

A man in a grey suit stands with his back to the camera, speaking into a microphone on a stage. He is facing a large, diverse audience seated in rows of white folding chairs. The setting is a large, industrial-style hall with high ceilings and exposed pipes. Two bright spotlights create lens flare effects on the left and right sides of the frame. The overall atmosphere is professional and formal.

2025
ANNUAL REPORT
SOUTHERN VERMONT'S ECONOMIC CATALYST

Brattleboro Development Credit Corporation

-AND-

Southeastern Vermont Economic Development Strategies

On the front cover: Adam Grinold, BDCC Executive Director, welcomed community and state partners, board members and honored guests to a special celebration of BDCC's 70th anniversary. The 2024 BDCC & SeVEDS Annual Meeting was held at the former Vermont Bread facility at 80 Cotton Mill Hill, a space recently acquired by BDCC in order to reactivate the building and enable additional small business expansions at the Cotton Mill site. 2024 honorees included Lifetime Achievement Award winner Joseph Peciak, Jr. and Leader Distribution Systems, which received the BDCC Founders Award. DVFiber received the 2024 SeVEDS Leadership Award for Excellence in Economic Development. Cover photo and below, Matthew Cavanaugh.



Pictured above: 2024 SeVEDS honorees from DVFiber at the BDCC & SeVEDS Annual Meeting included staff, board members and champions. From left: Gabby Ciuffreda, Jill Williams, Steven John, Rep. Laura Sibilia, Patrick Moreland, Art Dufresne, and Donna Sebastian. BDCC has supported rural broadband through disaster-recovery planning, connectivity summits, and backbone support with grant administration services.



In June, BDCC bid a fond farewell to Director of Finance and Grants Bobbi Kilburn. For ten tremendous years Bobbi supported BDCC's major building projects for local businesses like the GS Precision and Chroma Technology expansions. She worked with communities to execute key local projects like water, sewer, stormwater and brownfields projects across the region. Bobbi also kept everything at BDCC running smoothly, working closely with the BDCC board and Executive Director to build a rural regional development organization with exceptional capabilities. Bobbi's expertise, and embrace of each

new challenge, translated exciting but complex opportunities into successes and major impacts for the region. We'll miss Bobbi, but her legacy lives on through the organization and people in whom she invested so much. Thank you, Bobbi!

MESSAGE FROM THE EXECUTIVE DIRECTOR

BDCC recently completed a critical reorganization initiative. The process was largely internal, enhancing how we deliver our services and programs. Given the breadth of our work supporting southern Vermont's economy and communities, this strategic alignment has clarified and reinforced our primary areas of impact: Business assistance & financing, commercial real estate & development, community development & capacity building, and workforce development & training.

This restructuring has clarified roles and responsibilities internally, but notably has also highlighted the importance of robust partnerships in driving meaningful outcomes. By strengthening how we collaborate, we're better equipped to respond effectively to regional needs and opportunities, amplifying the positive impacts of our work and constantly challenging others to keep up.

This spring, we celebrated the Economic Development Administration's acceptance of southern Vermont's Comprehensive Economic Development Strategy (CEDS) 5-year renewal—an essential foundation for continued economic growth across the region. The forward-looking focus, deep collaborations, and cross-sector partnerships integral to processes like CEDS all connect us across sectors and organizations, strengthening our collective impact.



Photo: Matthew Cavanaugh

Recognizing the role communication plays in showcasing our value and attracting greater engagement, we've also launched a refreshed website emphasizing our four key areas of focus. This enhanced platform better conveys our successes and those of our partners, providing a clear view of how BDCC contributes to the region's economic vitality and community resilience.

Leadership, partnerships, people, data, and BDCC's entrepreneurial mindset drive us daily to think bigger, challenging ourselves and our region to move smarter and faster. With the restructuring, BDCC is now the organization we need to be for what's ahead; built to last another 70 years, thinking big, and positioned for sustainable growth, impact and resilience.

