

# Town of Greensboro

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August 23, 2024

Edward B. French  
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Via email to [efrench@stackpolefrench.com](mailto:efrench@stackpolefrench.com)

Dear Ed,

Thank you for your letter of August 13. I am responding on behalf of the Greensboro Select Board. We respectfully disagree with some of your characterizations of how the project has unfolded but see no point in arguing. As always, we want to be as forthcoming with answers to questions and in response to the questions you have listed (questions that have been asked and answered on prior occasions) we would offer the following:

1. Will the sale of the Town Hall Property to Rural Edge be put to a vote by the Selectboard?

Yes. We have said that repeatedly in meetings and in writing. If and when there is a proposed conveyance it will be put to a vote.

2. When will the vote occur?

It will be scheduled as soon as there is a proposed conveyance, if there is a proposed conveyance.

3. Will the Town require a Project Impact Analysis prior to the execution of a Purchase and Sale Contract?

All analyses required by federal and State law will be done as required. Funding is through VHCB, HUD, ARPA and project has to abide by all state, federal, funding source guidelines, regulations, and permitting requirements.

4. Will the Town Offices remain in the building, or will they be relocated?

Yes. That is the current plan.

5. Where will the Town Office be relocated?

The Town offices may be temporarily relocated perhaps to the Highland Center. Town office staff would be temporarily relocated if needed during construction for any period of time construction created interference with the office services and or caused any health risk to staff while mitigation work was being done.

6. What are the anticipated tax implications of the proposed development?

The building needs to be rewired per the Fire Marshall. It has asbestos and lead paint issues as well. Currently it does not meet ADA requirements for public buildings. To bring it up to code would cost Greensboro taxpayers several million dollars. Currently it generates no tax income, only expenses. If the project with Rural Edge goes through the needed renovations will be paid for primarily by the Vermont Housing and Conservation Board. Right now, we are discussing the appropriate amount of property tax. It should be noted that the funding for this project requires that it remain affordable in perpetuity

7. Will the Town Green still be accessible for events such as farmers' markets after the construction of an on-site sewer system?

Yes.

8. How does the proposed project fit into the overall objectives of the Town Plan?

Creating more affordable housing is a central tenet of the Town Plan.

9. How much is the property being sold for and what will the proceeds be used for?

The price is being negotiated. It depends on multiple factors. The Town has huge infrastructure needs with increasing extreme weather events, but ultimately any funds received will go to reduce property taxes.

10. When will a Purchase and Sale Contract be negotiated?

It is being negotiated now.

11. Is Rural Edge willing to share their Vermont Housing and Conservation Board Grant Submission Package as a matter of transparency.

This question should be addressed to Rural Edge.

In the interests of transparency would you let us know what kind of an entity Save Town Hall is and who it represents? Is Save Town Hall a 501(c)(3) or a 501(c)(4)? Is it collecting donations and if so who are they being paid to? Is it an entity that is registered with the State in any manner? Will it make its funding or its membership open and transparent to the public so that the public can know who it represents and who seeks to keep this affordable housing project from being created in Greensboro? Shouldn't the Town and voters know this information in a genuine democracy?

Yours sincerely,

David Kelley  
For the Greensboro Select Board