace in a repurposed HS building.

Excerpted from ECV Creative Economy Report, prepared by Michael Kane Consulting for TRORC:

"Innovation remains a key driver of rural economies, but not the popular notion of innovation driven by universities and research and development and measured by patents. The Region embodies a creative type of user innovation that is driven by changing interests, needs, and markets, by the increasing importance of participation and experience, and by social media and the affordability of desktop technologies like 3-D printers."

"Vermont, and the Region, has had a long history of sharing through cooperatives, co-working spaces, and shared resources. Businesses that work in close proximity to one another, and share resources, find themselves in situations where they look to each other for help with solving problems, for ideas, and for contacts."

"These strengths loosely coincide with Vermont's recent Comprehensive Economic Development Strategy (CEDS) 2020, which includes among its key steps to success, (1) enhancing the Vermont brand by supporting and strengthening the unique values and assets that contribute to the brand, (2) preserving the working landscape and the innovative spirit of its associated businesses, (3) cultivating innovation and Vermont's uniquely collaborative entrepreneurial culture, with hubs that produce innovative products and processes and services to benefit Vermonters and the economy.

Proposed programming: We conceive a MAKERSPACE as a facility with tools, tool-instruction and skill lessons where any community member can use the facility on a membership basis, work on projects, learn new skills, and commune with fellow makers.

Facilities intend to include woodworking and metalworking equipment, electronics lab, 3D printers, stained-glass equipment, computer-guided routers and engravers, laser cutters. The present school shop contains many of those facilities, and more would be added.

Relationship to and support from existing local and regional programs:

Arts and Learning Center, Business Incubator and Co-Working

Committed resources and/or additional information:

Revenue from this facility will be from membership user fees, start up grants

ARTS AND LEARNING APPENDIX

Leadership team:

Mary Sue Crowley is a retired Learning Specialist, Special Educator, English teacher, and Pre K-12 Administrator, in Kansas and Vermont. She was the Lead Teacher for the Hancock/Granville Village School for 5 years and a former Rochester Pre-K through 12 School Principal. (A&L Committee)

Susan Clarke holds a Masters in Education and has worked in the Rochester School system for 34 years as an Early Education teacher, Kindergarten teacher, and Early Childhood Special Education teacher. She has also served on the Local Standards Board for teaching licensing, and Vermont Peer teacher licensing panel. Susan and her husband have lived in Rochester for 40 years, where they raised their two children and operated a business in town.

Sandy Haas: See bio under the Core Repurposing Comm.

Cynthia Huard (cynthiahuard.com) is Artistic Directory of the Rochester Chamber Music Series, (27th season), Affiliate Artist and Guest Lecturer at Middlebury College and pianist for Heliand Consort (heliandconsort.org). She has performed with Lark Quartet, Johannes Quartet, chamber players of the Philadelphia Orchestra, Toronto Symphony, National Symphony, and the Colorado, Utah, and Vermont Symphony Orchestras. Her recent premieres include music by Nico Muhly, Padma Newsome, Erik Nielsen and Thomas L. Read. Ms. Huard holds advanced degrees from Indiana University and The Akademie of Music in Graz, Austria. Currently she teaches piano, harpsichord, music theory and chamber music and lives in Bristol, Vermont with her husband Jeff, and many keyboards.

Kelly Kelly has been the co-producer of the very popular Valley Idol production, an annual amateur singing competition for local talent, which is a fundraiser for many organizations including Pierce Hall Community Center, Quin-Town Senior Center, and the Rochester & Stockbridge Fire Departments. She is a lifelong resident of Rochester and a 1993 graduate of Rochester High School; she has been the RHS Alumni Association Secretary for 15+ years, and works as an administrative assistance and Bookkeeper for LCS Controls, Inc.

Jeanie Levitan is Vice President and Editor in Chief of Inner Traditions • Bear and Company, a new age/visionary book publishing company located in Rochester, Vermont, that publishes more than 90 books per year. Jeanie is also president of the board of Pierce Hall Community Center, Inc., a position she assumed in 2017. Under her leadership PHCC has continued to restore and renovate major aspects of the 1916 building, including constructing a community Fitness Center (gym and dance studio) in the lower level of the building in 2019. Jeanie has been an active member, director, producer, and performer in the White River Valley Players since 1985 and was a member of the Burlington-based Karen Amirault Dance Company for 20 years (1989-2009).

