

**Proposed  
Tax Increment Financing (TIF)  
District Plan  
City of St. Albans, VT**

**Adopted: April 30, 2012  
Amended: 5 i [ i gh% , 2012**

**Prepared by**



ST. ALBANS CITY CLERK'S OFFICE  
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Attest: Susan Krupp City Clerk

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Tax Increment Financing (TIF)  
District Plan  
City of St. Albans, VT**

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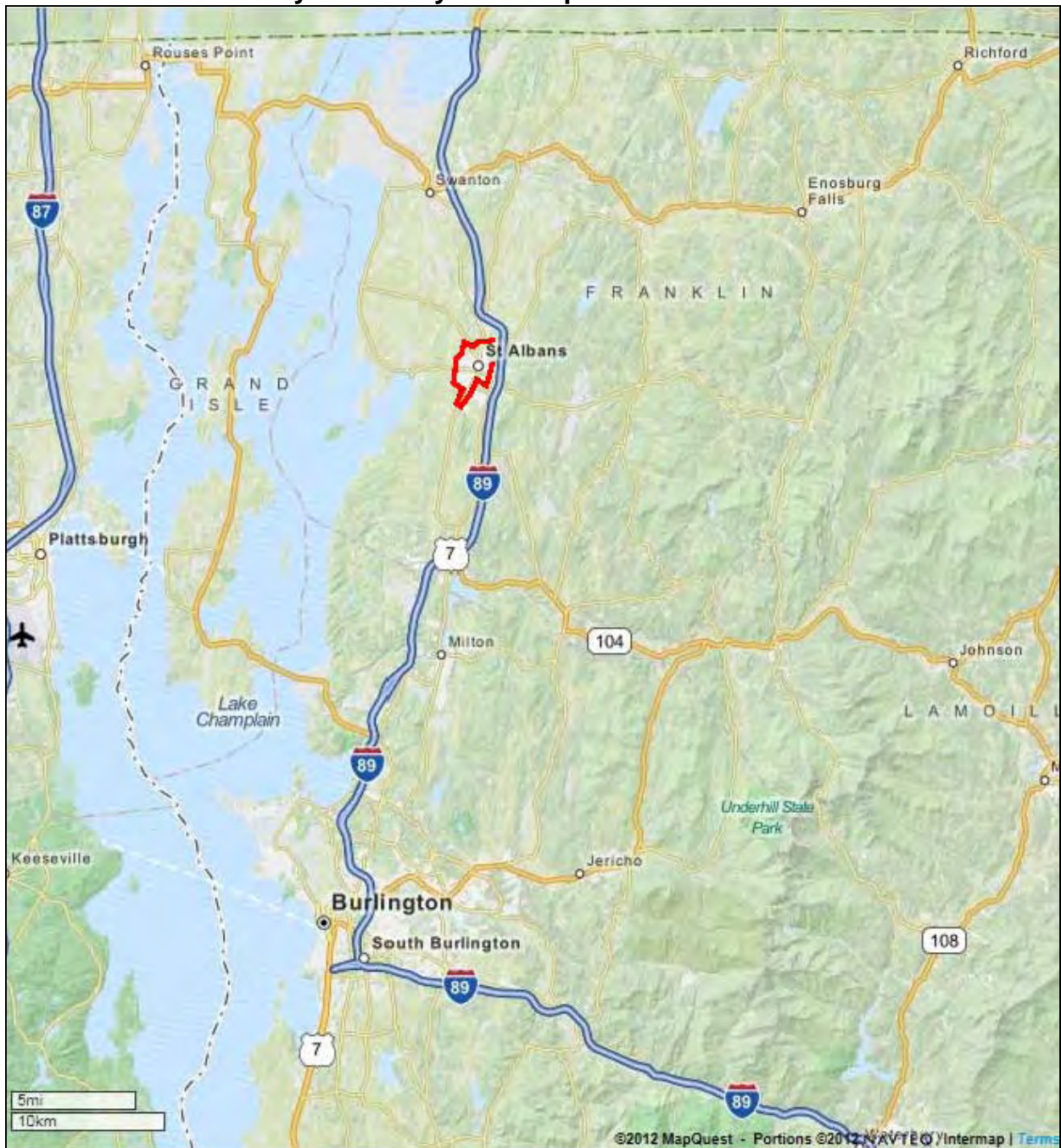
**Amended: August 13, 2012**

**Prepared by**

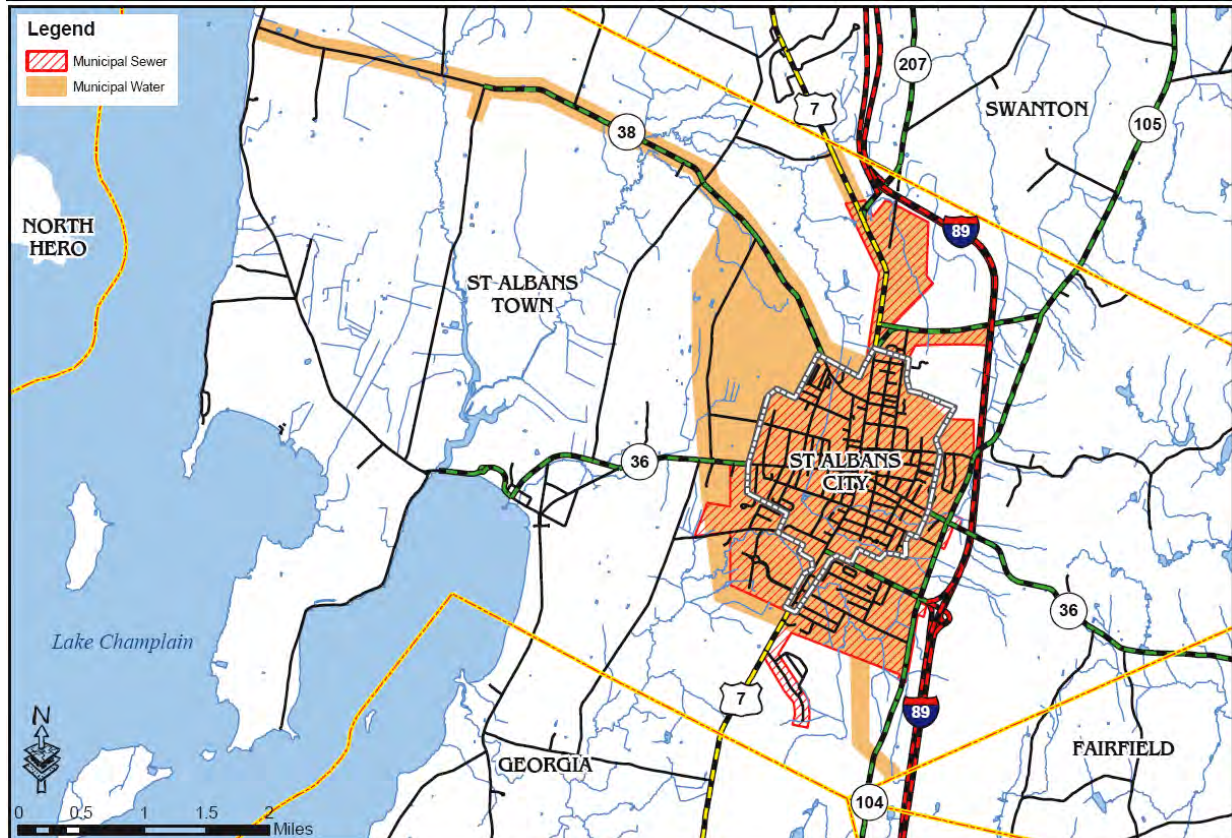


# City of St. Albans – Regional Maps

## General Proximity of the City to Transportation and other Communities



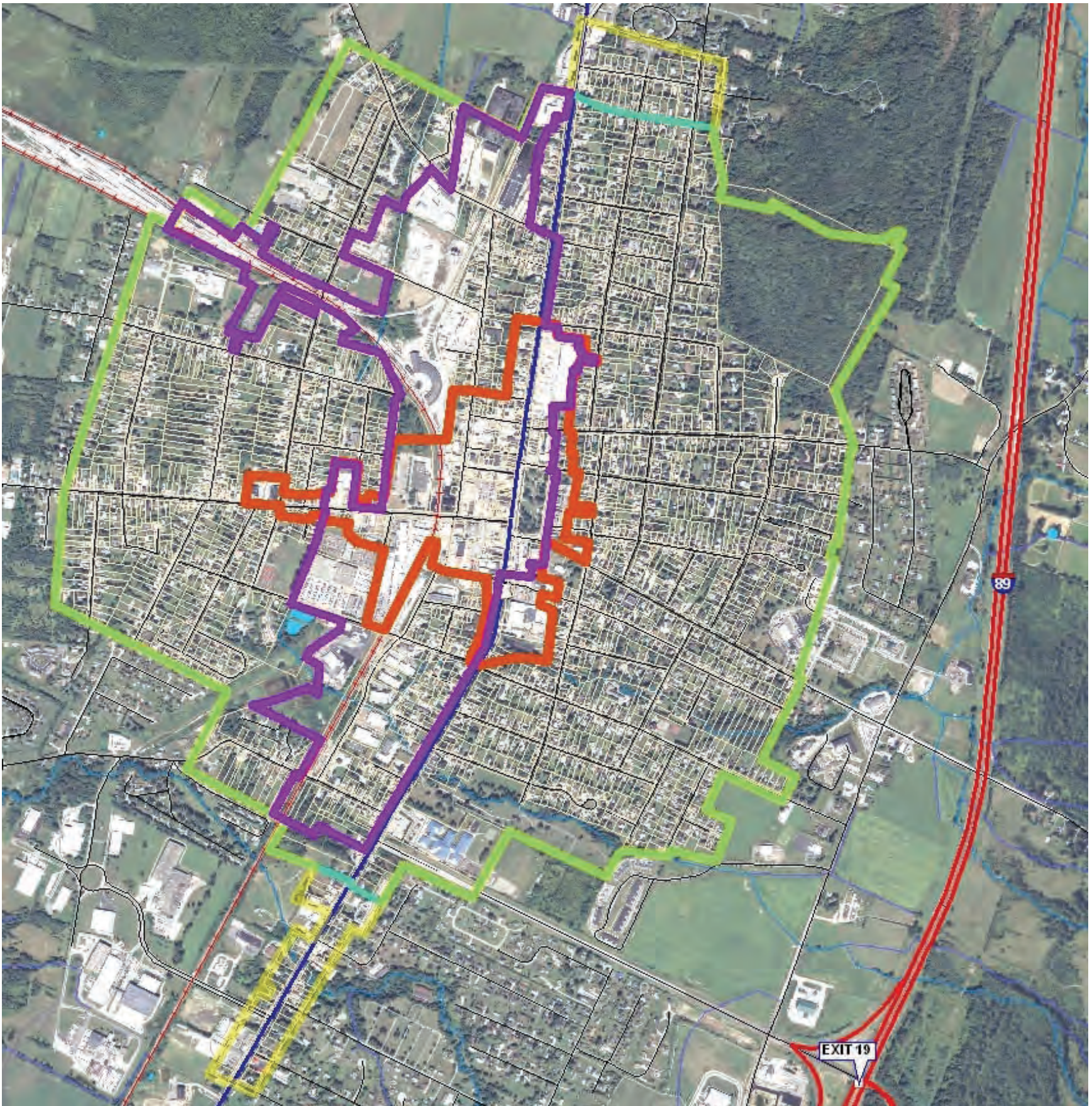
## Municipal Boundaries and Water and Sewer Service Areas






# ST. ALBANS - TIF DISTRICT MAP

Revised 8/03/12

ATTACHMENT  
5B / 7D



## LEGEND

-  City Boundary
-  Growth Center
-  Designated Downtown
-  TIF District

\*Green indicates overlap between City boundary & Growth Center boundary

## **Statement of Purpose**

It is the purpose of the City of St. Albans' TIF District to implement a series of eight transportation, streetscape, parking, stormwater, public park, and brownfield infrastructure projects to stimulate the development and re-development of several commercial, residential, and industrial private investments to grow employment, broaden the tax base, and increase the viability of the hub of Franklin County. This tool would be used in concert with many others to accelerate the revitalization of downtown St. Albans.

## **Development in St. Albans - The Big Picture**

The City of St. Albans is a major commercial and governmental center in northern Vermont, with a history of prosperity brought by the Central Vermont Railroad in the mid-nineteenth century. But like many other aging downtowns in the country, the City faces many development limitations. Failing infrastructure, underdeveloped properties, abandoned and collapsing buildings, and decaying assets are some of the common issues facing this regional hub. In addition, though, St. Albans also has unique challenges caused by its unique history and location. For example, environmental remediation falls into the "extraordinary" category on most development pro-formas, and unless they are offset via a non-developer source, a brownfield will always underperform a greenfield site for return on investment.

A few strategic investments into the City's infrastructure will elevate its level of desirability and viability: structured parking for many surrounding uses and the public; transportation circulation and flow improvements; public park optimization; sidewalks and pedestrian amenities; and comprehensive municipal stormwater treatment. These are critical and appropriate municipal infrastructure investments that exceed the capacity of the municipality's normal operating budget.

## **District Boundary**

The TIF District being proposed is completely within the Growth Center boundary and encompasses much of the City's Designated Downtown. The boundary is uniquely shaped to incorporate the proposed Federal Street Extension corridor that runs parallel to Main Street and to incorporate the Fonda brownfield site - two major components of this financing tool.