Adam Grinold, Executive Director

Adapt & Thrive 2025 Southern Vermont Economy Summit

308 people, representing 159 different businesses, organizations and towns, gathered in May at Mount Snow's Grand Summit Resort Hotel for a day of speakers, panels, workshops and celebration. Keynote speaker Josh Wright from Lightcast unpacked the findings of their report *The Rising Storm* in terms of demographic changes that are profoundly affecting the workforce. See more conversations and connections, photos and presentations at SoVermontZone.com.

Shown right: Summit plenary, workshops and keynote focused on the challenges of demographic change, opportunities for training and advancement, and the role of business startups, development, transitions and growth.

MESSAGE FROM THE BOARD LEADERSHIP

As the pace of change accelerates, BDCC and SeVEDS are proud to have completed two major milestones that position us to lead.

The first was completion of the 2024 Southern Vermont Comprehensive Economic Development Strategy (CEDS), our region's third. The CEDS reflects today's economic realities and tomorrow's opportunities, guiding long-term, inclusive growth. SeVEDS, founded nearly 15 years ago, has deepened our regional collaboration and strengthened our programmatic focus through the CEDS development, annual CEDS projects, and the board's grassroots commitment to thriving communities and southern Vermont's economic health.

The second was the culmination of a multiyear reorganization. While we've retained the BDCC name—a nod to our deep roots serving the region since 1954—we've retooled the structure to meet today's challenges. From our origins issuing bonds to build a publishing house, BDCC has evolved into a dynamic engine for regional development, helping launch workforce initiatives, address housing needs, repurpose industrial spaces and help businesses grow.

Now, we've built a new structure capable of delivering innovative support for entrepreneurs, creating new investment tools and leveraging our RDC role to redevelop key commercial sites. What we've created is more than a new structure—it's a foundation for the future. These changes will enable us to take on the challenges we face, from modernizing infrastructure to dealing with a changing climate and helping our local businesses transition to new economic conditions. Today, our organization is better equipped to support the people, places and businesses of southern Vermont for the decades ahead.

Sincerely,

Craig Miskovich, BDCC Board President

Gary Fox, SeVEDS Board Chair



From left to right: Mel Baiser of Helm Construction Solutions, Imogene Drakes (Brattleboro Memorial Hospital), Annie Winkler (Vermont Employee Ownership Center), Vikas Mangipudi (Cooperative Fund of the Northeast), Ian Kozak (Green River Software), and keynote speaker Josh Wright (Lightcast). Photos by Matthew Cavanaugh.

We've Reorganized!

Brattleboro Development Credit Corporation (BDCC) is a private, nonprofit economic development organization serving southeastern Vermont, including Windham County and the towns of Readsboro, Searsburg, Weston, and Winhall. We provide a full range of economic development services to the 27 towns in the Windham region to create a vibrant economy.

Evolution is not new to us. SeVEDS, the Southeastern Vermont Economic Development Strategies group formed in 2007 to take a strategic approach to the region's long-term economic conditions. SeVEDS provides strategic planning, research, and guidance for BDCC's innovative programs and initiatives. Recognizing the value of creating complementary organizations that focus on emergent challenges and opportunities, BDCC has established two new dedicated entities to strengthen and streamline regional economic and community development efforts.

Brattleboro Development Community Corporation (Community Corp) and the Rural Investment Center (RIC), were created to focus on distinct areas of BDCC's work: delivering targeted Regional Development Corporation (RDC) services and expanding microlending and access-to-capital programs, respectively. Through formalized service agreements, both Community Corp and RIC benefit from BDCC's established operational infrastructure, administrative expertise, staffing support, and industry relationships. This realignment allows each new entity to enhance its specialized impact, improve operational clarity, manage resources more effectively, and respond more swiftly to emerging opportunities and needs, ultimately amplifying its collective contributions to southern Vermont's economic growth and community resilience.