Sue Ribaud shares her love of music as a teacher of children and adults in a variety of venues. She has a Masters in Early Childhood Education and taught preschool for 20 years. She presented workshops for teachers, encouraging them to use music as a teaching tool. In Baltimore, she founded and directed the Common Ground Community Chorus and sang with Head Start classes through Wolf Trap Institute. In New York City, she founded and directed two choruses, the Threshold Choir and Rising Voices, a chorus for cancer survivors. Now settled in Vermont, she directs the Valley Voices classes, leads singing events for the White River Valley Players, and sings with Three Sues, showing that music can be a great community builder.

Vic Ribaud: see bio under core leadership

Erica B. Robinson has a bachelor's degree in physics and is head marketing writer and a member of the Editorial Board at Inner Traditions International, a book publishing company founded in 1975 and located in Rochester, Vermont. She has been an active performer, director, writer, and producer with the White River Valley Players since 1993 and currently serves as an Advisory Board member to the WRVP and as camp director each summer for the WRVP's performing arts camp for children. She is board president for Bald Mountain Theater, another arts organization based in Rochester, Vermont, and has participated in many musical groups and projects in the area since the mid-1990s. A 1999 graduate of Rochester High School, where she was valedictorian of her class, she now lives with her husband and son in Bethel, Vermont.

Dorothy Robson taught K-12 vocal music students in the Windsor NW Supervisory Union for many years, then taught piano students at Middlebury College and in her own studio in Hancock, VT. As a founding Director of The White River Valley Players, a community theater which has been active in the Quintown area and beyond for the past 42 years, she has served as music director, composer, producer, and board president for the WRVP. As a composer and pianist, she has collaborated with poets and playwrights on several original productions. She is also a former board member of the Vermont Arts Council.

Lesley Straus is President of the Rochester Chamber Music Society and has worked closely with the board and with Artistic Director Cynthia Huard over the past ten years, to bring financial stability to the organization. She is a retired bookkeeper, who has offered bookkeeping services to three non-profits in the valley for many years.

Other interested team members and community supporters:

Erica Blomquist Robinson, Director of WRVP Kid's Summer Camp

Justification of need: The value of performance entertainment to rural communities is significant. We recognize the strengths and resources within established local organizations. This has also been identified in regional initiatives, as noted in the Makerspace justification.

Proposed programming: Programming will include classes, demonstrations, lectures, performances, events, and access to work and practice spaces. Areas of activity may include, but are not limited to: visual arts and crafts, vocal and instrumental music, theater, artist residency programs, and culinary arts.

Relationship to and support from existing local and regional programs: For 42 years, RHS has been the performance home of the White River Valley Players (WRVP) and for 16 years the venue of Green Mountain Suzuki Institute (GMSI), sponsored by Rochester Chamber Music Society (RCMS). Leadership from each of these organizations is represented on one or more RHS Repurposing Committees, providing letters of support for the project.

Since 1979 the RHS auditorium has been the principle venue for White River Valley Players (WRVP), a long established local community theatre group that produces live-theater and full-length Broadway-style musical productions. Augmenting a large base of local support, show participants and audience travel to Rochester from many VT towns, including Burlington, Montpelier, Rutland, Middlebury, Randolph, and the White River Junction area.

WRVP provides investment in and routine skilled maintenance of the RHS auditorium's theater equipment including: lighting, control board, audio equipment, and a well-provisioned prop room. WRVP took the lead in restoring and upgrading the auditorium after damage sustained from Tropical Storm Irene flooding in 2011, raising approximately \$20,000 in local funding to replace the auditorium seating, and soliciting donations of new paint and flooring for the auditorium.

For 42 years, the WRVP mission has been to strengthen community and arts education by providing theatrical opportunities in the following areas: community theater, children's theater, theater workshops, sponsorship of professional theatrical events, and financial support for theater arts, including support for the development and production of original theatre. WRVP educational programs include theater workshops, the WRVP Kids Summer Theatre Camp, and Vermont Teen Theater. In addition to admission fees and local business sponsorships, WRVP has maintained an average of 150 members who contribute yearly to sustain the organization's programming.