## **District Attributes**

The District is comprised of 468 parcels - 20% of the City's total parcels. The taxable value of the existing parcels within the TIF District boundary is \$107,672,050 - 24% of the City's total taxable value. The following is the complete break-out of the TIF District values:

TIF District Attributes						
		TIF District		Total City		TIF Dist. Percent of City
<b>Acres</b>	Total	195.25		960.4		20%
<b>Parcels</b>	Total	468		2338		20%
<b>GL Value Taxable</b>	Total	\$107,672,050	<b>% of TIF GL</b>	\$452,617,300	<b>% of Ttl GL</b>	24%
	Homestead (#)	136	29%	1429	61%	10%
	Homestead (\$)	\$18,590,200	17%	\$240,862,800	53%	8%
	Non-Homestead (#)	303	65%	844	36%	36%
	Non-Homestead (\$)	\$89,081,850	83%	\$211,754,500	47%	42%
	Non-Taxable (#)	29	6%	65	3%	45%

The District includes four zoning districts: Business 1, Business 2, High-Density Residential, and Service-Industrial. There are also four overlay design review districts located throughout the TIF District. The uses within the TIF District include retail, professional offices, banks and restaurants, general business and repair services, recreational, educational, municipal, residential, industrial, medical, and non-profits.

## Public Infrastructure

### Taylor Park Master Plan Implementation

Taylor Park is the historic town green often referred to as the “living room” of St. Albans. The Taylor Park Master Planning project is currently underway to design improvements to one of the City's greatest assets and most recognizable public spaces. The vision is to maximize the park's utilization by adding more public amenities (like event spaces and restrooms) and to update the aging infrastructure, such as sidewalks and utilities. The complete scope of the Master Plan will take approximately 3 years, in phases. As a part of this District, the rehabilitation, landscaping, lighting, and amenities will cost \$885,000 and be implemented in 2013. These improvements add aesthetic and operational value that will enhance the beauty and usage of the park for the neighboring properties' residents and employees. This is a lifestyle investment that makes the entire downtown area more attractive for private development.

### Structured Parking Garage

Parking is one of the most notable, perennial issues inhibiting development sites. To make the City of St. Albans an attractive place to invest, downtown parking must be addressed. There are currently 773 spaces (on- and off-street) available for public parking, and key locations will often experience near-100% occupancy. Businesses and developers who wish to locate in St. Albans or expand on their existing site are severely limited by restricted access to reserved parking that is convenient for their employees. Customer parking is also of great importance to businesses in the City, especially given St. Albans' position as the regional hub and retail destination of Franklin County. St. Albans' primary and secondary trade areas include the Town of St. Albans, Fairfield, Georgia, Sheldon, Swanton, Alburg, and East Fairfield; the vast majority of visitors and shoppers from these areas visit the City of St. Albans by car and thus need parking. Tourism is also an economic generator in the City, with approximately 25% of sales coming from tourism-based sales, thus increasing parking demand. So, while the City has employed the use of sound organizational policies to maintain adequate parking, the inventory of parking must be dramatically increased to truly invite growth. A 400-space parking garage would be located within the core of the major downtown block and would have a low visual impact with ideal accessibility. The total project cost of \$8,350,000 far exceeds the municipality's capacity for typical capital improvements, thus TIF is a necessary tool to meet this objective. The City would construct this in 2013 to create capacity for new private investment.

### Core Brownfield Clean-up

One of the legacies of the City's historically intense urban development is the presence of brownfield sites within the City's downtown. The core of the main downtown block is a surface parking lot (to be redeveloped into the parking garage described above) and is bordered by developable properties. However, an environmental site investigation report identified the presence of polyaromatic hydrocarbons and heavy metals in the soil and two potential Underground Storage Tanks (USTs) that are environmentally hazardous in this area. Prior to constructing anything - either the parking garage or the developable properties nearby - these brownfield conditions must be mitigated. This work would be done in 2013 and cost \$222,425.

### Federal St. Multi-Modal Connector

The Federal Street Multi-Modal Connector corridor spans from Lower Newton Road along Federal Street, Catherine/Market Street, Allen Street, and Lemnah Drive, connecting to the I-89 Access Road via a new road extension (north to south). The primary need for the connector project has to do with poor traffic management within the corridor and traffic impacts on Main Street downtown.

Main Street (US Route 7) is the primary north-south corridor through the City. Heavy truck and commuter traffic often create congestion and delay through the downtown, most notably at the intersections of Main Street (US Route 7) at Lake Street and



Fairfield Street (VT Route 36). Motor vehicle congestion has a negative impact on the livability and safety of the otherwise pedestrian-focused commercial downtown.

To avoid vehicular congestion on Main Street, motorists often seek relief by traveling on adjacent residential streets. This is detrimental to the livability and pedestrian safety of those residential neighborhoods. The Federal Street corridor includes a mix of residential, commercial, and industrial land uses. Its current function as an informal bypass for Main Street traffic is documented through existing vehicle turn movement counts and origin-destination studies that show that during critical peak hours, motorists that are familiar with the local street network are bypassing the aforementioned congested Main and Lake Street/Fairfield Street intersection. However, the Federal Street Corridor has inherent problems and in its current configuration it is inadequate as a bypass. These problems are due primarily to the corridor's piecemeal construction history and are exacerbated by the informally routed overflow traffic. Problems along the Federal Street corridor include:

- inconsistent and deficient roadway geometrics
- inconsistent pedestrian accommodations
- poor access management
- lack of provision for turning movements at key intersections
- lack of direct connection to Interstate 89 (I-89)
- generally poor state of repair

This project is envisioned to include operational improvements at intersections, access management and parking improvements, traffic and wayfinding signs, continuous sidewalks and improved pedestrian crossings throughout, on-street bike lanes, appropriate street lighting for each roadway segment, street trees where appropriate, bridge replacement at Stevens Brook, roadway pavement rehabilitation/reconstruction, drainage improvements, and municipal utility updates. The two remaining phases of work will cost \$ 12,283,990 and will be done in 2014. These improvements will enhance accessibility, which is currently viewed as a major hindrance to development because of the City's distance from the interstate.

#### Streetscape - Phase 2 (Side Streets and down Lake St) & Phase 3 (Gateways, Wayfinding)

Streetscape improvements are a vital part of making Downtown St. Albans inviting, accessible, and a destination for commerce, culture and community life. –The City has been pursuing a streetscape design and implementation program following priorities identified in the Downtown Master Plan and in the application for Growth Center designation. These streetscape enhancements are necessary for any further marketing of private property and redevelopment opportunities. The streetscape improvements will provide continuity between geographically separate areas, improve connectivity and wayfinding through corridors, and enhance the pedestrian appeal and safety that make downtown properties more viable. The project has been broken out into phases, the first of which will be completed along Main St. with existing federal funding in 2013.

The next phases of streetscape improvements will create “complete streets” connections to the Federal Street Multi-Modal Connector project via the crossing streets of Stebbins, Kingman, Center, Hoyt and Hudson. The next phases will also extend down Lake Street past the boundary of the proposed TIF district to create connections to major employment and redevelopment sites. Finally, improvements will be made farther out along northern and southern Main Street to implement multi-modal connections and wayfinding to bring customers into the center of the TIF district.

The streetscape improvement phases will be crucial public investments for 14 of the 17 development sites identified for substantial private investment.

These projects will include:

- Reconstructed sidewalks with new materials
- New pedestrian lighting with historic fixtures
- New pedestrian amenities, such as benches
- Realigned and rebuilt pedestrian crosswalks with new “bump-outs” where possible.
- New accessibility amenities, bringing downtown sidewalks up to code
- Re-paved streets with new striping for automobiles and bicycles
- Improvements to intersection designs.
- New tree plantings along the sidewalk
- New "way-finding" signage for visitors and other aesthetic details, such as public art
- New stormwater management capabilities.
- Improvements to the utilities under the road and sidewalks

The total cost for these improvements is \$6,098,893 (\$3,049,447 for each phase). Construction of Phase 2 will begin in 2014 and Phase 3 in 2015.

#### Fonda Brownfield Clean-up

The Fonda site is a well-located and sizable property on the northwestern edge of the TIF District with prime redevelopment potential. Formerly a manufacturing plant, there are many environmental complications - primarily the presence of contaminants in the soil and groundwater that could be a risk to human health. In 2011 a brownfield remediation project costing \$900,000 (mostly federal funds) was completed to demolish the contaminated buildings and cover contaminated areas of the remaining concrete slab. The next phase in clean-up will be to develop and implement a corrective action plan to remove any remaining contaminants in the slab and soil on the site. There is \$902,711 of remaining work that must be finished before the multi-family housing project can be built. This would be done in 2014 just before construction would commence on the redevelopment project.

## Stormwater Treatment Project

In 2008, the City completed a comprehensive mapping project to create accurate, up-to-date maps of the City's stormwater and combined sewer systems, providing a baseline understanding of drainage patterns within the St. Albans area for stormwater management and infrastructure planning. One particular challenge for further development in the TIF district is the fact that stormwater from the City's core area between Federal and Main Street drains into the sewer system. During storm events, this system can exceed the hydraulic capacity of the treatment plant, resulting in an overflow release of water near the junction of South Elm and Lower Welden Street. The State could choose to limit development in the City, based upon the combined overflow situation, but has taken a wait and see attitude thus far. Redevelopment projects in particular, such as hotel in the downtown core or the Handy site on Lake Street, will need to address stormwater as a component of their applications for development. However the indication is that new EPA and VT DEC stormwater rules eventually will require the City to treat any stormwater separated out of the system before it is released into natural waterways. The built-up nature of the City and the desire to create a compact, walkable downtown means that stormwater treatment must be handled comprehensively, rather than on site. Therefore the City needs to build a stormwater treatment area to the north for separated storm run-off. This TIF infrastructure project will eliminate one more barrier to development in these areas that are best suited for the investment. This work will cost \$1,000,000 and will be constructed in 2015.

## **Real Property Investments**

### Mylan Technologies, Inc. (MTI) Expansion

This project will remove 14,278 square feet of existing storage space and add 85,320 square feet of new space (3 floors) for a total of 238,410 square feet, all Manufacturing.

### St. Albans Cooperative Creamery New Store

Demolition of existing vacant houses. Construction of 17,922 square feet new retail (warehouse type building) and 4,300 square feet new outdoor storage.

### St. Albans Cooperative Creamery Factory Expansion

Removal of old store. Construction of 13,732 square feet of new manufacturing (expansion).

### Davis Redevelopment - Ralston Bldg

Extensive renovations of 5,888 square feet in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.

### Core Commercial Development

Details of this project are still proprietary to private parties. See confidential Council memo.

### Handy Main St.

Reconfigure a deficient car dealership layout near the center of Downtown to build a new 3 story retail/residential (rental) building with 36,000 square feet.

### Davis Redevelopment - Electric Youth Bldg

Extensive renovations of 9,024 square feet in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.

### Davis Redevelopment - Dressing Room Bldg

Extensive renovations of 4,473 square feet in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.

### St. Albans House

Complete renovation of a pivotal historic building in Downtown St. Albans. 4 Stories. 2,420 square feet 1st floor retail, 2,550 square feet 2nd floor commercial, 3,033 square feet 3-4th floor residential (rental).

### Stebbins & Catherine

Combine 3 lots, including burned down Bernie Gage building and old carwash. Build new 2-story 8,000 square feet retail/residential (rental) building.

### Handy Lake St.

Reconfigure a vacant car dealership to build 135,000 square feet of new retail/residential (rental).

### Sale of Tax Exempt Property

Details of this project are still proprietary to private parties. See confidential Council memo.

### INS Office Complex Build-Out

Renovate existing U.S. Immigration Service Center office buildings and build 200,000 square feet of additional new office space for lease.

### Switchyard Build-Out

Renovate existing grocery/retail space and add 200,000 square feet in new retail/residential (rental).

### Fonda Redevelopment – Housing

Build 80 units of rental housing, 2 stories, 90,000 square feet, on a vacant 4.5 acre site.

### Davis Redevelopment - 4th Bldg

Extensive renovations of a historic downtown building. Estimated 3 Stories, first floor retail and upper floors commercial/rental. See confidential Council memo.

## **TIF District Financing Plan**

Many of the improvements being proposed by the City are eligible for other financing and will require other sources of revenue in addition to TIF financing to be completed. These tools include federal EPA grants, Transportation Enhancement grants, and TIGER transportation grants. The City of St. Albans has a successful history of obtaining these funds to make other brownfield, transportation, and streetscape infrastructure improvements. Applications will be developed by the Planning and Development Department and the City Manager. In addition to grants, the parking garage will generate revenue with parking passes. Two hundred of the 400 spaces being constructed will be reserved as an incentive for the hotel and office building developments abutting the garage. The remaining 200 spaces will be either reserved by local businesses or metered - both at a rate of \$2.00 per day. Beginning in Year 1 of operation (2014), this will generate \$100,000 in revenue to offset the debt service for the construction of the garage. Assuming an annual increase, this revenue has been factored into the cash flow analysis.

## **Market Viability**

The City of St. Albans has been engaging in redevelopment activities for the past 4 years with the strategy that private dollars follow public dollars. In other words, as the City improves public infrastructure (streetscape, traffic management, utilities, etc.) the private sector will realize higher marketability and follow with significant investments of their own. This dynamic has been proven in other municipal settings.

The City has shown success in organizing public improvement projects utilizing multiple funding sources and highly capable project management (e.g. successful Solo-Fonda demolition in 2011 and Downtown Streetscape Project ready to break ground in August 2012). The private investments, such as development at the Fonda site and a more vibrant Downtown, will be soon to follow. Over the past two years, the City has also made more significant progress on the Federal Street Multi-Modal Connector than has

been realized in decades, and construction of phases of that project lies in the near future.