We Launched a New Website!

Check out our new look and navigation, learn more about BDCC projects and programs, and find the help you're looking for at www.brattleborodevelopment.com.



BUSINESS ASSISTANCE AND FINANCING

This year BDCC has significantly strengthened our ability to deliver business services. With a new foundation of local business technical assistance services, we're serving more startups and growth-stage businesses with events, cohort programs and network connections.

In FY25 BDCC business staff actively supported 91 small businesses: 34 were referred for early-stage technical assistance, 2 were loan eligible, 21 seeking business transition resources and support, and 31 received early-stage loan counselling or other direct support from BDCC.

BDCC also ran cohort-based programs, business solutions events and a wide range of trainings in partnership with specialized technical and training partners.

The region's entrepreneurs can access more training, expert technical assistance and lending than ever before, and the calendar for FY26 is even busier. Check out the new BDCC website to learn more about BDCC programs!

While you're on the BDCC web site, check out the new Central Business Education Calendar for upcoming opportunities. See page 5 for more information on the calendar and the partnerships making it possible.



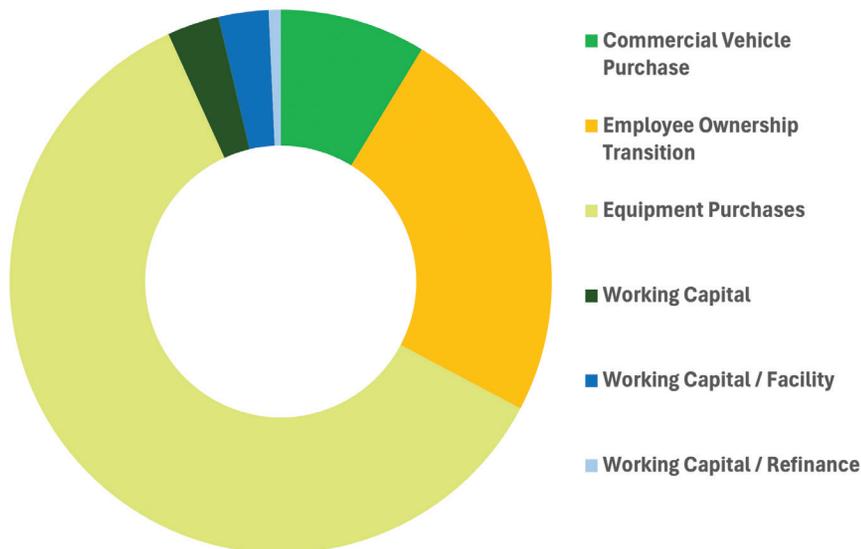
Jemez Jobin | J and J Transit

"BDCC has been invaluable to me as I start and grow my business. I recommend a visit to BDCC business services for any aspiring entrepreneur!" With new microloan pathways that make funding more accessible to early-stage businesses, Jemez Jobin of J and J Transit has used two rounds of BDCC capital to purchase buses for their growing fleet. This Vernon-based company is increasing transportation options in the region, with a focus on exceptional service. BDCC's flexible lending approach has made it possible for J and J to pivot, whether it's changes in market conditions or staffing, or new opportunities for contracts and equipment purchases.

BDCC helped me build bigger.

Photo: Matthew Cavanaugh

How do local businesses use BDCC capital?



\$3,092,355 is invested in local businesses through BDCC deployed loan funds.



BDCC Lending: An Important Role for a Regional Non-Profit Business Lender

BDCC steps in when a business has a sound plan but lacks sufficient capital. As a gap lender, BDCC provides flexible financing when traditional lenders cannot fully fund a project. We close gaps in otherwise bankable deals; support undercapitalized projects with limited collateral; help businesses with unconventional models or credit challenges. We support critical phases, from startup to transition. BDCC loans are set up to reduce risk, leverage additional investment, and complement traditional loans. Borrowers use funds to purchase equipment, commercial vehicles, materials - check out the graphic to the left which shows how loan funds were deployed in FY25.