WRVP long established access granted by the school district to building spaces in addition to the auditorium, including the following: the music room for choral rehearsals and cast meetings, use of the stage for full rehearsals, two adjacent lobbies for small rehearsals, the consumer science room for hair styling and makeup, and the wood shop for scenery and prop construction. WRVP established and maintains an extensive costume/prop room located above the stage and has its own dedicated storage room located at the rear of the auditorium. WRVP owns 2 large metal shipping containers for theatrical storage located directly outside the music room wing. WRVP has taken a proprietary interest in improving and maintaining these spaces within the RHS building since 1979.

Since 2005, the entire Rochester School campus is the summer home of the *Green Mountain Suzuki Institute (GMSI)*, an educational program of the *Rochester Chamber Music Society (RCMS)*. GMSI offers instruction in piano, flute, violin, viola and cello, and a wide range of elective classes. Students range from age 4 to 16, and travel from all over the country, with a general annual enrollment of 100+ students and a faculty of 28.

Now in its 27th year, RCMS is widely known for its summer concert series, featuring world renown musicians from all over the US and Canada, including internationally known soloists and chamber ensembles. Central to the RCMS mission is the policy of not charging admission fees to its concert series, thus guaranteeing that cost not prohibit anyone's enjoyment of great music. RCMS is completely donor funded, with 115+ annual donors, as well as donations freely

made at the door. Concert audiences average 150 per concert.

RCMS is committed to community educational activities, including scholarship support for private music instruction, free rental on musical instruments, and a HS graduation scholarship program. During winter months the RCMS Education Committee sponsors children's programs that include artists in residencies with musicians from all over the country, and includes events in the local school system, community engagement, and interactive performances. Further, RCMS has provided internship opportunities for Middlebury College music students, and brings members of Vermont Symphony into the schools.

Committed resources and/or additional information:

VT WORKER BEE PROGRAM: Since 2003, BigTown Gallery / BigTown Projects has a vital arts presence in Rochester as a visual and literary arts destination that serves the greater Quintown community and beyond. Drawing from a wide network of renowned artists BigTown gallery maintains a vigorous exhibition schedule and summer reading series. BigTown Projects is the non-profit counterpart to the gallery, and the source of the Worker Bee Program (WBP) apprenticeship program that focuses on the rural regeneration of Vermont through an educationally based cyclical work system. Owner Anni MacKay states that "in its purest form, WBP is a community-wide impact program aimed at addressing the primary challenges affecting many Vermont communities that grapple with the loss of young people, and the need for creative initiatives to restore Vermont's diminishing population and workforce."

Located in the RHS, the WBP aims to serve at-risk community groups and businesses by providing access to training resources and workforce personnel. Although this project initiates in Rochester, it has the potential to grow and become the rural liaison or extension to the University of Vermont's Center for Community Development and Applied Economics in Vermont.

Still in its development phase, the WBP would ideally be aligned with an educational consortium that supports conferences, programs, and internships for students who are guided into collaborative relationships with under-served communities and individuals. The program focus would be on the need of community organizations and businesses for skilled forward thinking problem-solvers and workers. It is a mutual training program that helps give young people the work experience they need while providing community organization(s) workers plus.

PLANNING STUDY SCOPE OF WORK INFORMATION

The following objectives are now timely and necessary to achieve this goal.

- 1. Prepare a master facility capital improvement plan.** This work will require interviews with the applicant regarding the intended usage of the building, review of the existing "Facilities and Functional Analysis" report, prepared by Black River Design Architects of Montpelier, Vermont, on-site tour of the building, and review of applicable code and regulatory requirements, including those for Adult Daycare and Childcare programs. The resulting report will describe

recommended renovations and a plan for capital improvements necessary prior to building occupancy, and by the 5 year and 10 year horizons. Recommendations for energy conservation, flood protection, and remediation of hazardous materials will also be included. The report will estimate the cost of all recommended improvements plus the annual cost to operate the building.

2. Prepare a master space plan for the building. This will require interviews with the applicant to understand the program expectations for the space, an on-site tour of the building, and review of applicable code and regulatory requirements. The resulting plan will identify the amount of square footage needed for each program and where in the building each should be located

3. Prepare an overall operating budget for the building, including annual net income or loss over a five-year period. The report will explain all assumptions used to estimate utilization, income and expenses. Programs to be operated within the building are the Makerspace, Adult Daycare, Childcare, Arts and Learning Program and Business Incubator. This work will involve interviews with the applicant to clarify the program concepts and goals, a review of available information about similar programs, and review of pertinent demographic information for the five-town market area (Rochester, Hancock, Granville, Stockbridge and Pittsfield). Applicant will assist consultant with conduct of any needed surveys of potential program beneficiaries.