The City Administration has been privy to multiple conversations with private property owners and studies and analyses that reveal that a new round of private development is imminent in our community in anticipation of and/or depending upon the public infrastructure improvements proposed in our TIF application. The City has also been privy to multiple studies that propose and project further job growth and development in the municipality, including:

- the 2004 FCIDC Long-Term Strategic Economic Development Plan (with 2006 update),
- the 2006 Market Analysis & Marketing Plan,
- the 2009 Saint Albans Downtown Master Plan,
- the 2009 SE Group Master Plan of City core lots.
- the approved 2010 St. Albans City Growth Center Application, and
- the 2011 Create St. Albans planning process and toolkit.

The next step is to prove the viability of the private projects proposed in the City's application, without which the City cannot project the incremental property value increases necessary for approval. With major public improvement projects planned to transform most of the length of the TIF district, it can be assumed that there will be a general increase in the tendency of private property owners to perceive greater marketability and to invest in their properties, thus increasing values overall. However there is a list of key private projects in the City's TIF application with comments on viability.

- ✓ The renovations of *St. Albans House* are planned and permitted. Exterior work is underway, but the developer has disclosed that interior work will need to occur in lock-step with his ability to market and building and find tenants. For viable marketability, this project desperately needs the public projects proposed in our TIF application.
- ✓ The renovations and new construction at the *St. Albans Cooperative Creamery* and at *Mylan Technologies, Inc.* are planned and in the state permitting stages. Construction could start soon, however the City knows that these projects anticipate and depend upon the public projects proposed in our TIF application.
- ✓ The City knows that developer and property owner Jeff Davis will have purchased at least *4 downtown buildings* in St. Albans. All four of these are listed as private projects in the TIF application. While some renovations are required, the City assumes that the public projects proposed in our TIF application will further increase marketability of these buildings and spur more investment in renovations.

- ✓ The City has been privy to proprietary discussions and information about a significant *development opportunity in the City's core lot area and the sale of a significant property that is currently tax exempt*. These projects are not public yet, but they are viable, and they anticipate and will rely upon the public projects proposed in our TIF application.
- ✓ The development of an *office building at the site of the former Brickyard Tavern* has been proposed in a 2009 core lot master plan submitted to the City and is a viable project. It, of course, depends upon multiple public projects.
- ✓ The proposed *redevelopment of the former Fonda-Solo site for housing* is a project that has been considered before and is ever so much more viable now. Public projects will be necessary to move forward.
- ✓ Finally, the following project concepts were assessed and proposed as part of the City's approved 2010 Growth Center Application:
  - redevelopment of Handy lots on Main Street and Lake Street,
  - redevelopment and build-out of Switchyard/Food City lots,
  - build-out of U.S. Immigration office complex, and
  - redevelopment of lots at corner of Stebbins and Catherine Streets.

TIF DISTRICT APPLICATION  
TABLE 6G  
ALL PARCELS WITHIN TIF DISTRICT

Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value	
			Owner 1	Owner 2	Address 1	Address 2	City	State	Zip			
<b>YEAR: 2012</b>												
<b>Total Assessed Value</b>										<b>\$110,670,800</b>	<b>\$107,672,050</b>	
11022008	549-173-10800	8-10 CONGRESS ST.	FARRAR ROBERT E	FARRAR SUSAN R	PO BOX 117			ST ALBANS	VT	05478-1643	189900	189900
11022009	549-173-00368	9 CONGRESS ST.	HUNGERFORD JAMES H		9 CONGRESS ST			ST ALBANS	VT	05478	105500	105500
11022012	549-173-10801	12 CONGRESS ST.	TAYLOR, BEAN & WHITAKER MORT CORP		C/O JONATHAN GREEN	1417 NO MAGNOLIA AVE		OCALA	FL	34475	120700	120700
11022015	549-173-00367	15 CONGRESS ST.	HUNGERFORD CHRISTOPHER		15 CONGRESS ST			ST ALBANS	VT	05478	125100	125100
11022017	549-173-00917	17 CONGRESS ST.	NORTH STEVEN B DR	NORTH EDNA P	17 CONGRESS ST.			ST ALBANS	VT	05478-1685	261600	261600
11063109	549-173-01628	109 NO. MAIN ST.	A & E WOOD LLC		PO BOX 347			ST ALBANS	VT	05478	221900	221900
11063115	549-173-11158	115 NO MAIN ST UNIT #1	ST ALBANS AUTOMOTIVE LLC		119 NORTH MAIN STREET			ST ALBANS	VT	05478	92900	92900
11063117	549-173-11159	117 NO MAIN ST UNIT #2	ST ALBANS AUTOMOTIVE LLC		119 NO MAIN ST			ST ALBANS	VT	05478	42000	42000
11063119	549-173-01629	119 NO. MAIN ST. UNIT #3	ST ALBANS AUTOMOTIVE LLC		119 NO MAIN ST			ST ALBANS	VT	05478	440800	440800
11063139	549-173-01368	139 NO. MAIN ST.	ST ALBANS SHOPPING CENTER INC		P.O. BOX 6			BURLINGTON	VT	05402-0006	3956300	3956300
14005009	549-173-00182	9-11 BANK ST.	GOSSELIN MICHAEL J	GOSSELIN KELLY J	56 CONGRESS ST.			ST ALBANS	VT	05478-1645	232400	232400
14005025	549-173-00922	25 BANK ST.	TELEPHONE OPERATING CO OF VT LLC		P.O. BOX 1509			BANGOR	ME	04402-1509	407100	407100
14031008	549-173-00258	8-14 FAIRFIELD ST.	DANKAR PROPERTIES LLC		C/O HANDY CHEVROLET-OLDS INC	699 HIGHGATE ROAD		ST ALBANS	VT	05478	930700	930700
14031018	549-173-01688	18 FAIRFIELD ST	STATE OF VERMONT		18 FAIRFIELD STREET			ST ALBANS	VT	05478	71500	0
14056008	549-173-00357	8-10-12-14 MAIDEN LN	RASCOE PROPERTIES LLC		24 MAIN STREET			ALBURG	VT	05440	830500	830500
14063001	549-173-10492	NO MAIN ST - TAYLOR PARK	CITY OF ST ALBANS		PO BOX 867			ST ALBANS	VT	05478	127900	0
14063065	549-173-00793	65-67-69 NO. MAIN	MCMAHON MARY ELLEN	MCMAHON MARY ELLEN TRU	80 BANK ST			ST ALBANS	VT	05478-1637	413900	413900
14063071	549-173-01259	71-75 NO. MAIN ST.	SANTINI ROBERT J		PO BOX 461			ST ALBANS	VT	05478-0461	283300	283300
14063077	549-173-00647	77-79 NO. MAIN ST.	LEVY JAMES L ESQ		79 NO. MAIN ST.			ST ALBANS	VT	05478-1688	194300	194300
14063081	549-173-10720	81-83 N. MAIN ST.	PRESEAU VICTORIA I		100 CHURCH RD			ST ALBANS	VT	05478	214500	214500
22020231	549-173-10999	ALDIS, CORNER AT NO ELM	CITY OF ST ALBANS		PO BOX 867			ST ALBANS	VT	05478	0	0
22010001	549-173-00166	3 BEST CT	GOLDEN JOHN R	GOLDEN DIANNA J	3 BEST COURT			ST ALBANS	VT	05478	162000	162000
22010002	549-173-01543	4 BEST COURT	OSTERHOUDT BETTY A		4 BEST COURT			ST ALBANS	VT	05478	125100	125100
22010003	549-173-10049	5 BEST CT	PARKER MICHAEL R	PARKER ELIZABETH A	5 BEST COURT			ST ALBANS	VT	05478	145000	145000
22010004	549-173-10748	6 BEST CT	DUBUQUE MIKAYLA L		6 BEST COURT			ST ALBANS	VT	05478	143500	143500
22010005	549-173-00005	7 BEST CT	ROWDEN II RICHARD		7 BEST COURT			ST ALBANS	VT	05478	119300	119300
22010006	549-173-01117	8 BEST CT.	STUDLEY ELIZABETH H		8 BEST COURT			ST ALBANS	VT	05478	138300	138300
22010007	549-173-10271	9 BEST CT.	DITCH MICHAEL T	ASATO DITCH RIE	9 BEST COURT			ST ALBANS	VT	05478	150200	150200
22010008	549-173-10032	10 BEST CT	NILSEN COLLEEN E	BROOKS WILLIAM R	PO BOX 1142			NEWPORT	VT	05855-5142	144600	144600
22010010	549-173-01182	12 BEST CT.	RILEY BARBARA		MAIN ST			EAST FAIRFIELD	VT	05448	157800	157800
22010011	549-173-00877	1 BEST CT.	MURPHY JOSEPH P	O'DELL SHARON A	1 BEST CT.			ST ALBANS	VT	05478-2001	144100	144100
22010012	549-173-00885	2 BEST CT.	NADEAU ROGER E	FLEMING SHELLEY C	2 BEST COURT			ST ALBANS	VT	05478-2001	176200	176200
22010013	549-173-10905	4 BEST COURT	CHAMPLAIN HOUSING TRUST INC		88 KING STREET			BURLINGTON	VT	05401	39600	39600
22033132	549-173-01050	132 FEDERAL ST.	ST ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST			ST ALBANS	VT	05478	41300	41300
22033133	549-173-00227	133-135 FEDERAL ST.	GRIFFIN JEFFREY A	GRIFFIN WINONA, G	133 FEDERAL ST.			ST ALBANS	VT	05478-2013	158800	158800
22033134	549-173-00132	134 FEDERAL ST.	ST ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST			ST ALBANS	VT	05478	37700	37700
22033136	549-173-10711	136 FEDERAL ST	ST ALBANS COOPERATIVE CREAMERY		140 FEDERAL ST			ST ALBANS	VT	05478	37700	37700
22033137	549-173-00157	137-139 FEDERAL ST.	GIROUX WILSON E		139 FEDERAL STREET			ST ALBANS	VT	05478-2013	154500	154500
22033141	549-173-00022	141 FEDERAL ST.	MAGOON MICHELE D		141 FEDERAL STREET			ST ALBANS	VT	05478	144900	144900
22033142	549-173-01358	142-152 FEDERAL ST	ST ALBANS COOP CREAMERY		140 FEDERAL ST.			ST ALBANS	VT	05478-2015	3766300	3766300
22033143	549-173-10411	143 FEDERAL ST.	CHAMBERLAIN JEFFREY	CHAMBERLAIN CHERYL	143 FEDERAL ST.			ST ALBANS	VT	05478-2013	140400	140400
22033145	549-173-10380	145 FEDERAL ST.	CARR TRUST JOANNE K		151 FEDERAL STREET			ST ALBANS	VT	05478	108200	108200
22033147	549-173-10376	147 FEDERAL ST.	CARR JOANNE K		1167 NICHOLS RD			ENOSBURG FALLS	VT	05450	122700	122700
22033153	549-173-10143	149-155 FEDERAL ST	BETH-EL COURT ASSOCIATES		151 FEDERAL STREET			ST ALBANS	VT	05478-2035	1457700	1311930
22033159	549-173-10378	159 FEDERAL ST.	CARR RICHARD	CARR JOANNE	151 FEDERAL ST.			ST ALBANS	VT	05478-2013	118000	118000
22033160	549-173-10379	160 FEDERAL ST.	RAYMOND GREGORY		21 SMITH ST			ST ALBANS	VT	05478-1624	124300	124300
22033161	549-173-01257	161 FEDERAL ST.	SAMSON TIMOTHY P	SAMSON LAURI A.M.	161 FEDERAL ST			ST ALBANS	VT	05478	137400	137400
22033163	549-173-10166	163 FEDERAL ST.	VUCKOVIC SLOBODAN		50 NO MAIN ST SUITE 301			ST ALBANS	VT	05478	115300	115300
22033165	549-173-01352	165 FEDERAL ST.	LENOX CHRISTOPHER	GRANATH SHANNON	165 FEDERAL STREET			ST ALBANS	VT	05478-2013	143500	143500
22033170	549-173-01625	170 FEDERAL ST.	WOOD ANDREW	WOOD ERIN	242 WOODY DRIVE			SWANTON	VT	05488	295400	295400
22033173	549-173-01181	173 FEDERAL ST.	RILEY BARBARA		173 FEDERAL STREET			ST ALBANS	VT	05478-2041	132400	132400
22033174	549-173-10063	174 FEDERAL ST.	BAILEY SHIRLEY A	BEVINS BONNIE D	174 FEDERAL ST			ST ALBANS	VT	05478-2223	95300	95300
22033175	549-173-10164	175 FEDERAL ST.	BILODEAU PAUL R		P.O. BOX 605-175 FEDERAL ST.			ST ALBANS	VT	05478-0605	148300	148300
22033176	549-173-00691	176 FEDERAL ST	MACHIA REGINA		PO BOX 83-178 FEDERAL ST.			ST ALBANS	VT	05478-0083	117400	117400
22033178	549-173-01141	178A/178B FEDERAL ST	RAYMOND GREGORY J		21 SMITH ST			ST ALBANS	VT	05478-1624	158700	158700
22033179	549-173-10165	179 FEDERAL ST.	FARRAR ERNEST A	FARRAR SHERRY	P.O. BOX 123			ST ALBANS	VT	05478	150400	150400
22033180	549-173-01088	180 FEDERAL ST.	BISSONNETTE JAY	BISSONNETTE KIMBERLY M	1251 WILLUSTON RD			SOUTH BURLINGTON	VT	05403	198900	198900
22033181	549-173-01560	181 FEDERAL ST.	WARREN TODD A	WARREN JUANITA M	181 FEDERAL ST.			ST ALBANS	VT	05478-2016	117200	117200
22033182	549-173-00638	182 FEDERAL ST.	LEROUX LEONARD	LEROUX CAROL ANN	182 FEDERAL ST.			ST ALBANS	VT	05478-2016	105200	105200
22033183	549-173-01467	183 FEDERAL ST.	HOLCOMB CHRISTOPHER	HOLCOMB JULIE A	183 FEDERAL ST			ST ALBANS	VT	05478	132300	132300
22033185	549-173-00315	185 FEDERAL ST.	KING MATTHEW D	LACROSS BRIANNE L	185 FEDERAL ST			ST ALBANS	VT	05478	141800	141800
22033186	549-173-00803	186 FEDERAL ST	RAYMOND GREGORY J		21 SMITH ST			ST ALBANS	VT	05478-1624	78900	78900
22033187	549-173-00281	187 FEDERAL ST.	GAGNE ROBIN D		187 FEDERAL ST			ST ALBANS	VT	05478	121200	121200



