

Danville Train Station Committee Minutes

Meeting of October 11, 2022 5:30-6:30 pm

Location: Danville Town Hall Meeting Room

Attendees: Michael Hogue, Kate Whitehead, Patty Conly, Loral Ruggles, Ted Houle, Alison Low, Kitty Toll, Rob Balivet and Peter Crosby

Meeting opened at 5:30 pm by Michael Hogue, chair. The Danville Train Station Committee (DTSC) is a subcommittee of the Planning Committee. Michael took roll; no guests present.

Minutes from the meeting of September 13, 2022, were read and approved. There are no August minutes as the meeting was cancelled.

Building/Land: Michael updating for Sally

1. RFQ for the Construction Manager (CM) is out, applications due November 14th
2. Ryan Edwards engaged in the design phase
3. VTrans provided conditional approval of the platform configuration subject to a final review when final design schematics are available.

Use:

1. Kate indicated where we are as to committed funds: grants \$281,000, Town maintenance fund \$50,000 and GMP \$1,000 all totaling to \$332,000 for construction. The committee is still working with a construction estimate of \$517,540 leaving a shortfall of \$185,540. Once the CM is hired and works with the architectural and engineering team, we will then have a good estimate on construction costs that incorporates the current market for labor and materials.

Michael asked Kate to discuss other grant opportunities to help fill the gap, with a goal to provide another \$100,000 in awards. Kate indicated she was looking into the Vermont Community Developing Program for a block grant and the Better Connections/Crowd Funding program as good possibilities. Alison interjected as to the VCDP possibility, which is a federal grant, that we have already met the section 106 requirements, wet lands review and environmental review so applying for this grant may not be too difficult.

2. An additional \$78,650 of the VOREC grant is available for signage, wayfinding, the freight side feasibility study, website development, mapping and other operational actions.
3. Patty reported that the interview at KATV with Archie Prevost and Steve Leach was a huge success. The subsequent drive over on the LVRT from St J to Danville with VTrans' Bill Gray driving and Archie and Steve narrating on critical areas of railroading history/interest was also outstanding and was video recorded.
4. Michael reported on the startup of the Recreation, Historic and Scenic asset project. The team agreed that it should focus on well-known assets in this first round. It is expected that the team

will publish a book and map for use by locals and visitors. The guide will measure all routes from the train station, provide a description of the asset along with a few pictures. For each asset current parking will be identified as to location, ownership and an estimate of future need. The team expects that by the third edition they will have completed full documentation of Danville's Recreation, Historic and Scenic assets. Michael noted that the team needs additional manpower to cover North and Northwest areas.

Funding:

1. Opening discussion revolved around the gap between construction funds committed and construction costs, a current shortfall of \$185,320. Ted suggested that given current market conditions we should work off a construction budget of \$617,320 instead of \$517,320 for funding needs. There was general agreement with this perspective. Thus said, if Kate can generate another \$100,000 in grant awards the shortfall would still be \$185,320, rounded to \$200,000 fundraising goal. Kitty lead with a strong argument for the Town to allocate an additional \$50,000 from either the building maintenance fund or ARPA. Kitty and Michael were instructed to present this need to the Select Board.
2. Peter indicated that fundraising should start with a goal of \$200,000 as soon as possible of which the additional amount from the Town would be included, leaving \$150,000 to raise. Kitty put forth the idea that all the contributions from residents and the Town would be grouped into the "Danville Community" category without identifying the amount of the individual contributions. This suggestion was enthusiastically endorsed by the committee.

Michael suggested that 100 percent of the Select Board, the Planning Committee and the DTSC needs to contribute. There was strong agreement with this and Michael was instructed to speak with the SB and the PC.

Peter asked for a one or two page document he could use in the 'quiet' phase that would identify the project, the cost and the fundraising goal. Kate said she would work on it.

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The goals for the next month are:

- Hiring a Construction Manager
- First round of design schematics
- Draft of the freight room feasibility study and RFQ for a consultant
- Plan for a DTSC website and possible funding sources
- A plan for fundraising

The meeting was adjourned at 6:45 pm.

Respectfully submitted, Michael Hogue-chair