

**BRATTLEBORO DEVELOPMENT CREDIT CORPORATION &  
BRATTLEBORO DEVELOPMENT COMMUNITY CORPORATION  
BRATTLEBORO, VERMONT**

**October 23, 2025**

**ANNUAL MEETING OF  
MEMBERS OF BDCC  
TRUSTEES OF BDCC**

The Annual Meeting of Members of the Brattleboro Development Credit Corporation was held on October 23, 2025, at the BDCC 22 Browne Court, BDCC Business Park Facility, in Brattleboro, Vermont. Notice of the meeting was sent to each member by mail or e-mail.

Members present at the meeting are listed in the attached SCHEDULE 1. In addition, members of the BDCC staff were also present.

Adam Grinold presented opening remarks welcoming all in attendance, and thanking everyone for helping to make this year's meeting and the work of BDCC possible. He then thanked all BDCC and SEVEDS Board Members, as well as the BDCC staff members.

Then Mr. Miskovich, BDCC's President, took the podium, and a quorum being present, he called the Annual Meeting of Members to order at 5:10 p.m.

President Miskovich opened the meeting and thanked everyone for attending. He followed with brief remarks, including recognizing being able to work with BDCC and SEVEDS as a privilege.

**MEMBERS' MEETING.**

Mr. Miskovich opened by discussing how the BDCC Board had discussed the ongoing organizational alignment efforts aimed at better matching BDCC's varied services with its internal structure. This reorganization is intended to clarify lines of responsibility across BDCC's business activities while maintaining all programs and initiatives under the BDCC umbrella. As part of this process, the Board has established the Brattleboro Development Community Corporation ("Community Corp"), a nonprofit entity that will serve as the Regional Development Corporation (RDC) for Windham County under the State of Vermont's designation. BDCC has fulfilled this RDC role since its inception and Mr. Miskovich briefly explained the difference between an RDC and LDC. He continued that, Community Corp will carry forward BDCC's legacy as a member-based organization, serving as the focal point for community engagement and representation. BDCC, in turn, will provide the staffing, resources, and operational infrastructure required to advance this work. Members were informed that, as part of this

transition, they would be asked to transfer their membership from BDCC to Community Corp to ensure continued broad community participation in regional economic development efforts.

The minutes from the October 17, 2024, annual members' meetings were moved, seconded, and approved.

Mr. Miskovich then solicited a motion to set the number of trustees at 12, and the motion was duly made and seconded, and unanimously approved.

The following trustees were then moved and elected with terms expiring in 2028:

Class of 2022– Robert Stevens, John Meyer, Elizabeth Bridgewater and Tracey John

Mr. Miskovich then proposed a slate representing the Clerk and Assistant Clerk, which was duly moved and seconded, and unanimously approved. The Clerk and Assistant Clerk elected were:

David Dunn, Clerk and Danielle Delaini, Assistant Clerk

Craig presented the proposed Amendment to the Articles of Incorporation for the Brattleboro Development Credit Corporation (BDCC). The proposed changes are part of the broader organizational realignment to clarify BDCC's structure and the establishment of the Brattleboro Development Community Corporation ("Community Corp"). BDCC will transition from a member-based to a non-member nonprofit organization governed solely by the Board of Trustees, requiring a formal amendment to the Articles of Incorporation.

Craig requested that the Clerk verify the total number of proxy votes received and the number of members present to confirm eligibility for a valid vote on the proposed amendment to the Articles of Incorporation.

Number of members present: 24

Total proxy votes – YES: 17

Total proxy votes – NO: 1

Following verification, Mr. Miskovich made the official motion:

*To approve and adopt the proposal to amend the Articles of Incorporation to extinguish the membership class and convert BDCC into a non-member nonprofit corporation, with all governance authority vested in the Board of Trustees.*

The motion was duly seconded by members in attendance. Upon a vote, the motion was unanimously approved by those present.

Mr. Miskovich then closed the BDCC meeting at 5:26 pm and opened the Bratteboro Development Community Corporation Meeting.