TIF DISTRICT APPLICATION  
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22033189	549-173-00801	189 FEDERAL ST.	MERO GARTH R		189 FEDERAL STREET		ST ALBANS	VT	05478-2013	175100	175100
22033192	549-173-00756	192 FEDERAL ST.	MASSEY THOMAS W.		C/O GOOD STUFF	192 FEDERAL STREET	ST ALBANS	VT	05478	90700	90700
22033193	549-173-00027	193 FEDERAL ST.	MOREAU MARK S		351 CILLEY HILL RD		UNDERHILL	VT	05489	125000	125000
22033195	549-173-01025	195 FEDERAL ST.	PERRAULT ARMAND H	PERRAULT ANITA L	1 GUYETTE CIRCLE		ST ALBANS	VT	05478-2331	57400	57400
22043017	549-173-00172	17 HOYT ST.	MARTIN JOSIP L		17 HOYT STREET		ST ALBANS	VT	05478	141300	141300
22043018	549-173-00141	18 HOYT ST	DOYLE JONATHAN L	DOYLE RENEE M	18 HOYT ST		ST ALBANS	VT	05478	107000	107000
22043020	549-173-10653	20 HOYT ST	DALTON MARTHA		20 HOYT STREET		ST ALBANS	VT	05478-2017	146700	146700
22043021	549-173-00373	21 HOYT ST.	BUSHEY DEAN ; BUSHEY DIANNA	PREVOST GERLAD ; PREVOST	C/O ANN HURLBUT	21 HOYT ST	ST ALBANS	VT	05478-2008	161400	161400
22043022	549-173-00115	22-24 HOYT ST	GAUDETTE TIMOTHY L		240 NO MAIN ST		ST ALBANS	VT	05478-1554	154100	154100
22043023	549-173-01298	23-25 HOYT ST.	SHEPARD REVOCABLE TRUST MARJORIE E.		8 CHURCH STREET		ESSEX JCT	VT	05452	143500	143500
22043028	549-173-01428	28-30 HOYT ST	TANNER IRENE R	TANNER DIANE	18 DEER RUN DR		MILTON	VT	05468-4500	143200	143200
22043031	549-173-01010	31 HOYT ST.	PELKEY JAMES A	PELKEY MARION B	31 HOYT ST		ST ALBANS	VT	05478-2017	114100	114100
22043033	549-173-11123	33 HOYT ST	TITAN PROPERTIES LLC		11 BLUFF LANE		ST ALBANS	VT	05478	114700	114700
22043035	549-173-11124	35 HOYT ST	WARD RICHARD		35 HOYT STREET UNIT #2		ST ALBANS	VT	05478	121200	121200
22043036	549-173-00954	36-38 HOYT ST	PAQUETTE JAMES W		468 FORTIN RD		SWANTON	VT	05488-8858	198200	198200
22043037	549-173-11125	37 HOYT ST	TITAN PROPERTIES LLC		11 BLUFF LANE		ST ALBANS	VT	05478	116900	116900
22043039	549-173-11126	39 HOYT ST	TITAN PROPERTIES LLC		11 BLUFF LANE		ST ALBANS	VT	05478	114200	114200
22043041	549-173-11128	41 HOYT ST	SEARS TYLER		41 HOYT ST		ST ALBANS	VT	05478	115400	115400
22043043	549-173-11129	43 HOYT ST	TITAN PROPERTIES LLC		11 BLUFF LANE		ST ALBANS	VT	05478	115400	115400
22043045	549-173-11130	45 HOYT ST	TITAN PROPERTIES LLC		11 BLUFF LANE		ST ALBANS	VT	05478	115400	115400
22043047	549-173-11117	47 HOYT ST (UNIT8)	FRANKLIN SOUTH LLC		66 COLLEGE PARKWAY		COLCHESTER	VT	05446	115400	115400
22043049	549-173-11157	49 HOYT ST	TITAN PROPERTIES LLC		11 BLUFF LANE		ST ALBANS	VT	05478	115400	115400
22043053	549-173-11118	35-51 HOYT ST #10	ROCHON DEVIN	ROCHON CHAUNDRA	53 HOYT ST		ST ALBANS	VT	05478	119400	119400
22043057	549-173-10517	57 HOYT ST	ST ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST		ST ALBANS	VT	05478	58100	58100
22044013	549-173-00836	13 HUDSON ST	MITCHELL WILLIAM D	MITCHELL CARRIE L. KITTELL	1337 KITTELL ROAD		ENOSBURG FALLS	VT	05450	82900	82900
22044017	549-173-00206	17-21 HUDSON ST.	FALCON 2 LLC		C/O LISA JOHNSON	2062 HIGHGATE RD	ST ALBANS	VT	05478	92400	92400
22044025	549-173-00957	25-31 HUDSON ST.	PAQUIN BURTON A REVOCABLE TRUST		C/O CELIA PAQUIN TRUSTEE	PO BOX 1038	ST ALBANS	VT	05478	87700	87700
22044028	549-173-10494	28 HUDSON ST.	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
22044033	549-173-00596	33-35 HUDSON ST.	LAVALLEE ROGER	LAVALLEE JOANNE	204 LINDALE DR		COLCHESTER	VT	05446	131500	131500
22054002	549-173-10654	2 LO. NEWTON ST	DANDURAND KATHLEEN M	RAYMOND GREGORD N	C/O LAURA DANDURAND	PO BOX 715	ST ALBANS	VT	05478	252200	252200
22054006	549-173-00577	6 LO. NEWTON ST.	DEMORE SHAWN E	SHERRILL TIFFANY E	6 LOWER NEWTON ST		ST ALBANS	VT	05478	139300	139300
22054010	549-173-00601	10-12 LO. NEWTON ST.	LAWTON GARY	LAWTON ROSE	10 LOWER NEWTON STREET		ST ALBANS	VT	05478-1906	242800	242800
22054011	549-173-10880	11 LO NEWTON ST	BRUNELLE STEVEN C	BRUNELLE VALARIE J	11 LOWER NEWTON ST.		ST ALBANS	VT	05478-1905	128500	128500
22054015	549-173-10848	15-21 LO. NEWTON ST	CITY OF ST ALBANS		CITY HALL 100 NO MAIN ST		ST ALBANS	VT	05478	0	0
22054016	549-173-10062	16 LO. NEWTON ST.	BAILEY RALPH A		16 LOWER NEWTON ST		ST ALBANS	VT	05478-1906	112600	112600
22054018	549-173-10906	18 LOWER NEWTON	SMITH PETER J		18 LOWER NEWTON ST		ST ALBANS	VT	05478	105800	105800
22054020	549-173-00594	20 LO. NEWTON ST.	LASHWAY KATHLEEN		PO BOX 995		ST ALBANS	VT	05478	101200	101200
22054022	549-173-10312	22 LO. NEWTON ST.	BROWN GLORIA J		PO BOX 624, 22 LO. NEWTON ST.		ST ALBANS	VT	05478-0624	100800	100800
22054027	549-173-01720	27 LOWER NEWTON	NORTHWESTERN COUNSELING SUPPORT SERVICES		107 FISHER POND RD		ST ALBANS	VT	05478	363500	0
22054029	549-173-01354	29 LO. NEWTON ST.	CATAMOUNT ST ALBANS 2 LLC		C/O REDSTONE COMMERCIAL	210 COLLEGE STREET SUITE	BURLINGTON	VT	05401	230900	230900
22054032	549-173-00583	32 LOWER NEWTON	ACTION INDUSTRIES LLC		PO BOX 34		COLCHESTER	VT	05446	325300	325300
22054038	549-173-01237	38 LO. NEWTON ST.	ROOT WILLIAM	ROOT BETTY	38 LOWER NEWTON STREET		ST ALBANS	VT	05478-1907	104800	104800
22054039	549-173-00964	39 LO. NEWTON ST.	DUSSAULT JEFFREY	DUSSAULT MICHELLE	1 LAKEMOUNT DR		ST ALBANS	VT	05478	130300	130300
22054043	549-173-00317	43 LO. NEWTON ST.	HERITAGE OPERATING L.P		43 LOWER NEWTON STREET		ST ALBANS	VT	05478	329900	329900
22054044	549-173-10117	44 LO. NEWTON ST	BELISLE REVOC TRUST GERALD A	DATED 12/11/1996	C/O GERALD A BELISLE TRUSTEE	PO BOX 1345	ST ALBANS	VT	05478	1288800	1288800
22063110	549-173-00127	110-114 NO. MAIN ST.	GERBODE J PHILIP	SWAINBANK SHARON J	112 N MAIN ST STE 1		ST ALBANS	VT	05478	229400	229400
22063116	549-173-00834	116-118 NO. MAIN ST.	116 NORTH MAIN STREET LLC		1521 MILL RIVER ROAD		ST ALBANS	VT	05478	176700	176700
22063120	549-173-01364	120-124 NORTH MAIN	ST ALBANS PROFESSIONAL		120 NORTH MAIN STREET		ST ALBANS	VT	05478-1551	225700	225700
22063126	549-173-01135	126-128 NO. MAIN ST.	RASCOE LEE D		24 N MAIN ST #1		ALBURG	VT	05440	157000	157000
22063136	549-173-00218	136 NO. MAIN ST.	GREENE MCDANIEL MARJORIE TRUST		C/O ALLEN HURLBERT	26 DIAMOND ST	ST ALBANS	VT	05478	168800	168800
22063142	549-173-10872	142 NO. MAIN ST.	FRANKLIN LODGE #4 F & AM		PO BOX 1147		ST ALBANS	VT	05478-1147	355500	355500
22063144	549-173-11243	144 NO MAIN ST	JULIA CELINA REAL ESTATE LLC		148 NO MAIN ST		ST ALBANS	VT	05478	48200	48200
22063146	549-173-00444	146 NO. MAIN ST.	JULIA CELINA REAL ESTATE LLC		148 NO MAIN ST		ST ALBANS	VT	05478	313800	313800
22063148	549-173-00445	148 NO. MAIN ST.	JULIA AND CELINA REAL ESTATE LLC		148 NORTH MAIN ST		ST ALBANS	VT	05478	229400	229400
22063150	549-173-00442	150 NO. MAIN ST.	ARAKELIAN CATHERINE J	JORDAN JAMES; JORDAN AM	C/O JOAN CATHERINE WALSH JORDAN	150 NORTH MAIN ST	ST ALBANS	VT	05478	238000	238000
22063152	549-173-01442	152-154 NO. MAIN ST.	THE 154 NO. MAIN ST. CO		154 NORTH MAIN STREET		ST ALBANS	VT	05478-1552	310900	310900
22063158	549-173-01253	158 NO. MAIN ST.	156 NORTH MAIN STREET LLC		P O BOX 1062		ST ALBANS	VT	05478	400300	400300
22063164	549-173-00731	164 NO. MAIN ST.	ST ALBANS WELLNESS MASSAGE CENTER LLC		164 NORTH MAIN STREET		ST ALBANS	VT	05478	214700	214700
22063166	549-173-00880	166 NO. MAIN ST.	MURRAY PHYLLIS	MURRAY MATTHEW R	166 NO MAIN ST		ST ALBANS	VT	05478-1552	174500	174500
22063168	549-173-01637	168-170 NO. MAIN ST.	168 NORTH MAIN STREET LLC		92 BACHAND ROAD		SWANTON	VT	05488	233700	233700
22063172	549-173-00829	172 NO. MAIN ST.	MINOR TODD D		295 LAKE ST		ST ALBANS	VT	05478-2268	225800	225800
22063174	549-173-00537	174 NO. MAIN ST.	CHAMPLAIN HOUSING TRUST INC		88 KING STREET		BURLINGTON	VT	05401	183500	183500
22063176	549-173-10422	176 NORTH MAIN ST	CHAMPLAIN VALLEY OFFICE ECONOMIC		PO BOX 1603		BURLINGTON	VT	05402-1603	226700	226700
22063180	549-173-00619	180 NO. MAIN ST.	LAFORCE SCOTT		180 NO MAIN ST		ST ALBANS	VT	05478-1552	182100	182100
22063182	549-173-10319	182-184 NO. MAIN ST.	BRULEY OMER W		PO BOX 216		ST ALBANS BAY	VT	05481-0216	250700	250700