BDCC Lending is made possible by USDA, Small Business Administration, the Windham County Economic Development Program and the Windham Investment Fund, and a wide range of partners including Vermont Economic Development Authority.

BUSINESS ASSISTANCE AND FINANCING



96 Windham entrepreneurs participated in BDCC BizGrowth training events: Funding Fundamentals | Lean 101 w/VMEC | Social Media on Your Schedule | IP and Law | Tariffs

56 entrepreneurs in two FY25 cohorts got off the ground with BDCC's Launchpad.

280 people came to local business solutions events in Bellows Falls, Guilford, Putney, the Deerfield Valley and Brattleboro with BizConnect.

Addison Worseman | Vermont Driving School

Driving instructors and driving schools are essential. Most people access this during high school. For adults seeking these services, local options were limited. Addison at Vermont Driving School set out to change that, taking steps to obtain the required licensing and training to become the region's first new driver training business in a very long time. With BDCC support, Vermont Driving School has purchased the necessary equipment, including a vehicle. His first instructional cohort starting in September of 2025 filled up quickly, illustrating the demand for these services. "I could not have asked BDCC for more. They helped me from ideation to formation to actualization."



NEXT and the Southern Vermont Cooperative Business Center: Meeting the Needs of Transitioning Businesses

Business succession and ownership transition are pressing issues for rural economies, especially in this region, given the prevalence of entrepreneurs over 50. Without intentional strategies, failed transitions can result in business closures, job losses and erosion of our economic resilience. The **Southern Vermont Cooperative Business Center** was created with help from the USDA to transform this challenge into new opportunities. We want more businesses to stay rooted in communities through cooperative and employee ownership models. Through the **NEXT** program, this year the center built foundational infrastructure and partnerships, identified transition-ready businesses, and is emerging as a regional hub for succession support and cooperative development.

BDCC NEXT / Coop support

26 Businesses Served

9 Businesses Accessing BDCC Transition Resources

1 New Employee Stock Ownership Plan (ESOP) (Green River)

1 New Worker-Owned Cooperative Transition (Putney Winery)

1 New Cooperative Start-Up being supported

8 Transitions In Process (2 publicly)

96 Entrepreneurs participated in BizGrowth Training Events

Green River Software: A Transition Success Story in Brattleboro

Green River provides software and technical services to government and nonprofits. When they started to explore transition options, maintaining the commitment to social impact and a values-driven approach was a core consideration. Employee ownership fit the bill. A unique and innovative approach combined the legal structure of an Employee Stock Ownership Plan (ESOP) with governance derived from a cooperative model, ensuring deep engagement by employee-owners in shaping the company's future.

In November, Green River joined over 40 Vermont employee-owned companies. Ian Kozak, Green River CEO, highlighted the importance of local support: "Having BDCC, Vermont Employee Ownership Center, and Northfield Savings as partners made this transition possible. They understood our vision for combining business success with the values of an impact-focused, collectively owned and governed organization."



Ian Kozak, Green River CEO

This investment was made possible by the Windham County Economic Development Program (WCEDP), a tool for lasting economic impact. WCEDP ensures pathways for businesses to continue after owners or founders exit, and enables companies to grow and evolve. Established in 2014 with funds from the Vermont-Entergy settlement, WCEDP supports economic growth through loans and grants, guided by the region's Comprehensive Economic Development Strategy (CEDS). After a period of state administration, BDCC assumed WCEDP oversight in 2020, and this cooperative transition marks the first time these funds have been used in this way.



Michael Knapp, Green River Founding Partner

COMMERCIAL REAL ESTATE AND DEVELOPMENT

BDCC provides comprehensive development services to the region. We help businesses, communities and nonprofits locate, expand, acquire and improve or redevelop properties. Real estate is central to BDCC's mission of advancing economic resilience by enabling strategic investments in infrastructure employment, and revitalization.

