

**MINUTES SPECIAL SELECT BOARD MEETING**  
**8:00 A.M. Thursday, March 23, 2023**  
**MEMORIAL BUILDING**  
**20 CHURCH ST. MEMORIAL ROOM**

**Select Board**

Eric Remick, Chair  
Ceilidh Galloway-Kane - *absent*  
Elizabeth Dow  
Shari Cornish  
Danny Hale

**Others Present**

David Upson, Town Manager  
Casey Rowell, Business Manager

**Others Present**

**Special Meeting**

**8:02 A.M.** – Eric Remick, Select Board Chair, called the meeting to order.

**8:02 A.M.** Set/Adjust Agenda – no adjustments

**8:02 A.M.** Communication from the audience - *none*

**8:02 A.M. – 8:08 A.M.** Item #1 Select Board to authorize the Town Manager to execute a contract with Wright & Morrissey for the Yellow Barn construction project

Shari joined the meeting by phone at 8:04 a.m.

Eric explained that the plan is to sign the contract with Wright & Morrissey and then issue a Notice to Proceed after the new market tax credits closing for the project happens. That closing is expected to happen by May 4. At that point, any contracts will need to be assigned to the Yellow Barn Business Accelerator, Inc., which is a QALICB entity that has been created as a subsidiary of Northeast Kingdom Development Corporation (NEKDC). The QALICB entity was created to build the project and be responsible for it for 7 years. Then it will become a lease between NEKDC and the Town. There is a 20-yr performance period required for the EDA grant meaning that the project must maintain what it is supposed to do in terms of job creation, etc.

They are hoping for a May groundbreaking. Shari asked if there would be display signs saying “coming soon” with project plans and information. Eric said that eventually there will likely be something that includes all the project funders. It may just not be right when it breaks ground.

*Upon motion by Danny Hale, seconded by Elizabeth, the Select Board voted to authorize the Town Manager to execute a contract with Wright & Morrissey for the Yellow Barn construction project.*

**Select Board Reports:** *none*

**Old Business:** David brought up that the Hardwick Planning Commission does not support the parking lot expansion for Lamoille Valley Ford (LVF). The Town owns land near our wastewater plant and the Yellow Barn that LVF wants to purchase to expand parking and put an EV charging station in. Shari is on the HPC and confirmed this. She said they want to see the Yellow Barn project completed or well under way before making any recommendations.

**New Business:** *none*

**8:14 A.M.** Eric Remick, Select Board Chair adjourned the meeting.

Minutes taken by: \_\_\_\_\_  
Casey Rowell, Business Manager

Minutes approved by: \_\_\_\_\_  
Eric Remick, Select Board Chair