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22063188	549-173-00617	188-190 NO. MAIN ST.	LEAHY REALTY HOLDINGS LLC		C/O DAVID LEAHY	130 SE 6TH ROAD	HOMESTEAD	FL	33030-6294	164600	164600
22063192	549-173-01183	192 N. MAIN ST.	RILEY HORACE C	RILEY JOHN S	MAIN ST		EAST FAIRFIELD	VT	05448	142900	142900
22063194	549-173-00799	194 N. MAIN ST.	MENKENS PAUL C		194 NO. MAIN ST.		ST ALBANS	VT	05478-1553	119300	119300
22063196	549-173-01508	196 NO. MAIN ST.	ST ALBANS MANAGEMENT GROUP V LLC		161 E SOLOMON ROAD		SWANTON	VT	05488	184700	184700
22063248	549-173-10284	248 NORTH MAIN ST.	BRANON DANIEL P	BRANON HELEN F	248 NO. MAIN STREET		ST ALBANS	VT	05478-1554	1171500	1171500
22063260	549-173-00263	260 NO. MAIN ST.	HANDY DANIEL J FAMILY TRUSTS	LUNEAU FAMILY TRUSTS	699 HIGHGATE ROAD		ST ALBANS	VT	05478-9615	221400	221400
22090001	549-173-10371	1 CHERRYTREE COURT	CAMPION PAUL		PO BOX 9413		SOUTH BURLINGT	VT	05401	116400	116400
22090002	549-173-00753	2 CHERRYTREE COURT	HAKEY HEIDI M		2218 FLEET ST		BALTIMORE	MD	21231-3121	116400	116400
22090003	549-173-10177	3 CHERRYTREE COURT	BISSONNETTE JOAN C		3 CHERRYTREE COURT		ST ALBANS	VT	05478-1552	116700	116700
22090004	549-173-01509	4 CHERRYTREE COURT	VALLIERE WILLIAM ALLEN	VALLIERE JULIA ELLEN	441 LADE ROAD		ST ALBANS	VT	05478-2028	116400	116400
22090005	549-173-10792	5 CHERRYTREE COURT	ERENA SHIRLEY C		5 CHERRYTREE COURT		ST ALBANS	VT	05478	116400	116400
22090006	549-173-10754	6 CHERRYTREE COURT	LEMONS LORI L		6 CHERRYTREE COURT		ST ALBANS	VT	05478-2028	116400	116400
22090007	549-173-01187	7 CHERRYTREE COURT	CISAR EDWARD		75 NO MAIN ST		ST ALBANS	VT	05478	116400	116400
22090008	549-173-10562	8 CHERRYTREE COURT	CONNORS JENELLINE		7 BRYANT RD		NASHUA	NH	03062-2569	116400	116400
22090009	549-173-01243	9 CHERRY TREE CT.	LAPAN ESTHER		9 CHERRYTREE COURT		ST ALBANS	VT	05478	146000	146000
22090010	549-173-00340	10 CHERRY TREE CT.	JUNJULAS NICHOLAS R		86 SUNDOWN DR		WILLISTON	VT	05495	109500	109500
22090011	549-173-01672	11 CHERRY TREE CT.	BADGER HEATH L	BADGER KACIE L	1163 DECKER RD		MILTON	VT	05468	140700	140700
22090012	549-173-10584	12 CHERRY TREE CT.	MACWALTERS CAROLA		12 CHERRYTREE COURT		ST ALBANS	VT	05478-2028	133200	133200
22090013	549-173-01561	13 CHERRY TREE CT.	WATSON JODY A		13 CHERRYTREE COURT		ST ALBANS	VT	05478	133200	133200
22090014	549-173-00341	14 CHERRYTREE CT	ROBITAILLE ANN		12 HOPKINS ST		SOUTH BURLINGT	VT	05403-6333	133200	133200
22125001	549-173-11023	160 NO MAIN - UNIT 1	STURGEON MARK		699 SODOM RD		MILTON	VT	05468-4352	114900	114900
22125002	549-173-11024	160 NO MAIN - UNIT 2	HARRINGTON SARAH A		464 HIDDEN PINE CIRCLE		RICHMOND	VT	05477	115300	115300
22125003	549-173-11026	160 NO MAIN - UNIT 3	WELLS FARGO BANK NA AS TRUSTEE		C/O AMERICAN HOME MORTGAGE SVC	701 BRAZOS STREET STE	AUSTIN	TX	78701	113900	113900
22125004	549-173-11027	160 NO MAIN - UNIT 4	FLEURY LYLE W		PO BOX 307		ST ALBANS	VT	05478	113900	113900
22125005	549-173-11028	160 NO MAIN - UNIT 5	DUMONT ROBERT A		160 NO MAI ST UNIT 5		ST ALBANS	VT	05478-	81900	81900
22125006	549-173-11029	160 NO MAIN - UNIT 6	RIGGEN JAY D		160 NORTH MAIN STREET #6		ST ALBANS	VT	05478	127000	127000
22125007	549-173-11030	160 NO MAIN - UNIT 7	WRIGHT ALEXANDER	BOUCHARD PATRICIA	160 NORTH MAIN STREET UNIT 7		ST ALBANS	VT	05478	137000	137000
23020007	549-173-00915	7-9 CENTER ST.	3 LP LLC		195 NORTH MAIN STREET		ST ALBANS	VT	05478	83400	83400
23033001	549-173-10856	1-3 FEDERAL ST.	MARX 2 LLC		161 SOLOMON ROAD		SWANTON	VT	05488	268500	268500
23033002	549-173-10629	2 FEDERAL ST.	CV PROPERTIES	C/O CENTRAL VERMONT RAIL	CN BUSINESS DEVEL & REAL ESTATE	935 DELA GAUCHETTER S	MONTREAL	QC	H3B2M9	589300	589300
23033005	549-173-01159	5 FEDERAL ST.	MARX 2 LLC		161 SOLOMON RD		SWANTON	VT	05488	49600	49600
23033011	549-173-01362	11 FEDERAL ST.	AMERICANADIAN LLC		C/O FUTURE TECH LLC	PO BOX 30	ST ALBANS	VT	05478	224600	224600
23033027	549-173-10563	27-33 FEDERAL ST.	CITY OF ST. ALBANS		100 NORTH MAIN STREET		ST ALBANS	VT	05478	193500	0
23033041	549-173-10497	41 FEDERAL ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
23033042	549-173-10427	42 FEDERAL ST.	CHARBONNEAU LOUIS		11 CEDAR HILL DR.		ST ALBANS	VT	05478	110400	110400
23033044	549-173-10679	44-46 FEDERAL ST	DEMARINIS JOHN E	DEMARINIS SANDRA L	44-46 FEDERAL ST.		ST ALBANS	VT	05478-2026	177100	177100
23033048	549-173-01061	48 FEDERAL ST.	PIGNONA JEFFREY B		848 SHELDON RD		ST ALBANS	VT	05478	137300	137300
23033056	549-173-00366	56-58 FEDERAL ST.	HUNGERFORD H DAVID	HUNGERFORD SHANNON R	82 COURT STREET		SARATOGA SPRING	NY	12866	173400	173400
23033060	549-173-00763	60-68 FEDERAL ST.	MAYNARD AUTO SUPPLY		113 MAPLEWOOD DR		SHELBURNE	VT	05482-5581	263700	263700
23033083	549-173-10526	81-97 FEDERAL ST.	JOLLEY ASSOCIATES		54 LO WELDEN ST		ST ALBANS	VT	05478	1257300	1257300
23048011	549-173-10220	11-13-15 KINGMAN ST.	BOMBARD & SCANGAS		112 NORTH MAIN STREET		ST ALBANS	VT	05478-1551	286800	286800
23048014	549-173-01118	14 KINGMAN-UNIT #2	VUCKOVIC BOJAN		10 KINGMAN ST SUITE 13		ST ALBANS	VT	05478	76300	76300
23048016	549-173-10262	16 KINGMAN STREET	ROUILLARD JACQUES		16 KINGMAN ST		ST ALBANS	VT	05478	62900	62900
23048018	549-173-01053	18 KINGMAN STREET	PIERCE D GREGORY	KANE PAULA J	18 KINGMAN ST.		ST ALBANS	VT	05478-2012	79100	79100
23048020	549-173-01054	20-22 KINGMAN ST.	PIERCE D GREGORY	KANE PAULA J	12 FARRAR ST		ST ALBANS	VT	05478-1540	25400	25400
23048024	549-173-01255	24 KINGMAN ST.	SAMARITAN HOUSE INC		20 KINGMAN ST SUITE 1		ST ALBANS	VT	05478	250900	0
23048025	549-173-01020	25 KINGMAN ST.	PEOPLES TRUST COMPANY		PO BOX 320, 25 KINGMAN ST.		ST ALBANS	VT	05478-0320	1858100	1858100
23048026	549-173-10002	26 KINGMAN ST	DERINGER A N INC		PO BOX 1309	64 NO MAIN ST	ST ALBANS	VT	05478	70000	70000
23048028	549-173-10500	28 KINGMAN STREET	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
23048030	549-173-10843	30-32 KINGMAN ST.	DDF G LLC		C/O SHOOTERS SALOON	30 KINGMAN ST	ST ALBANS	VT	05478	218400	218400
23048034	549-173-10020	34-36 KINGMAN ST.	BURNETT NORMAN A JR		114 HILLTOP LANE		COLCHESTER	VT	05446	174100	174100
23048038	549-173-00126	38-40 KINGMAN ST.	PERKINS CHARLES	PERKINS JANET	80 SOUTH COVE RD		BURLINGTON	VT	05401	272700	272700
23048044	549-173-00486	42-44 KINGMAN ST.	KINGMAN ST PROPERTIES		C/O RICHARD HEBERT	P O BOX 607	ST ALBANS	VT	05478-0287	139100	139100
23048046	549-173-00220	46-48 KINGMAN ST.	VUCKOVIC BOJAN		DBA ISA, INC.	10 KINGMAN ST STE 13	ST ALBANS	VT	05478	238400	238400
23048050	549-173-10291	50 KINGMAN ST	50 KINGMAN STREET LLC		112 NORTH MAIN ST		ST ALBANS	VT	05478	321300	321300
23049007	549-173-10001	7 LAKE ST.	RUGGIANO SAMUEL H	RUGGIANO KIMBERLY	PO BOX 174		BAKERSFIELD	VT	05441	246400	246400
23049009	549-173-00540	9 LAKE ST.	LAKE STREET HOUSING CORPORATION		C/O CHAMPLAIN HOUSING TRUST INC	88 KING STREET	BURLINGTON	VT	05401	323100	290790
23049011	549-173-10326	11-13 LAKE ST.	BUTLER HOUSING LIMITED PARTNERSHIP		C/O CHAMPLAIN HOUSING TRUST INC	88 KING STREET	BURLINGTON	VT	05401	236700	213030
23049015	549-173-10192	15-17 LAKE ST.	JAYCARON ASSOCIATES LLC		17 LAKE ST		ST ALBANS	VT	05478	263300	263300
23049019	549-173-10197	19-27 LAKE ST.	CITY OF ST ALBANS		P O BOX 867		ST ALBANS	VT	05478-0094	137700	0
23049043	549-173-00852	43 LAKE ST.	MOOSE HALL # 1090		P.O. BOX 201		ST ALBANS	VT	05478-0201	251500	251500
23049045	549-173-00774	45 LAKE ST.	AMERICANADIAN LLC		PO BOX 30		ST ALBANS	VT	05478	147300	147300
23049101	549-173-01417	101 LAKE ST	SWITCHYARD ASSOCIATES				AMHERST	NY	14221	185100	185100
23049103	549-173-01418	101-129 LAKE ST	SWITCHYARD ASSOCIATES			31 HOPKINS RD SUITE 100	AMHERST	NY	14221	1494300	1494300
23049191	549-173-00261	191 LAKE ST.	HANDY BUSINESS PROPERTY PARTNERSHIP		405 SWANTON ROAD		ST ALBANS	VT	05478	628900	628900