For real estate clients, BDCC offers support throughout the development lifecycle—including site selection, feasibility analysis, brownfield remediation, permitting, capital stack assembly and construction coordination. Whether facilitating private expansion or community redevelopment, BDCC brings together the expertise and partners needed to move complex projects forward. And we're committed to holistic support, delivering business development resources and workforce solutions to support all aspects of business health.

Visit the commercial real estate and development section on the new BDCC website to read about recent and current BDCC projects, such as helping WheelPad create a production facility in Wilmington, and development support for Brattleboro's TriPark community. Learn about major New Market Tax Credit buildouts for GS Precision and Chroma Technology, and brownfields cleanups like the Bellows Falls Island and Long Falls Paperboard projects.

Contact BDCC if you need to find space to grow your business. Reach out if your business or community has a development project you need to move forward. Not sure if BDCC can help? Contact us anyway. If we can't help, we will refer you to a partner who can.



This year, BDCC replaced the roof on the Putney Road Business Park. It was originally projected to take several months and \$5 Million. Al Claussen and his property management team researched for months to find better options. Ultimately, they partnered with a company that offered an innovative approach; apply a silicone system over the existing roof. It minimized disruptions to tenants, reduced waste, increased energy efficiency and reduced the cost. Pictured here are BDCC staff on the 7+ acre roof celebrating completion of the job in November.

Gig Zboray | Town of Whitingham

When Whitingham undertook critical upgrades for two village wastewater treatment systems, the project kept growing in complexity and cost. In 2023, with funding from the Clean Water State Revolving Fund (CWSRF) and federal CDS (earmark), the project moved forward. BDCC provided comprehensive grant administration and management services, ensuring compliance with complex federal, state, and regional funding requirements. BDCC staff worked closely with Town Administrator Gig Zboray, who has shepherded the project from day one. "This project represents a huge investment to protect public health and bring us into regulatory compliance," says Gig. "BDCC provided technical assistance on grant compliance for a highly complex process." The completed project will support homes and businesses in Whitingham's two villages.



BDCC Creates Space Where Innovation Takes Place

With over 600,000 square feet of industrial and commercial real estate under management, BDCC develops, owns and operates space that fuels business growth and anchors key sectors across southeastern Vermont. Our tenants range from sole proprietors to companies with 100+ employees. We're proud to play a role in their success.



65 tenants and **332** employees at the Cotton Mill and Business Park
\$3.5 million invested in BDCC properties since 2020

Stephen Procter | Stephen Procter Studios

At BDCC's Cotton Mill campus, Stephen's large clay vessels come to life through a process of experimentation, painstaking research, inspiration and skills developed over years. The ceramics workshop is filled with the sights, sounds and smells as raw material takes shape. *The New York Times* featured Procter in 2023, marking a wider recognition of his monumental works, but he has long been appreciated by collectors and designers. Last year, Stephen worked with BDCC's business team to update business systems. "The people at BDCC support my vision. That lets me spend more time on the work I love."

BDCC lets me focus on creativity.



Photo: John Burke



17 Windham Business Support Coalition partners across southeastern Vermont are helping local businesses access programming every day

BDCC's Central Business Education Calendar Is Live!

BDCC has formed a new **Windham Business Support Coalition**, a platform for referrals and collaboration. Participating organizations include the Bellows Falls Downtown Alliance, Brattleboro Area Chamber of Commerce, Brattleboro Downtown Alliance, Deerfield Valley Chamber of Commerce, Greater Rockingham Chamber of Commerce, Hannah Grimes Center for Entrepreneurship, HatchSpace, Southeastern Vermont Community Action (SEVCA), VT Professionals of Color (VTPOC), SCORE Granite Region, Vermont Employee Ownership Center (VEOC) and Vermont Specialty Food Association (VSFA). The coalition also includes economic development professionals from Brattleboro, Dover, Putney, Rockingham and Wilmington. Partnership and ecosystem building are central to the success and visibility of BDCC's business services.

