

SeVEDS Board of Directors Meeting Minutes

Date: Monday, October 27, 2025

Time: 3:00–4:30 PM

Location: BDCC (Hybrid via Zoom)

Attendees: Board Members Present: Morgan Casella, Keith Marks, John Doty, Meg Streeter, Gary Fox, Gretchen Havreluk, Karen Atley, Wendy Harrison, Adam Grinold

Staff Present: Laura Sibilia, Meg Staloff, Dani Delani, Josh Pacheco

Board Members Absent: Bill Colvin, Drew Richards, Chloe Leary, Samba Diallo, Avery Schwenk

Chair Gary Fox called the meeting to order at 3:02 PM and welcomed attendees.

The minutes from the September 22, 2025 meeting were reviewed and approved. Motion by Meg Streeter, second by John Doty. Motion carried unanimously.

Dani Delani announced that updated conflict of interest forms will be distributed following BDCC Board approval. Members are asked to complete and return them by the end of November. Forms will include updates for Brattleboro Development Community Corporation.

Dani will send the conflict of interest policy document and Cognito form to all board members after BDCC approval.

Josh Pacheco presented the financial report, including EOY FY 2025 performance and reserve fund updates. SeVEDS' balance remains strong, with over four months of operating reserves. Spending is approximately \$200 under budget with a \$25,000 better-than-expected bottom line. The \$10,000 reserve policy was reaffirmed with updated dates. The board discussed the bank account sweep arrangement; current interest earnings slightly exceed fees.

Motion to approve the SeVEDS Reserve Policy by Meg Streeter, second by Gretchen Havreluk. Motion carried unanimously.

Josh will provide the next quarter financial report (including Q2 data) within one week for January review.

Meg Streeter presented a Windham County residential real estate analysis showing a balanced market with roughly six months of inventory, a September median sale price of \$455,000, and slightly higher sales compared to 2024 averages.

Adam Grinold shared a regional economic update highlighting progress on the Putney Road Technology and Industrial Park project, pre-design efforts, and BDCC's reorganization into four focus areas: business assistance, lending, community development, and workforce development. He also outlined the Federal Impacts Coordination Effort to gather data on federal policy changes and their effects on local employers and municipalities.

Adam is organizing a CEO Roundtable for employers of 40+ staff to discuss federal impacts and healthcare developments.

Meg Staloff discussed planning for the Southern Vermont Economy Summit on May 12, 2026, with initial agenda review on November 14.

Laura presented a concept for a Southern Mountain Municipal Leadership Award for Excellence in Economic Development to recognize municipalities for replicable, high-impact initiatives aligned with SEDS goals.

Staff to develop a proposal for the Municipal Leadership Award for January review.

Upcoming Meetings

Municipal Leaders Meeting – December 2, 2025 (Wilmington)

SEVEDS Board Meeting – Monday, November 24, 2025 (tentative)

SoVermont CEDS Committee – December 15, 2025

Adjournment The meeting was adjourned at 4:36 PM.