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Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value
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23057006	549-173-10619	6 MAPLE ST	HANDY DAVID J	HANDY JEFFREY L	405 SWANTON ROAD		ST ALBANS	VT	05478-2611	37400	37400
23063000	549-173-10966	2 NO MAIN ST - UNIT 1A	CITY OF ST ALBANS		PO BOX 867	100 NO MAIN ST	ST ALBANS	VT	05478	0	0
23063001	549-173-10893	2 NO MAIN - UNIT 1	ST ALBANS CHAMBER OF COMMERCE		ATTN: JAMES WALSH	2 NORTH MAIN STREET U	ST ALBANS	VT	05478	77700	77700
23063002	549-173-10030	2 NO. MAIN ST -UNIT3	YBC A VERMONT PARTNERSHIP		ATTN JESSE BUGBEE, ESQ.	2 NORTH MAIN ST STE 3	ST ALBANS	VT	05478	44500	44500
23063003	549-173-10894	2 NO MAIN - UNIT 3	YBC A VERMONT PARTNERSHIP		ATTN JESSE BUGBEE, ESQ.	2 NORTH MAIN STREET S	ST ALBANS	VT	05478	111800	111800
23063004	549-173-10895	2 NO MAIN - UNIT 4	STEEN BURTON J			4 COUNTRY CLUB ESTATE	SWANTON	VT	05488	118900	118900
23063005	549-173-10896	2 NO MAIN - UNIT 5	FRANKLIN COUNTY INDUSTRIAL DEVELOPMENT		PO BOX 1099		ST ALBANS	VT	05478	130100	130100
23063006	549-173-10868	6-16 NORTH MAIN ST.	FRANKLIN LAMOILLE BANK		C/O T D BANK 380 WELLINGTON STREET	TOWER B, 12 TH FLOOR	LONDON	ONTARIO	N6A 4S4	1546900	1546900
23063018	549-173-00623	18-20 NO. MAIN ST.	JLD PROPERTIES OF ST ALBANS LLC		2 CHURCH STREET		BURLINGTON	VT	05401	299900	299900
23063022	549-173-10900	22-28 NO MAIN	H & K IRISH INC		880 RUGG RD		E FAIRFIELD	VT	05448	545800	545800
23063028	549-173-11056	28 NO MAIN ST	CHAMPLAIN HOUSING TRUST INC		88 KING STREET		BURLINGTON	VT	05401	1069800	984200
23063030	549-173-10737	30-32 NORTH MAIN ST	EATON JEFFREY C	EATON VICKI M	487 US ROUTE 7		SWANTON	VT	05488-8879	183000	183000
23063034	549-173-01195	34 NO. MAIN ST	JLD PROPERTIES OF ST ALBANS LLC		2 CHURCH ST		BURLINGTON	VT	05401	218400	218400
23063038	549-173-00158	36-38 NO. MAIN ST.	HOPS HOLDING COMPANY LLC		36 NO MAIN ST		ST ALBANS	VT	05478	246600	246600
23063042	549-173-00496	40-44 NO. MAIN ST.	KLC PROPERTIES INC		PO BOX 810, 42 NORTH MAIN ST.		ST ALBANS	VT	05478-0042	272700	272700
23063050	549-173-00128	50-52 NO. MAIN ST.	VUCKOVIC BOJAN	VUCKOVIC KELLY	10 KINGMAN STREET SUITE #13		ST ALBANS	VT	05478	503400	503400
23063054	549-173-00842	54 NO. MAIN ST.	JLD PROPERTIES OF ST ALBANS LLC		2 CHURCH STREET		BURLINGTON	VT	05401	254100	254100
23063064	549-173-10689	64-66 NO. MAIN ST.	DERINGER A N INC		64 N. MAIN ST.		ST ALBANS	VT	05478-1309	618800	618800
23063068	549-173-00334	68-70 NO. MAIN ST.	HOLZSCHEITER KENNETH J REVOCABLE TRUST		C/O A.N. DERINGER INC., BOB LAWRENCE	64 NORTH MAIN STREET	ST. ALBANS	VT	05478	385600	385600
23063072	549-173-10595	72-74 NO. MAIN ST.	FARRELL CHRISTINE		4 MARGARET STREET		BURLINGTON	VT	05401	232500	232500
23063076	549-173-10469	78 NORTH MAIN ST.	STA 78 NORTH MAIN LLC		1161 WILLISTON ROAD		SOUTH BURLINGTC	VT	05403	305700	305700
23063080	549-173-10198	80-84 NO. MAIN ST	ROBERTSON JOHN D	ROBERTSON JOO O	AMERICAN EMBASSY RABAT	UNIT 9400 BOX 650	DPO	AE	09718	421300	421300
23063086	549-173-00087	86 NO. MAIN ST.	GAMACHE LILI A	GAMACHE CELEY P. FAMILY	98 FAIRFIELD HILL RD		ST ALBANS	VT	05478-9743	437200	437200
23063092	549-173-10223	92-94 NO. MAIN ST.	BOMBARD RICHARD	BOMBARD PATRICIA A	112 NORTH MAIN STREET		ST ALBANS	VT	05478-1552	181500	181500
23063100	549-173-10502	100 NORTH MAIN ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
23063104	549-173-00088	104-108 NO. MAIN ST.	GAMACHE PAUL	SCHUMER MARY	85 HIGH ST.		ST ALBANS	VT	05478-1618	584700	584700
26004019	549-173-00636	19 ALLEN ST.	BANK OF AMERICA		C/O LOBE AND FORTIN	30 KIMBALL AVE SUITE 30	SOUTH BURLINGTC	VT	05403	100300	100300
26004021	549-173-10137	21 ALLEN ST.	DUBOIS CHRISTINA M		21 ALLEN ST		ST ALBANS	VT	05478	159900	159900
26004023	549-173-00420	23 ALLEN ST.	GODIN SR DAVID A	GODIN CYNTHIA R.	23 ALLEN STREET		ST ALBANS	VT	05478-2204	155900	155900
26004025	549-173-00519	25-27 ALLEN ST	MURPHY PATRICK	MURPHY AMY	19 BURNHAM LANE		COLCHESTER	VT	05446-2059	164200	164200
26018010	549-173-00152	10-18 CATHERINE ST.	AMERICANADIAN, LLC		P. O. BOX 30		ST. ALBANS	VT	05478	424700	424700
26018013	549-173-01585	13-15 CATHERINE ST.	WHITE EDWARD A SR	WHITE ROSEMARIE A	122 SWANTON ROAD		ST ALBANS	VT	05478	148300	148300
26018017	549-173-10200	17-37 CATHERINE	BLOUIN MICHAEL J		PO BOX 94		ST ALBANS	VT	05478-0094	331800	331800
26018026	549-173-10150	26-34 CATHERINE ST.	BEVINS PROPERTY #3 LLC		68 BEVINS RD		SWANTON	VT	05488	399500	399500
26039006	549-173-01424	6-8 LO GILMAN ST	6-8 GILMAN STREET LLC		PO BOX 114		ST ALBANS	VT	05478	145400	145400
26039007	549-173-01096	7 LO GILMAN ST	RHODES ADAM		7 LOWER GILMAN ST		ST ALBANS	VT	05478	123500	123500
26039009	549-173-00909	9-11 LO GILMAN ST	9 GILMAN STREET LLC		11 DRISCOLL DRIVE		ST ALBANS	VT	05478	43700	43700
26039010	549-173-00147	10-12 LO GILMAN ST	GIRARD H. LAWRENCE	GIRARD CAROL A	90 INDIAN BROOK		ESSEX JCT	VT	05452-2503	200800	200800
26039013	549-173-00148	13-15 LO GILMAN ST	TABOR INVESTMENTS, LLC		551 COUNTY ROAD		EAST FAIRFIELD	VT	05448	173400	173400
26039014	549-173-01573	14 LO GILMAN ST	WELLS STANLEY	WELLS JANICE	14 LO GILMAN ST		ST ALBANS	VT	05478-2303	179700	179700
26039017	549-173-00921	17 LO GILMAN ST	NYE HOLDING CO		1073 ST ARMAND ROAD		HIGHGATE CENTER	VT	05459	143200	143200
26039019	549-173-01319	19 LO GILMAN ST	SMITH BRIAN J		19 LO GILMAN ST		ST ALBANS	VT	05478-2303	159800	159800
26039021	549-173-00932	21 LO GILMAN ST	RUSSELL CHARLES		21 LOWER GILMAN ST		ST ALBANS	VT	05478	128300	128300
26039023	549-173-10288	23 LO GILMAN ST	BRAULT STEVEN G	BRAULT TAMMY L	23 LO GILMAN ST		ST ALBANS	VT	05478	137900	137900
26039025	549-173-00459	25 LO GILMAN ST	KELLER ROBIN L		25 LO GILMAN ST		ST ALBANS	VT	05478-2303	144900	144900
26039027	549-173-00742	27 LO GILMAN ST	BROWN CYNTHIA A		27 LO GILMAN ST		ST ALBANS	VT	05478-2303	143000	143000
26042002	549-173-10195	2 HOUGHTON ST.	DESROCHES DAVID		2 HOUGHTON STREET		ST. ALBANS	VT	05478	107200	107200
26042012	549-173-00452	12 HOUGHTON ST	KAYE RONALD H	KAYE CAROLE S	PO BOX 316		ST ALBANS	VT	05478	232400	232400
26042020	549-173-01381	20 HOUGHTON ST.	STATE OF VERMONT		VT DEPT BLDGS & GEN SRVS	2 GOVERNOR AIKEN AVE	MONTPELIER	VT	05633	0	0
26049010	549-173-01524	10-16 LAKE ST.	VESPA, INC.		99 SOUTH HOLLOW ROAD		STOWE	VT	05672	176700	176700
26049018	549-173-01344	18 LAKE ST	AMERICANADIAN LLC		PO BOX 30		ST ALBANS	VT	05478	90200	90200
26049022	549-173-10580	22 LAKE STREET	CORBIERE JOHN	CORBIERE LINDA R	11 LINDA AVENUE		SWANTON	VT	05488	55200	55200
26049026	549-173-00685	26 LAKE ST	DRISCOLL BLOCK LLC		26 LAKE STREET		ST ALBANS	VT	05478-2208	150700	150700
26049028	549-173-10504	28 LAKE ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
26049034	549-173-01694	36 LAKE ST	STATE OF VERMONT		36 LAKE STREET		ST ALBANS	VT	05478	0	0
26049060	549-173-01359	60 LAKE ST	LAKE STREET OFFICES LLC		9534 ROUTE 36		FAIRFIELD	VT	05448	118000	118000
26049110	549-173-00839	110 LAKE STREET	MYLAN TECHNOLOGIES INC.		110 LAKE STREET		ST. ALBANS	VT	05478	8789800	8789800
26049124	549-173-00705	124 LAKE ST.	MAHONEY THOMAS A	MAHONEY DIANE M	595 PION ROAD		FAIRFIELD	VT	05455	102900	102900
26049138	549-173-10884	138 LAKE ST.	R L VALLEE INC			PO BOX 192	ST ALBANS	VT	05478	439700	439700
26049158	549-173-00639	158 LAKE ST.	L'ESPERANCE FAMILY PROPERTIES LLC		158 LAKE STREET		ST ALBANS	VT	05478	312600	312600
26049168	549-173-00303	168-170 LAKE ST.	TRAVIS RUSSELL	TRAVIS CHRISTIE	170 LAKE ST		ST. ALBANS	VT	05478	161600	161600
26049176	549-173-00967	176-180 LAKE ST.	RILEY WILLIAM	RILEY ROXANNA	472 NORTH RD		MILTON	VT	05468	181700	181700
26053005	549-173-01308	5 1/2 LOCKE TERR.	DESNOYERS JULIAN	DESNOYERS CARLA	P O BOX 142		BAKERSFIELD	VT	05441	102300	102300
26053006	549-173-10101	6 LOCKE TERR.	SARGENT LORI		6 LOCKE TERRACE		ST ALBANS	VT	05478	162700	162700
26053008	549-173-01011	8 LOCKE TERRACE	ROSSI MARC	DUDLEY TRICIA M.	8 LOCKE TERRACE		ST ALBANS	VT	05478	131500	131500

