

Franklin County Priority Projects 2024

1. **St. Albans Town Industrial Park Infrastructure** – FCIDC has invested more than \$3.5 million into the St. Albans Town Industrial Park and needs an additional \$1 million to finish the infrastructure. FCIDC used funding through Northern Border Regional Commission and the USDA Rural Business Development Grant program to fund engineering and permitting costs to make two lots ready for development. One lot has been sold to Purpose Energy and FCIDC continues to receive inquiries about the remaining lots.
2. **Swanton Police/Fire Department Relocation/Village Complex Renovation** – The Village of Swanton is planning to move its police and fire departments to 124 First Street (old Carroll Concrete property). Not only is the current village complex too small to house all the various municipal departments (police, fire, public works, and administrative staff) the current building is over 50 years old and is in need of its own renovations.

Moving the police and fire to a separate location would allow public works to move expensive trucks and equipment indoors. In addition, the relocation will create space for current staff members who are in temporary cubicles to move into permanent offices thereby freeing up the auditorium to be used as it has traditionally been used as a multi-purpose space.

Once the two public safety departments have moved Swanton would then begin renovations of the existing complex to address age-related issues, like a leaking roof, poor HVAC, and energy inefficiency.

3. **Fairfax Water/Wastewater Project** – Fairfax’s water and sewer infrastructure dates back to the 1980s and is at capacity, limiting infill development, commercial construction, and job growth. The town’s only industrial employer recently connected to the utility but is severely limited in usage types due to a moratorium on water and the wastewater treatment facility not having sufficient capacity for industrial wastewater.
The 2021 recommended total project cost is \$1,200,000. State revolving loan money has been requested. Fairfax seeks funding options that will not create an undue burden on rate payers.
4. **Brigham Academy Conversion** – located in Bakersfield, the structure has been vacated for 25 plus years and is currently being evaluated by a private developer to convert the space to Senior Housing. This would be a huge project for Bakersfield and surrounding communities. Architectural plans have been completed. In 2020 Bakersfield successfully applied for a Community Development Block Grant to partially fund the planning phase. Additional funding sources are being considered, with FCIDC pledging technical assistance as well as \$15,000 in financial support.

5. **Highgate Village Core** – Highgate has purchased a prominent lot in the center of Highgate Village, known as the Machia property, for redevelopment. This property adjoins a municipally owned parcel and together they comprise 2.14 acres of land in the Designated Village Center.
6. **Maquam Bay of Missisquoi Renovations** – The Abenaki Nation of Missisquoi has hired a consultant to help renovate both buildings on the Grand Avenue property in Swanton. In response to COVID, the existing food pantry, housed in the main building, had to expand. This crowded out other programs and services. The plan is to renovate the back building so that it can be used for the after-school program and other events and to rehab the front building into a more efficient food pantry with a more efficient kitchen. There are also plans to create a community garden on the property. The consultant, Liz Curry, estimates the total cost of the project will be approximately \$800,000. This project has received CDBG Planning funds and NBRC funds.
7. **Richford Housing Project** - Potential to develop 10 acres into housing. Initial conversations have been had; moving to schedule additional meetings to move project forward. This could be a project in conjunction with Housing For All – Working Communities challenge that documents the difficulties of development as a way to direct future policy changes at the local and/or state levels.
8. **Common School (East Fairfield)** – The project not only repurposes an historic structure but potentially adds commercial space as well as community space to improve quality of life and provide additional opportunities for residents.
9. **Franklin Village Water System** – Drill a secondary water source as mandated by the State of VT for the Franklin village water system; where the current spring has depleted volume and does not produce sufficient water to cover needs. Construct a building to house the treatment equipment and pumps needed. Installation of water line from the well site to connect to the main water lines serving the village supply. During a State sanitary survey, the State found a significant deficiency in the spring yield.
10. **St. Albans Bay** – The Town of St. Albans has several projects in the Bay area:
 - a. Master Plan/Revisioning of entire St. Albans Bay Village District
 - i. Including TOD planning, streetscape improvements, and new ‘Village Center’ Zoning District
 - ii. Complete renovation of the Historic Stone House into a full service, year-round event space to provide better accommodations for existing sports tournaments, as well as be available for other community events and to serve as a wedding venue. Town has committed ARPA funds to ensure completion of this project/property renovation, and are in the midst of applying for grants ahead of putting construction out to bid in spring/summer 2024.
 - b. Raising and securing the pier.
 - c. Making Route 36 a Class 1 Highway.
 - d. Develop former DPW site into a publicly accessible community space

e. Extending the rail trail into the Bay