## BRATTLEBORO DEVELOPMENT COMMUNITY CORPORATION MEMBERS MEETING

Mr. Miskovich opened the Brattleboro Development Community Corporation Meeting at 5:26pm and requested that all former members of BDCC formally request to be named members of the newly established Brattleboro Development Community Corporation (Community Corp). He further invited any members present who did not wish to transition their membership to Community Corp to please speak.

Hearing none, all members in attendance were recorded as having officially transitioned their membership to Community Corp.

Mr. Miskovich then solicited a motion to set the number of trustees at 12, and the motion was duly made and seconded, and unanimously approved.

The proposed slate of officers was presented, then moved and approved. Mr. Miskovich noted that the slate of officers were given staggered terms in alignment with their BDCC Terms. The following trustees were then moved and elected:

Deborah Boyle 2023 - 2026

Craig Miskovich 2023 - 2026

Dan Normandeau: Real Estate & Finance Committee(s) 2023 - 2026

Kevin Meyer 2024-2027

Mark Richards 2024-2027

Tammy Richards) 2024-2027

Stephan Morse: 2024-2027

Robert Stevens 2025- 2028

John V.P. Meyer 2025- 2028

Tracey John 2025- 2028

Elizabeth Bridgewater 2025- 2028

Mr. Miskovich then proposed a slate representing the Clerk and Assistant Clerk, which was duly moved and seconded, and unanimously approved. The Clerk and Assistant Clerk elected were:

David Dunn, Clerk and Danielle Delaini, Assistant Clerk

Mr. Miskovich then closed the Brattleboro Development Community Corporation members meeting at 5:31 pm and opened the Bratteboro Development Community Corporation TRUSTEES meeting.

## BRATTLEBORO DEVELOPMENT COMMUNITY CORPORATION TRUSTEES MEETING

Mr. Miskovich opened the Brattleboro Development Community Corporation Board of Trustees Meeting at 5:31 PM

Mr. Miskovich then proposed a slate representing the President, Vice President, Treasurer and Assistant Treasurer, which was duly moved and seconded, and unanimously approved. The Trustees elected were:

PRESIDENT – BOB STEVENS  
VICE PRESIDENT – TRACEY JOHN  
TREASURER – DEBBIE BOYLE  
ASST. TREASURER – JOHN MEYER

At this time, Mr. Bob Stevens, newly appointed President, expressed his appreciation to Craig for his years of dedicated service and leadership to BDCC. Mr. Stevens presented Craig with a token of appreciation on behalf of the Board and membership.

There being no further business, the Brattleboro Development Community Corporation meeting was adjourned at 5:31pm and Mr. Stevens welcomed SEVEDS chair, Mr. Gary Fox to the stage.

### SEVEDS

Mr. Gary Fox summarized the 2025 SoVermont Leadership Award for Excellence in Economic Development. He noted that this award is presented annually by the Southeastern Vermont Economic Development Strategies Board (SeVEDS) in recognition of sustained and effective efforts to mobilize leadership in the development of programs and projects that enhance economic vitality in Southern Vermont. Lisa Sullivan, Owner of Bartleby Books has been named the 2025 recipient of the SoVermont Leadership Award for Excellence in Economic Development for her decades of mentorship, resilience, and unwavering commitment to strengthening small towns, local businesses, and the people who make them thrive.

Mr. Fox then welcomed Mr. Al Claussen, BDCC staff member, to the podium to present the BDCC Founders' Award. Mr. Claussen presented the award to Mr. Don Venice of Garware Fullflex USA in recognition of his leadership, perseverance, and dedication. He highlighted Mr. Venice's steady guidance through numerous organizational changes, his unwavering commitment to his team and family, and his enduring contribution to the strength and success of the regional business community.

Following a round of applause for all the recipients, Mr. Grinold introduced the evening's keynote speaker, Ms. Joan Goldstein, who offered her observations about the strength of BDCC and its enduring partnerships.

Mr. Grinold wrapped up the meeting events with a final thank you for all and attendees enjoyed refreshment and interaction at the informal reception.



Danielle M. Delaini, Assistant Clerk



Bob Stevens, President