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26053010	549-173-00290	10 LOCKE TERR.	LAMOS LORI		4009 NORTH RD		FAIRFIELD	VT	05455	136800	136800
26053012	549-173-10007	12 LOCKE TERRACE	GILLILAN BRIAN	FONDRY GABRIELLE	12 LOCKE TERRACE		ST ALBANS	VT	05478	109800	109800
26053014	549-173-10331	14 LOCKE TERRACE	BURT RONNY A	BURT CAROLYN S	14 LOCKE TERRACE		ST ALBANS	VT	05478-2304	107800	107800
26053016	549-173-01407	16 LOCKE TERR.	SULLIVAN SHAUN M	SULLIVAN AMBER J	16 LOCKE TERRACE		ST ALBANS	VT	05478-2304	117400	117400
26053018	549-173-10606	18 LOCKE TERR.	COX MARLON		1125 VT RIVTE 78		FRANKLIN	VT	05457-9800	17500	17500
26053020	549-173-01406	20 LOCKE TERR.	SULLIVAN ROBERT W	SULLIVAN VALERIE A	20 LOCKE TERRACE		ST ALBANS	VT	05478-2304	155400	155400
26053022	549-173-00745	22 LOCKE TERR.	MARTELL ROBERT A	MARTELL MYRNA J	P.O. BOX 43		ST ALBANS	VT	05478-0043	43700	43700
26055007	549-173-01107	7-9 LO. WELDEN ST.	7-9 LOWER WELDEN LLC		664 COUNTY RD		EAST FAIRFIELD	VT	05448	162000	162000
26055011	549-173-00184	11 LO. WELDEN ST	GOSSELIN MICHAEL J	GOSSELIN KELLY J	56 CONGRESS ST.		ST ALBANS	VT	05478-1645	200500	200500
26055018	549-173-01615	18 LO. WELDEN ST.	WIMBLE PETER R	WIMBLE MONICA M	18 LOWER WELDEN ST.		ST ALBANS	VT	05478-2318	118600	118600
26055020	549-173-10659	20 LO WELDEN ST	ROSE, STEVEN & KRISTEN LUKENS		20 LOWER WELDEN STREET		ST ALBANS	VT	05478	128300	128300
26055021	549-173-01233	21 LO WELDEN	ROONEY ROBERT		BOX 138 SWANTON RD		ST. ALBANS	VT	05478	151700	151700
26055022	549-173-00119	22 LO. WELDEN ST.	BAC HOME LOANS SERVICING LP	FKA COUINTRYWIDE HOME LC	C/O COREY FOLSOM	1080 MAIN ST	PAWTUCKET	RI	02860	112800	112800
26055024	549-173-00651	24 LO. WELDEN ST.	LEWIS JAMES		51 WALNUT ST		ST ALBANS	VT	05478-2251	124700	124700
26055025	549-173-01062	25 LO WELDEN ST	GAYE JOHN M		25 LOWER WELDEN ST		ST ALBANS	VT	05478-0705	139600	139600
26055026	549-173-00553	26 LO. WELDEN ST.	LAMOS ROBERT A		26 LOWER WELDEN STREET		ST ALBANS	VT	05478-2318	65800	65800
26055027	549-173-01408	27 LOWER WELDEN ST.	27 LOWER WELDEN ST, LLC		785 CHURCH ROAD		COLCHESTER	VT	05446	171800	171800
26055030	549-173-10505	30 LOWER WELDEN ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	81000	0
26055031	549-173-00966	31 LO. WELDEN ST.	PARAH WAYNE R	PARAH NORMA J	31 LOWER WELDEN STREET		ST ALBANS	VT	05478-1905	160600	160600
26055033	549-173-01318	33 LO. WELDEN ST.	SLOAN RODNEY M		33 LO. WELDEN ST.		ST ALBANS	VT	05478-2306	53900	53900
26055035	549-173-11000	35 ALLEN	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	41400	0
26055046	549-173-00434	46-54 LO. WELDEN ST.	JOLLEY ASSOCIATES		P.O. BOX 671-54 LO WELDEN ST.		ST ALBANS	VT	05478-0671	751800	751800
26055050	549-173-00435	50 LO. WELDEN ST.	JOLLEY ASSOCIATES		P.O. BOX 671-54 LO WELDEN ST.		ST ALBANS	VT	05478-0671	758800	758800
26055065	549-173-00044	65 LO. WELDEN ST	ELMAN VERMONT INVESTORS LLC		100 NORTH CENTRE AVE SUITE 3502		ROCKVILLE CENTER	NY	11570	926600	926600
26060005	549-173-00733	5 NASON ST	MAPES NATIONWIDE PROPERTIES LLC		PO BOX 1193		BURLINGTON	WA	98233	139800	139800
26060006	549-173-10292	6 NASON ST	BRESSETTE WILLIAM A	BRESSETTE SUSAN M	P.O. BOX 1141		ST ALBANS	VT	05478-	155000	155000
26060007	549-173-10813	7 NASON ST	FIELDS FAMILY TRUST ORVILLE L		C/O DAVID FIELDS	60 BIRCH LANE	MILTON	VT	05468	48100	48100
26060008	549-173-01325	8 NASON ST	BRANT JAMES B	BRANT COLLEEN	8 NASON STREET		ST ALBANS	VT	05478	177500	177500
26060009	549-173-10332	9 NASON ST	BUSHEY ALYCE		9 NASON STREET		ST ALBANS	VT	05478-2309	82900	82900
26060010	549-173-00755	10 NASON ST	MASSE KAREN M		10 NASON STREET		ST ALBANS	VT	05478-2310	149400	149400
26060011	549-173-10324	11 NASON ST	BUFANO CESARE		211GREEN HILL DR		SHELburne	VT	05482-7424	97700	97700
26060012	549-173-00833	12-14 NASON ST	KRILIVSKY DAVID	KRILIVSKY ERIN	12 NASON STREET		ST ALBANS	VT	05478-2323	209200	209200
26060013	549-173-00550	13 NASON ST	LAMONDA KIMBERLY J		13 NASON ST.		ST ALBANS	VT	05478-2324	112300	112300
26060015	549-173-00928	15-17 NASON ST	O'CONNELL FAYE	ISGETT SAMANTHA	C/O MARTHA O'CONNELL	17 NASON ST	ST ALBANS	VT	05478-2309	168900	168900
26060016	549-173-00606	16 NASON ST	LAWYER JESSE			16 NASON ST	ST ALBANS	VT	05478	155300	155300
26060020	549-173-10692	20 NASON ST	DESLAURIERS DANNY M	DESLAURIERS DONALD A JR &	20 NASON STREET		ST ALBANS	VT	05478-2310	160700	160700
26060021	549-173-00766	21 NASON ST	ALLAIN CRISTAL	RIVERS CHARLENE	21 NASON ST		ST ALBANS	VT	05478	156200	156200
26060022	549-173-00640	22 NASON ST	DRAKE WILLIAM	DRAKE EMERALD	22 NASON ST		ST ALBANS	VT	05478	174600	174600
26060024	549-173-10153	24 NASON ST	DASHNO NORMA		24 NASON STREET		ST ALBANS	VT	05478	121100	121100
26060025	549-173-10154	25 NASON ST	FISKE WILBUR REALTY GROUP LLC		770 BALLARD ROAD		MILTON	VT	05468	174900	174900
26060026	549-173-01492	26 NASON ST	COUTURE CHAD	COUTURE REBECCA	93 DALE ST		DEDHAM	MA	02026-3428	151400	151400
26060029	549-173-00746	29 NASON ST.	MARTELL ROBERT A	MARTELL MYRNA J	PO BOX 43		ST ALBANS	VT	05478-0043	109500	109500
26060032	549-173-10506	32 NASON ST.	CITY OF ST ALBANS		100 NORTH MAIN STREET		ST ALBANS	VT	05478	59400	0
26061000	549-173-10660	9B NEW STREET	DESORGHIER MATTHEW	DESORGHIER JENNIFER	9B NEW STREET		ST ALBANS	VT	05478	148800	148800
26061005	549-173-01588	5 NEW ST.	WHITE MARGARET D		5 NEW STREET		ST ALBANS	VT	05478-2311	155600	155600
26061007	549-173-00084	7 NEW ST.	DOWHAN THOMAS		C/O TURN KEY PROPERTY MGMT	58 UP WELDEN STREET	ST ALBANS	VT	05478	155600	155600
26061009	549-173-11093	9 A NEW ST	HILLS BRADLEY E		9A NEW STREET		ST ALBANS	VT	05478	147100	147100
26061010	549-173-00000	10 NEW ST.	LONGLEY JOHN T		10 NEW ST		ST ALBANS	VT	05478-2311	125900	125900
26061011	549-173-00335	11 NEW ST.	HOPE RONALD	HOPE SALLY ANN	11 NEW ST.		ST ALBANS	VT	05478-1001	143500	143500
26061012	549-173-00900	12 NEW ST.	NEWTON JOHN F	NEWTON KARLA	12 NEW ST.		ST ALBANS	VT	05478-2311	197600	197600
26061013	549-173-11099	13 NEW STREET	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	22500	0
26061014	549-173-10571	14 NEW ST.	COON CYNTHIA ELIZABETH	GOLD KAREN MARGARET	C/O MARGARET D COON	14 NEW STREET	ST ALBANS	VT	05478-2311	165700	165700
26062002	549-173-11096	28 NASON UNIT #1	STONE JODI M		28 NASON ST UNIT 1		ST ALBNS	VT	05478	128200	128200
26062004	549-173-11097	28 NASON UNIT #2	FRANCIS CASSANDRA M		28 NASON ST #2		ST ALBANS	VT	05478	131000	131000
26062006	549-173-11098	28 NASON UNIT #3	CHAMPLAIN HOUSING TRUST INC		88 KING STREET		BURLINGTON	VT	05401	131000	131000
26076004	549-173-00018	4 SAWYER ST.	LEWIS JAMES S		51 WALNUT ST		ST ALBANS	VT	05478	95900	95900
26076006	549-173-10621	6-8 SAWYER ST.	CULLEN KEITH	CULLEN JANICE L	6-8 SAWYER STREET		ST ALBANS	VT	05478-2254	147100	147100
26076007	549-173-10747	7 SAWYER ST.	DUFFY DONALD D	DUFFY BARBARA S	7 SAWYER STREET		ST ALBANS	VT	05478-2254	174700	174700
26076009	549-173-10303	9 SAWYER ST.	NAN & DEB LLC		C/O DEBORAH BABBIE	7128 ETHAN ALLEN HIGH	ST ALBANS	VT	05478	176600	176600
26076010	549-173-01252	10 SAWYER ST.	GRUBB MICHAEL	GRUBB JENNIFER	10 SAWYER ST.		ST ALBANS	VT	05478-2124	132400	132400
26076011	549-173-00626	11 SAWYER ST.	BEAN CHRISTINE A		11 SAWYER ST APT A		ST ALBANS	VT	05478	131200	131200
26076012	549-173-10390	12 SAWYER ST.	BARBER DAVID		12 SAWYER ST.		ST ALBANS	VT	05478	99100	99100
26076015	549-173-00767	15 SAWYER ST.	MAYO GRIEG W		15 SAWYER STREET		ST ALBANS	VT	05478-2254	115100	115100
26079002	549-173-00875	2-6-8 SO. MAIN ST.	RASCOE LEE D		24 N MAIN ST #1		ALBURG	VT	05440	424900	424900
26079010	549-173-00876	10 SO. MAIN ST	LANGVIN SR ROBERT L		2139 BRONSON RD		ST ALBANS	VT	05478	63000	63000