The coalition is proud to present a new **Central Business Education Calendar**, which makes it easy for local entrepreneurs to find the support they need. Find the calendar at brattleborodevelopment.com/what-we-do/business-assistance/ta.

Putney Road Business & Technology Park: A Place for New Business Development

For 71 years, BDCC real estate projects have helped manufacturing to start, grow and adapt to changing times. Today, BDCC is at the heart of a new development partnership to create a new Putney Road Technology and Industrial Park.

This new multi-faceted project will accomplish several objectives: It will meet the needs of established companies to modernize facilities. It will provide new opportunities for growing and new firms. It will enable BDCC to execute site improvements in stormwater, energy efficiency and service level for existing tenants at the Business Park. The project will create more and better facilities to drive job growth and the success of local businesses. That's our mission.

This project exemplifies BDCC's strength as a nonprofit developer. Commercial projects are tough to execute in rural places, because the cost to build is greater than the value of a facility once completed. Imagine building a house that costs \$400,000 in labor and materials, but is appraised at \$300,000. So when it comes to major commercial projects, BDCC brings together a complex network of funding partners and stakeholders to solve this problem.

A key partner is Vermont's Rural Industry Development Program (RIDP), a state program designed to overcome a lack of available industrial facilities and accommodate business growth. RIDP provides grant funding through local development corporations to support business relocation and expansion. In FY26, RIDP helped make possible WheelPad's development of a manufacturing facility in Wilmington, and is helping bring new land into the future Putney Road Technology and Industrial Park.

From BDCC's very beginnings, we've prioritized retaining valued employers and helping them grow and thrive here, alongside efforts to attract new enterprises. In the 1950s the BDCC Business Park building was built to keep and expand a major publishing house that at one time had 900 employees. Check out our 70th anniversary publication to learn more about that foundational project and more <https://brattleborodevelopment.com/resources/publications>.

WORKFORCE TRAINING AND DEVELOPMENT

BDCC workforce programs encompass a wide range of partnerships and activities executed through our **Workforce Center of Excellence**. The Pipelines and Pathways Program (P3) works in all five regional high schools with the goal of seeing every student graduate with a plan for success, whether it's service, work, college or entrepreneurship. We welcome newcomers to Vermont through **GROW** and help them build connections through newcomers programming and **Southern Vermont Young Professionals** events. Last year BDCC fielded 185 relocation leads, of which 26 have moved to Vermont or are in process. 159 newcomers attended events or matched with local hosts.

We provide coaching and classes to help working adults gain skills and access better work opportunities, and played a key role in employment support for new Americans. Through **Welcoming Workplaces** we help employers expand their talent options and remain resilient in the face of a changing workforce and economy. We connect employers with talent, training resources, and state programs like the Vermont Training Program, Vermont Economic Growth Incentive (VEGI) and other economic development tools. Check out the website for new programs this fall.

Mona Williams | Cota & Cota Inc

"P3 events connect us with young Vermonters," says Mona, who runs payroll, benefits and HR for Cota & Cota, a local energy company. "There's no better way to raise awareness about hiring and training opportunities we offer, and get to know our future workforce." Mona is one of 90 regional employers who participate in high school events, site visits, job shadows and mentorships. P3 prepares students, but also structures engagement so employers easily make connections. Cota & Cota is among the regional employers who need CDL drivers. Through adult and high school programs, BDCC helped 33 individuals pursue or obtain a CDL in FY25.



BDCC connects us with future employees.

