Final_ REGULAR MEETING OF THE BOARD OF TRUSTEES OF
Brattleboro Development Community Corporation

A regular meeting of the Trustees of Brattleboro Development Community Corporation was held on Tuesday, April 28, 2026, at BDCC's offices located at 76 Cotton Mill Hill, Brattleboro, VT 05301. A remote option was also available via Zoom. The following Trustees were present:

Debbie Boyle	**John Meyer**	**Mark Richards** (virtual)
Elizabeth Bridgewater	**Craig Miskovich**	~~Tammy Richards~~
Tracey John	~~Dan Normandeau~~	**Bob Stevens**
Kevin Meyer (Virtual)		

Also present from the Brattleboro Development Credit Corporation were Adam Grinold, Executive Director; Danielle Delaini, Assistant Director.

Ms. John called the meeting to order and invited public comment. There being none, she proceeded to the next agenda item: approval of the meeting minutes from January 27, 2026.

Upon motion duly made and seconded, the Board of Trustees unanimously;

RESOLVED: That the Brattleboro Development Community Corporation meeting minutes from January 27, 2026 be, and hereby are, approved.

Ms. John then invited Mr. Grinold to present the quarterly report. Mr. Grinold reviewed activities undertaken by the organization during the previous quarter and highlighted several ongoing initiatives and partnerships. He shared updates regarding the upcoming regional summit to be hosted by Brattleboro Development Credit Corporation at Mount Snow on May 12, noting strong registration activity and announcing a representative from the Northern Border Regional Commission as the keynote speaker.

Mr. Grinold also provided updates related to 32 Justin Holden Drive, including continued environmental work on Lots I and II and upcoming action related to Lot III. Additional updates included collaborative work with Brattleboro Memorial Hospital focused on a public marketing campaign intended to promote awareness of the hospital's importance and community impact.

The discussion then turned to the regional initiative previously referred to as "2030" and now formally named "NextGen." Mr. Grinold provided background on the initiative, describing it as an evolving effort intended to align and strengthen economic development priorities across the region. He noted the challenges inherent in defining economic development, emphasizing that stakeholders often approach the subject from differing sector-specific perspectives. Mr. Grinold

stated that BDCC viewed the initiative as an opportunity for collaboration rather than criticism and stressed the importance of maintaining patience and openness as the effort continues to evolve.

Board discussion followed regarding the public perception of economic development work in the region and concerns that messaging surrounding the initiative could unintentionally undermine awareness of existing efforts already underway through BDCC and partner organizations. Trustees discussed the importance of balancing transparency about ongoing needs with recognition of the substantial economic development work already occurring throughout southeastern Vermont.

Ms. John shared that she had joined the initiative's stewardship committee in order to better understand the conversations taking place and identify opportunities for coordination and alignment between the groups. Trustees discussed the need for stronger public communication regarding BDCC's role and accomplishments, acknowledging that much of the organization's work occurs behind the scenes and is not always easily visible to the public.

Additional discussion centered on the future structure and fundraising efforts of the NextGen initiative, including the importance of clearly defining the intended purpose and use of any funds raised. Trustees also discussed upcoming site visits and peer-learning opportunities associated with the initiative.

Mr. Grinold then introduced the next agenda item regarding resolutions associated with the acquisition and transfer of Lot III at 32 Justin Holden Drive. He explained that Brattleboro Development Community Corporation had acquired the 3.65-acre parcel as part of the broader property acquisition and that, pursuant to the original agreement and receipt of environmental exemption letters from the State of Vermont, the organization was obligated to proceed with the transfer of the property. Counsel had recommended adoption of an updated resolution formally affirming the Board's prior awareness and approval of the transaction activities.

Mr. Stevens noted concerns regarding portions of the original draft resolution that were overly broad in scope. Following discussion, a revised version containing only the first two operative clauses was presented to the Board.

Upon motion duly made and seconded, the Board of Trustees unanimously;

RESOLVED: That the amended resolution affirming the agreements and actions associated with the purchase and sale of Lot Three at 32 Justin Holden Drive be, and hereby is, approved.

There being no further business, the meeting was adjourned.

A true record

ATTEST: Danielle Delaini Danielle Delaini, Assistant Director and Head of Business Acceleration Brattleboro Development Credit Corporation
Approved at a meeting of the Board of Directors Held on Tuesday July 28, 2026