4. Conduct a high level assessment of possible funding sources and funding strategies. This would include considering state and federal grants, private grants from charitable foundations, corporate sponsorships, private donations, and town budget allocations and bond financing.

OUTDOORS RECREATION RESOURCES INFORMATION APPENDIX

Current assets and regional support: The repurposed RHS and surrounding property, which includes an ice skating rink and athletic fields, and will provide access to the Rochester/Randolph Area Sports Trail Alliance (RASTA). Founded in 2013, RASTA is a chapter of the Vermont Mountain Bike Association (VMBA) and a chapter of the Catamount Trail Association (CTA). Annually, RASTA volunteers spend significant time building and maintaining local mountain bike trails, and has become an integral part of the Velomont Trail project, a collaboration of 6 chapters of VMBA working to connect Vermont biking trails across VT. Rochester is the birthplace of the Velomont Trail. The project scope and review by public and private land managers is facilitated by and in collaboration with the US Forest Service, State of VT Dept. of Forest, Parks & Recreation, and the Trust for Public Lands.

Essential to Velomont Trail is accommodations. The Velomont Inn (VI) is currently in development in the village of Rochester. The property is 3 of 4 contiguous business properties that will vigorously serve the arts and recreation sectors of the White River Valley and additionally includes BigTown Gallery/BigTown Projects and Green Mountain Bikes. The VI will provide essential housing for multiple artist residency-based programs that include performing artists, staff, and participants of the RCMS and GMSI, among multiple organizations and the rapidly growing recreation sector.

We envision an outdoor recreation program associated with the RHS property that could potentially include: ski touring, snowshoeing, ice skating and hockey, snow sculpture, trail biking, fly fishing, and skateboarding. Increasingly this area has become a recreation destination, especially for mountain biking enthusiasts and backcountry skiers. Rochester's 36,000 acres are primarily undeveloped, unpaved, government-preserved, wooded mountainsides. The Forest Service owns 42% of the town's forested land (**fact check**).

POTENTIAL FUNDING INFORMATION APPENDIX

Private Grants, Charitable Foundations, and Trusts \$500,000

State and Federal Grants \$250,000

Community Development Block Grant \$100,000

Private Fundraising and Naming Opportunities \$250,000

Corporate sponsorships \$50,000

Donor In-Kind Goods and Services \$20,000

Town Bond \$100,000

ACL: Administration for Community Living

Community services such as legal services, mental health services, and **adult daycare**. ACL provides funds to support older adults and people with disabilities.

Aging Grants and Grants for Senior Citizens:

Aging grants and grants for senior citizens are for nonprofits, for-profits and small businesses that provide a variety of services for the aging and senior citizen populations, such as: geriatric care, immediate human needs, community improvement initiatives, academic enrichment, arts, and health needs.

Community/Recreation Center Grants

USDA: This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

The Grant Helpers:

Assistant/funding for Recreation Centers awards two types of grants: trustee grants and special grants. Trustee has a limitation of \$30,000 and must be presented to the foundations board of directors. The Special Grant does not exceed \$100,000. Eligible entities must have 501 (c)(3) or be governmental organization <https://www.thegranthelpers.com/blog/grants-for-recreation-centers>

Coca-Cola Foundation:

Year around application excepted. This beverage company is dedicated to improving the communities where they do business. They support initiatives that strengthen and enrich communities. One of those focuses is on community well-being.

Children Space Funding

NRPA: GameTime Play Ground Grant: Helping communities bring play to more children and families by setting aside significant playground grant funds to-ward the purchase of new play systems. Grant funds are awarded based on need and are accepted and reviewed on a first-come, first-served basis.

Arts Funding

Jack and Dorothy Byrne Fd: Social & community health, including the arts

New England Fd for the Arts: Arts and culture

The Redducs Chartered Fd Corp: Arts and culture

Vermont Arts Council: Arts

Vermont Community Fd: Arts

Crowd Funding Campaign

* Cite all other sources that have been pursued. Be sure to include any other applications that were made to other funding sources. If they were not funded, please indicate reasons and explain why other funding is not applicable to this application.