Photo: Matthew Cavanaugh

Hajera Tajik | Horizon Dental

Hajera arrived in the U.S. two years ago, determined to pursue her dream and enter the field of dentistry. Her first job was at Goodwill, improving her English until she was able staff the register and practice with customers. While working full time, she attended classes regularly, including to classes BDCC and Vermont Adult Learning designed that expose English language learners to healthcare career concepts and vocabulary. This year, Hajera started a work experience with help from VDOL and the folks at Horizon Dental. Although she travelled alone to the U.S., she credits support from local agencies and especially friends like Emily (below, left). "This success is valuable to me because I have achieved something for my parents."



BDCC supports my career goals.

Photo: Matthew Cavanaugh

Workforce Center of Excellence: Keep Learning, Growing and Earning

Thanks to funding through Northern Border Regional Commission's WORC program, and partners like Vermont Adult Learning, CCV and VDOL, BDCC is helping more working Vermonters gain skills, access training and build better career pathways.

14 classes helped **80** students gain skills including digital literacy for job readiness, healthcare careers, and CDL readiness.

216 adult clients received employment support, coaching or classes in FY25.



Ellie Parker from Lactalis U.S. Yogurt

WORKFORCE TRAINING AND DEVELOPMENT

Ellie Parker & Robb Curry | HR Team,
Lactalis U.S. Yogurt

When the yogurt factory tucked away on the way to Guilford started as Commonwealth Dairy, BDCC helped bring water infrastructure to the plant. Today, as part of the Stonyfield family, that plant is one of the biggest employers in the region's value-add food sector. They are also a special partner in BDCC's work with two key populations; refugees and high school students. Robb can be found at every P3 school event, surrounded by students engaged by his warmth, banter, and adorable cow stuffies. Ellie took part in BDCC's "Expand Your Talent Options" series for employers, and was a featured panellist at last year's Summit. "I so appreciate the chance to learn, listen, and share my experience with professional peers in the region who value their workforce as much as we do."



"I never thought I'd have a more vibrant social life in Jamaica than in Burlington."

Newcomers, GROW participants and GROW event hosts, Emma Spett and Andrew Baldracchi are opening a new restaurant and community hub - River and Rye.

BDCC's Pipelines and Pathways Program (P3) served over 1,200 students in FY25

6 multi-school events - doubled from FY24.

60 students took semester & year-long career courses - Senior Survival at Leland & Grey; P3 at Twin Valley, and Pro Communications & Foundations at WRCC.

150 volunteers ran events, gave informational interviews and hosted workplace tours.

80 BUHS faculty visited 10 businesses with P3's in-service day focused on career pathways.

90% of teachers surveyed want to engage in more career conversations with their students.



Bob Thibault | Superintendent,
Windham Central Supervisory Union

Nearly 8 years ago, Leland & Gray set out to revive a "Senior Survival" program that once helped students prepare for life after graduation. BDCC worked closely with administrators and faculty to build a comprehensive approach that now includes field trips, mentorships, a required course, and of course flagship events like the Reality Fair. Graduating students proudly wear a teal honor cord to signify they are "Windham Work Ready" having completed a rigorous program. "When our students go out into the world, they are ready - confident and prepared with the skills and a plan to succeed," says Bob, who as Principal and then Superintendent has worked with P3 from the start.

COMMUNITY DEVELOPMENT AND CAPACITY BUILDING

By providing technical assistance, training and opportunities for collaboration across sectors, BDCC equips communities to build stronger regional economies and improve quality of life across the region. Our work is rooted in data, shaped by local voices and guided by a commitment to equity, adaptability and sustainable growth.

Southeastern Vermont Economic Development Strategies (SeVEDS) develops long-term strategies that generate growth and prosperity in our regional economy. In FY25 SeVEDS completed the **2024 Southern Vermont Comprehensive Economic Development Strategy**, updated annually via CEDS projects. SeVEDS builds regional connections and investment for programs to strengthen communities' resilience and prosperity.

