Board of Directors Meeting Minutes – 9/19/25

Location: Zoom Meeting Online
Directors Attending in Person: None
Directors Attending Remotely: Conrad Harris, Jill Jaret-Rossi, Ron Carter, Andrea Cohen, Dody Day, Erik Remmers, Tina Norton, Joe Woodin, Emma Schumann
Directors Excused: Jeremy Elliott, Dody Day, Erik Remmers,
Also Attending: LEDC Executive Director Pat Ripley, LCPC Executive Director Tasha Wallis

LEDC ED Pat Ripley called the meeting to order at 8 a.m. Friday, September 19th. Board members did not have any additions or changes to the agenda. There were also no community announcements. The group first turned its attention to the August 15th meeting minutes. There were no changes or additions to the minutes suggested. Joe Woodin motioned to approve the minutes and Andrea Cohen seconded that motion. The motion passed unanimously.

The group then turned its attention to the monthly financial reports. LEDC ED Pat Ripley said there was nothing significant to note in the financial reports and that spending remains in line with the annual budget. There were no questions from the board regarding the monthly financial reports. Jill Jaret-Rossi motioned to approve the financial reports and Ron Carter seconded that motion. The motion passed unanimously.

The group then turned its attention to its CD accounts. LEDC currently has a $300,000 CD with Union Bank that matures before the end of September. LEDC also has a $100,000 CD with M&T Bank that will be maturing in early October. LEDC ED Pat Ripley and Treasurer Tina Norton outlined the interest rates and possible solutions for the funds, noting that interest rates have begun to fall and CDs are looking less attractive than they had in the past. The board discussed potential options and decided to have Tina and Pat take appropriate steps with the funds based around optimizing returns. Joe Woodin motioned to empower LEDC ED Pat Ripley and Treasurer Tina Norton to determine how to best manage the current LEDC CD funds. Jill Jaret-Rossi seconded that motion. The motion passed unanimously. LEDC ED Pat Ripley said he would chat with Treasurer Tina Norton and determine the best path forward for the funds.

The group then heard from LCPC director Tasha Wallis, who provided an update on her team's current activities. Right now, LCPC is hard at work drafting CDBG DR grant applications. A portion of these funds are held for Lamoille and Washington Counties and the LCPC team is working hard to get as much funding to Lamoille County as possible, she said. LCPC is currently working on a $4 million application for the Morrisville well system, funding for a flood culvert project in Cambridge, flood mitigation funding in Wolcott and more, she said. There is also significant work around the Lamoille flood buyout properties and brownfields assessments on a portion of those properties, she said. LCPC is also working with the town of Morristown as it works toward gaining its downtown designation, Tasha said. The board had a couple questions about the topics presented and Tasha answered those questions in full.

The group then turned its attention to a discussion regarding the MSI Industrial Park/Quarry project in Morristown across the road from the Route 100 state-owned airport. LEDC ED Pat Ripley provided

the group with a brief history and background of the project and where it currently stands in the Act 250 permit process. The town of Morristown Selectboard recently wrote a letter opposing the plan to quarry at the site and a copy of the letter had been distributed to the board prior to the meeting. Some board members said they were unable to view the letter, so LEDC Pat Ripley provided a synopsis of the letter for members who were unable to read it. The board discussed the project at some length but took no direct action regarding that specific project or its Act 250 application, which is currently under review.

The group discussed and expressed an overall interest in offering a public statement about economic development in Vermont and its important role in Lamoille County and the state as a whole. Joe Woodin agreed to work on a draft of what that statement might look like and present it to the board at a future date. It was noted that the timing might be good for that kind of statement later in the year since the 2026 Legislative Session will begin not long after. LEDC ED Pat Ripley said he would inquire with local media to see what options there are for potential media placement for the statement when it is complete.

LEDC ED Pat Ripley then alerted the group to the recent proposed Tier 3 mapping released in connection with the Act 250 reforms underway statewide. He showed the group the proposed changes and expressed concern about the amount of land in the county that would be added to the strict Tier 3 Act 250 review. With the proposed changes, upwards of 90 percent of the county would be subject to Act 250, much of it in the stricter Tier 3 classification being developed. Board members also expressed concerns. LEDC ED Pat Ripley said he plans to keep a close eye on this as it progresses and strongly advocates against these proposed changes. Hearings on the topic are expected in October, Ripley said, adding that he plans to discuss this with his fellow RDC colleagues to see what kind of additional efforts can be made to oppose these changes in the upcoming legislative session.

Due to time constraints some of the items on the original September agenda were not discussed and will be dealt with at subsequent meetings.

There were no questions regarding ED Pat Ripley's monthly report. The meeting adjourned at 9:16 a.m.