The **Southern Vermont Economy Project (SVEP)** delivers programs and forges networks that increase local capacity, knowledge and connections throughout the year, like the recent grant writing workshops and upcoming reprise of the Get on Board series for new community volunteers. The annual Southern Vermont Economy Summit is the largest initiative, bringing together over three hundred people to learn, network and work together to create vibrant communities and a thriving local economy.

Gary Fox | Development Director,
Town of Rockingham

"Participating in the SeVEDS Board has given me a way to hear from other communities and share our perspective. These conversations inform BDCC programs, and help communities plan together for a more vibrant future," said Gary, long-time SeVEDS member and newly elected Chair of the SeVEDS Board. The SeVEDS Board helps define and seek solutions for the region's toughest problems. BDCC translates insight into action through programming and projects.



SeVEDS helps our town envision the future.



Sue Westa | Associate Director,
Windham Regional Commission

"We share in the vision that economic and community development is best done by many people, communities and organizations," said Sue. "Being on the CEDS Committee confirmed the importance of that approach."

The Southern Vermont CEDS is a blueprint for economic resilience that allows everyone to play a role in building our region's future.

BDCC & SeVEDS help us work together as a region.

\$19,471,681 of federal, state and private foundation grants have been administered by BDCC since 2015, to deliver programs and help partners realize their objectives.



96 community members took SVEP workshops and trainings last year. Visit our new website to find recorded trainings and upcoming opportunities.

Municipal funding is about communities investing in SeVEDS to build solutions of scale and leverage.

21 communities representing **82%** of Windham region residents voted to invest in Southeastern Vermont Economic Development Strategies (SeVEDS) in 2025.

\$110,000 in total was invested by Athens, Brattleboro, Brookline, Dover, Dummerston, Halifax, Jamaica, Londonderry, Marlboro, Newfane, Putney, Readsboro, Rockingham, Stratton, Townshend, Wardsboro, Weston, Whitingham, Wilmington, Windham, and Winhall.



“The grant writing workshop totally changed how we think about how our department applies for grants. We stopped trying to fit projects to grants and concentrate on finding grants that match our projects. It has made a huge difference to our small team and supercharged our impact!”

Meghan O’Connor,
Town of Rockingham

On the back cover: In August, Windham County hosted “Capital for the Day”, which included visits from the Governor and agency staff to local organizations and projects. BDCC staff and leadership from the Agency of Commerce and Community Development toured the WheelPad production facility in Whitingham. WheelPad founders Julie Lineberger and Joseph Cincotta are front and center.

BDCC BOARD

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Sue Westa, Assistant Director, Windham Regional Commission

Fiscal Year 2025 Income Statements Unaudited as of June 30, 2025

	BDCC		SeVEDS
Revenue		Revenue	
Rent	3,629,972	BDCC	50,000
Other	2,842,109	Other	148,053
Total Revenue	6,472,081	Total Revenue	198,053
Expenses		Expenses	
Operating	4,859,924	Contracted Services	185,811
Interest	91,887	Other	45,364
Depreciation	571,861		
Total Expenses	5,523,672	Total Expenses	231,176
Sub Total - Revenue Over Expenses	948,409	Sub Total - Revenue Over Expenses	(33,123)
FY'25 Capital Expended & Reserved	(1,404,126)	FY'25 Capital & Reserves	-
Total Revenue Over Expenses	(455,717)	Total Revenue Over Expenses	(33,123)

BDCC's FY' 25 total revenue over expenses reflects an anticipated shortfall resulting from a strategic investment in long-term capital improvements, including the instalment of 7 acres of roof at the Business Park. This investment aligns with BDCC's ongoing commitment to prioritizing critical infrastructure and maintaining reserves for future work at the Business Park, Cotton Mill properties (72, 76 & 80), Exit One Industrial Park, and 21 O'Bryan Drive.

We leveraged
\$122,175
of RDC funding
from the state of VT



by securing
\$8,837,864
of investment and funding



that created
\$11,614,178
of regional impact