TIF DISTRICT APPLICATION  
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26079012	549-173-01188	12-14 SO. MAIN ST.	AMERICANADIAN LLC		P O BOX 30			ST ALBANS	VT	05478	105100	105100
26079016	549-173-00161	16-18 SO. MAIN ST.	YEUNG GROUP, LLC		12 TANGLEWOD DRIVE			ST ALBANS	VT	05478-1584	106800	106800
26079020	549-173-10099	20-22 SO. MAIN ST.	SPANO DOMENICO		1433 CHURCH RD			FAIRFIELD	VT	05455	359900	359900
26079024	549-173-01189	24-26-28 SO. MAIN ST	RIVERS BERNARD		6 MEADOWBROOK LANE			ST ALBANS	VT	05478-9134	175800	175800
26079038	549-173-01326	38-40 SO. MAIN ST.	KELLEY HOUSE PARTNERSHIP LLC		PO BOX 1037			ST ALBANS	VT	05478-1037	516900	516900
26079042	549-173-01134	42-46 SO. MAIN ST.	RASCOE LEE D		24 N MAIN ST #1			ALBURG	VT	05440	439700	439700
26079051	549-173-00405	51 SO. MAIN ST	KOUGIAS TIMOLEON	KOUGIAS MARIA	3 COUNTRY CLUB EST			SWANTON	VT	05488-3008	209700	209700
26079052	549-173-01700	52 SOUTH MAIN ST	UNITED STATES OF AMERICA		50 SOUTH MAIN ST			ST ALBANS	VT	05478	0	0
26079066	549-173-10480	66-68 SO. MAIN ST.	CIOFFI ROBERT ARMAND	CIOFFI NANCY W	5 EASTVIEW DR			ST ALBANS	VT	05478	222000	222000
26079074	549-173-01184	74 SO. MAIN ST.	RILEY KATHLEEN M	OLMSTEAD ANNA M	74 SOUTH MAIN STREET			ST ALBANS	VT	05478-2230	158200	158200
26079076	549-173-01193	76 SO. MAIN ST.	ZURN JANE BROOKS	ZURN MARY DONOVAN & ZU	C/O BRIDGET ZURN	131 CONGRESS ST		ST ALBANS	VT	05478-1613	173000	173000
26079080	549-173-01083	80-84 SO. MAIN ST.	MOUNTAHA, LLC		75 SOUTH WINOOSKI AVENUE			BURLINGTON	VT	05401	1555300	1399800
26079086	549-173-00643	86-90 SO. MAIN ST.	LEVSQUE RAYMOND J		250 LAKE STREET			ST ALBANS	VT	05478-2259	287600	287600
26079092	549-173-00226	92 SO. MAIN ST.	JAKS PROPERTIES LLC		478 GEORGIA MIDDLE RD			MILTON	VT	05468	288000	288000
26079094	549-173-01152	94 S. MAIN ST.	EARN TURNS, LLC		247 PEARL STREET			BURLINGTON	VT	05401	264000	264000
26079098	549-173-00830	98 SO. MAIN ST.	RITCHIE DAVID	RITCHIE MARY	98 SO MAIN ST			ST ALBANS	VT	05478	172200	172200
26079100	549-173-10354	100 S. MAIN ST.	C & A REALTY INC		817 SCHOOL ST			CAMBRIDGE	VT	05444	267600	267600
26079108	549-173-00298	108 SO. MAIN ST.	HOWRIGAN WILLIAM		108 SO MAIN ST			ST ALBANS	VT	05478	161300	161300
26079110	549-173-00657	110 SO. MAIN ST.	LEWIS JAMES S	LEWIS DONNA M	51 WALNUT ST.			ST ALBANS	VT	05478-2125	131800	131800
26079112	549-173-00190	112 SO. MAIN ST.	GOULETTE ROBERT J	GOULETTE RENA M	112 SOUTH MAIN STREET APT #1			ST ALBANS	VT	05478-0685	183000	183000
26079116	549-173-01256	116 SO. MAIN ST.	SAMSON GEORGE		116 SOUTH MAIN ST			ST ALBANS	VT	05478-1849	191600	191600
26079118	549-173-10385	118 SO. MAIN ST.	BLUTO JR GARY E	CASAVANT BLUTO ANNE M	118 SOUTH MAIN ST			ST ALBANS	VT	05478	129700	129700
26079120	549-173-00200	120-122 SO. MAIN ST.	COUTURE BETTY A	ROCHELEAU JEFFREY	19 EAST SHORE DRIVE SOUTH			GRAND ISLE	VT	05458	193700	193700
26079126	549-173-00092	126 SO. MAIN ST.	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD			SWANTON	VT	05488	156200	156200
26079128	549-173-10456	128 SO. MAIN ST.	FRANKLIN SOUTH LLC		66 COLLEGE PARKWAY			COLCHESTER	VT	05446	365600	365600
26079132	549-173-01313	132 SO. MAIN ST.	RJP RENTALS LLC		55 FERRIS STREET			ST ALBANS	VT	05478	160500	160500
26079136	549-173-10263	136 SOUTH MAIN ST.	BOURDEAU JACOB	BOURDEAU MICHELLE; BOU	4468 VT RT 105			SHELDON	VT	05483	199800	199800
26079140	549-173-00873	140-152 S. MAIN ST.	MULLEN JAMES A		140 SOUTH MAIN STREET STE 2			ST ALBANS	VT	05478	612600	612600
26079150	549-173-01557	150 SO MAIN ST	VERMONT STATE COLLEGES SYSTEM		PO BOX 359			WATERBURY	VT	05676	829700	0
26079152	549-173-10434	152 SO MAIN	CRE JV MIXED FIVE VT BRANCH HOLDINGS LLC		C/O RBS CITIZENS, N.A. ATTN MARLENE HULL	525 WILLIAM PEN 20TH F		PITTSBURGH	PA	15259	599400	599400
26079156	549-173-10476	156 SO. MAIN ST.	CIOFFI ROBERT ALAN		8 HILL FARM ESTATES			ST ALBANS	VT	05478-3200	176400	176400
26079158	549-173-10815	158 SO. MAIN ST.	MATOT WADE M	CRAIG BETHANY E	158 SOUTH MAIN STREET			ST ALBANS	VT	05478-1552	122200	122200
26079160	549-173-01315	160 SO. MAIN ST.	PRIM DAVID	PRIM STEVEN L	160 SOUTH MAIN STREET			ST ALBANS	VT	05478	133500	133500
26079162	549-173-00191	162 SO. MAIN ST.	SCHNEIDER KURT	CORNELLA ALEXIA	162 SO MAIN ST			ST ALBANS	VT	05478	125400	125400
26079164	549-173-00048	164 SO. MAIN ST.	MACHIA WILLIAM C		BOX 1420 MACHIA RD			SHELDON	VT	05483	111300	111300
26079166	549-173-01059	166 SO. MAIN ST.	PIGEON RAYMOND R	PIGEON CLAUDETTE D	17 BROOKLYN ST			SWANTON	VT	05488	134100	134100
26079168	549-173-00011	168-170 SO. MAIN ST.	ROCHELEAU JEFFREY E	ROCHELEAU BETTY A	19 EAST SHORE ROAD SOUTH			GRAND ISLE	VT	05458	241100	241100
26079172	549-173-00941	172 SO. MAIN ST	NEW ENGLAND FEDERAL CREDIT UNION		PO BOX 527			WILLISTON	VT	05495	379200	379200
26079174	549-173-10138	174 SO. MAIN ST.	TATOW LLC		PO BOX 1717			ST ALBANS	VT	05478	127800	127800
26079178	549-173-10367	178 SO. MAIN ST.	BRIGHAM CHRISTOPHER G		178 SO MAIN ST			ST ALBANS	VT	05478	148000	148000
26079180	549-173-00194	180 SO. MAIN ST.	GRALNICK JAY S	GRALNICK JEANNETTE	180 SOUTH MAIN ST			ST ALBANS	VT	05478	108400	108400
26079182	549-173-10968	182 SO MAIN ST	CITY OF ST ALBANS		PO BOX 867	100 NO MAIN ST		ST ALBANS	VT	05478	142200	0
26079184	549-173-00680	184 SO. MAIN ST.	LUNEAU DANIEL J FAMILY TRUST	LUNEAU KAREN H FAMILY TR	200 S. MAIN ST.			ST ALBANS	VT	05478-1801	259600	259600
26082008	549-173-01569	8 STEBBINS ST.	VENUTI JOSEPH		8 STEBBINS STREET			ST ALBANS	VT	05478	127300	127300
26082010	549-173-10483	10 STEBBINS ST.	CIOFFI ROBERT ARMAND	CIOFFI ROBERT ALAN	5 EASTVIEW DR			ST ALBANS	VT	054782701	116900	116900
26082012	549-173-01589	12 STEBBINS ST	14 STEBBINS STREET LLC		188 SWAMP ROAD			ENOSBURG FALLS	VT	05450	40500	40500
26082013	549-173-10256	13 STEBBINS ST.	B D & C LLC		12 BEVERLY COURT			ST ALBANS	VT	05478	209800	209800
26082014	549-173-11116	14 STEBBINS ST.	14 STEBBINS STREET LLC		188 SWAMP ROAD			ENOSBURG FALLS	VT	05450	102200	102200
26082015	549-173-00286	15-17 STEBBINS ST.	HAWKINS TIMOTHY S	HAWKINS LORIEANN	17 STEBBINS ST			ST ALBANS	VT	05478	137500	137500
26082021	549-173-00573	21 STEBBINS ST	T & M CONSTRUCTION & DEVELOPMENT		PO BOX 1205			ST ALBANS	VT	05478	101400	101400
26082022	549-173-00654	22 STEBBINS ST.	LEWIS JAMES		51 WALNUT ST			ST ALBANS	VT	05478-2251	79500	79500
26082023	549-173-00264	23 STEBBINS ST.	CHURCH NORMAN	LUMBRA DALE	23 STEBBINS ST			ST ALBANS	VT	05478	83700	83700
26082025	549-173-01530	25-27 STEBBINS ST.	TML COMMERCIAL LLC		PO BOX 1205			ST ALBANS	VT	05478	50800	50800
26084003	549-173-00851	3 STOWELL ST.	ADAMS MILDRED		3 STOWELL ST.			ST ALBANS	VT	05478	130500	130500
26084005	549-173-00204	5 STOWELL ST.	GRAVES LAWRENCE E	GRAVES KATHERINE M	1599 SWAMP RD			FAIRFIELD	VT	05455	147000	147000
26084009	549-173-00810	9 STOWELL ST.	MICHEL DENNIS J		9 STOWELL ST			ST. ALBANS	VT	05478	152200	152200
26084010	549-173-00686	10 STOWELL ST.	BEVINS LUCINDA		10 STOWELL ST.			ST ALBANS	VT	05478	147500	147500
26084011	549-173-00738	11 STOWELL ST.	MARRIN MICHAEL JOSEPH	MARRIN SUZANNE M	11 STOWELL ST			ST ALBANS	VT	05478	148200	148200
26084012	549-173-00508	12 STOWELL ST.	KRUSE RUSSELL		12 STOWELL ST.			ST ALBANS	VT	05478-2253	137400	137400
26084014	549-173-10746	14 STOWELL ST.	STOWELL STREET APARTMENTS LLC		362 KELLOGG ROAD			ST ALBANS	VT	05478	143000	143000
26084015	549-173-10458	15 STOWELL ST.	CHOINIERE FABIO	CHOINIERE LUCILLE G ETAL	15 STOWELL ST.			ST ALBANS	VT	05478-2212	168600	168600
26084016	549-173-10459	16 STOWELL ST.	THOMPSON DANIEL P		248 LOOMIS LANE			ST ALBANS	VT	05478	141300	141300
26084020	549-173-00130	20 STOWELL ST	SWAN MEGHAN M	SWAN JOSEPH M	20 STOWELL ST			ST ALBANS	VT	05478	111800	111800
26084022	549-173-00724	22-24 STOWELL ST.	LUNEAU SARA		22-24 STOWELL STREET			ST ALBANS	VT	05478	143200	143200
26084025	549-173-00611	ALLEN,STOWELL,STEBB.	WILLARD MILL HOUSING	LIMITED PARTNERSHIP	88 KING ST			BURLINGTON	VT	05401	1878700	1693500

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26084026	549-173-00929	26 STOWELL ST	LEWIS JAMES S		51 WALNUT ST		ST ALBANS	VT	05478	118100	118100
26093000	549-173-10428	1 A LEMNAH DRIVE	DESLAURIERS ADAM	DESLAURIERS HEATHER	3 WHITEY DR		ST ALBANS	VT	05478-9126	432800	432800
26093001	549-173-10537	1 LEMNAH DRIVE	CLEAN LAND INC		14 BERARD DR.		SOUTH BURLINGT	VT	05403	357400	357400
26093002	549-173-10780	2 LEMNAH DRIVE	ZACLOR LLC		C/O ROBERT LAROSE	26 FAIRFAX ST	ST ALBANS	VT	05478	505400	505400
26093003	549-173-11163	3 LEMNAH DR	THREE LEMNAH DRIVE LLC		39 REWES DRIVE		ST ALBANS	VT	05478	528500	528500
26093004	549-173-01558	4 LEMNAH DRIVE	4 LEMNAH, LLC	C/O DON HARRINGTON	700 WORTHEIM LANE		RICHMOND	VT	05477	636000	636000
26093005	549-173-01559	5 LEMNAH DRIVE	WARNER JAMES		221 HIGH STREET		ST ALBANS	VT	05478	840500	840500
26127001	549-173-00093	124 SO MAIN-UNIT #1	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26127002	549-173-00094	124 SO MAIN-UNIT #2	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26127003	549-173-00095	124 SO MAIN-UNIT #3	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26127004	549-173-10560	124 SO. MAIN -UNIT#4	CONNOR NANCY J		CONDO-124 SO. MAIN ST.-UNIT #4		ST ALBANS	VT	05478-1819	110000	110000
26127005	549-173-00096	124 SO MAIN-UNIT #5	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26127006	549-173-00097	124 SO MAIN-UNIT #6	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26127007	549-173-00098	124 SO MAIN-UNIT #7	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26127008	549-173-00099	124 SO. MAIN-UNIT #8	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26127009	549-173-01157	124 SO MAIN-UNIT #9	GAMACHE RICHARD L	GAMACHE LINDA	662 LORD ROAD		SWANTON	VT	05488	110000	110000
26130026	549-173-10961	OFF PROPOSED FEDERAL ST BYPASS	NASON INVESTMENTS 26 LLC		PO BOX 4143		BURLINGTON	VT	05406	10200	10200
26130028	549-173-11031	NASON STREET BYPASS	28 NASON STREET LLC		4344 SO BROWNELL RD		WILLISTON	VT	05495	11400	11400
26279001	549-173-11101	30-36 SO MAIN ST - STOREFRONT #1	CRONULLA DEVELOPMENT LLC		11 BLUFF LANE		ST ALBANS	VT	05478	120800	120800
26279003	549-173-11104	32-36 SO MAIN ST - STOREFRONT #3	CRONULLA DEVELOPMENT LLC		11 BLUFF LANE		ST ALBANS	VT	05478	140700	140700
26279201	549-173-11106	32 SO MAIN ST - CONDO #1	MCLOURE MARISA L		32 SOUTH MAIN ST UNIT #1		ST ALBANS	VT	05478	81700	81700
26279202	549-173-11107	32 SO MAIN ST #2	SPALDING HENRY	SPALDING SANDRA	310 SOUTH 5TH STREET		BARDSTOWN	KY	40004	94200	94200
26279203	549-173-11108	32 SO MAIN ST #3	RAGAN JESSICA M		32 SOUTH MAIN ST UNIT #3		ST ALBANS	VT	05478	94100	94100
26279204	549-173-11109	32 SOUTH MAIN STREET #4	THIBAUT NATHAN	THIBAUT RYAN	C/O BRENDA THIBAUT	32 SO MAIN STREET UNIT	ST ALBANS	VT	05478	93600	93600
26279205	549-173-11110	32 SOUTH MAIN STREET #5	FRASER BARBRA S		PO BOX 1656		ST ALBANS	VT	05478	92500	92500
26279206	549-173-11111	32 SOUTH MAIN STREET #6	CHAMBERLAIN TRINA BEAUVAIS		32 SOUTH MAIN ST UNIT 6		ST ALBANS	VT	05478	102500	102500
26279207	549-173-11112	32 SO MAIN ST #7	LOVE GERALD J	JACOBS CASSANDRA L	6 OSPREY PL		DURHAM	NC	27712-9502	94200	94200
26279208	549-173-11113	32 SO MAIN ST #8	QUONG JOHNATHAN	SPINELLI JILL E	18 WINSLOW LANE		WILLISTON	VT	05495	95400	95400
26279209	549-173-11114	32 SO MAIN ST #9	FRASER IAN M		33 LANE PARK #2		BRIGHTON	MA	02135-3117	92500	92500
91000025	549-173-10637	HUNT LAKE ST.	CV PROPERTIES	C/O CENTRAL VERMONT RAIL	CN BUSINESS DEVEL & REAL ESTATE	935 DE LA GAUCHETIER S	MONTREAL	QC	H3B2M9	444400	444400
11022013	549-173-00369	13 CONGRESS ST	HUNGERFORD THOMAS	HUNGERFORD BARBARA A	268 NORTH MAIN STREET		ST ALBANS	VT	05478	107200	107200
11063133	549-173-01367	133 NO. MAIN ST	ST ALBANS SHOPPING CENTER INC		P.O. BOX 6		BURLINGTON	VT	05402-0006	765900	765900
11063149	549-173-01369	149 NO. MAIN ST	ST ALBANS SHOPPING CENTER INC		P.O. BOX 6		BURLINGTON	VT	05402-0006	166900	166900
11063159	549-173-01370	159 NO. MAIN ST	ST ALBANS SHOPPING CENTER INC		P.O. BOX 6		BURLINGTON	VT	05402-0006	290000	290000
11063163	549-173-00053	163 NO. MAIN ST	ST ALBANS SHOPPING CENTER INC		C/O POMERLEAU REAL ESTATE CO	P O BOX 6	BURLINGTON	VT	05402	555800	555800
14063085	549-173-00361	85-87 NO. MAIN ST	HUNGERFORD THOMAS W	HUNGERFORD BARBARA	268 NORTH MAIN STREET		ST ALBANS	VT	05478	237500	237500
14063089	549-173-00362	89-93 NO. MAIN ST	HUNGERFORD THOMAS W	HUNGERFORD BARBARA	268 NORTH MAIN STREET		ST ALBANS	VT	05478	190000	190000
22033118	549-173-10510	118 FEDERAL ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	44200	44200
22033120	549-173-10513	120 FEDERAL ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	5100	5100
22033124	549-173-10514	124 FEDERAL ST	ST. ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST		ST ALBANS	VT	05478	39200	39200
22033126	549-173-10515	126-128 FEDERAL ST	ST ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST		ST ALBANS	VT	05478	39200	39200
22033130	549-173-10516	130 FEDERAL ST	ST ALBANS COOPERATIVE CREAMERY INC		140 FEDERAL ST		ST ALBANS	VT	05478	38100	38100
22033157	549-173-10144	157 FEDERAL ST	BETH-EL COURT ASSOCIATES		151 FEDERAL STREET		ST ALBANS	VT	05478-2035	150900	150900
22033164	549-173-01142	164 FEDERAL ST	RAYMOND GREGORY J		21 SMITH ST		ST ALBANS	VT	05478	102700	102700
22033168	549-173-00086	168 FEDERAL ST	RAYMOND GREGORY J		21 SMITH ST		ST ALBANS	VT	05478-1624	114000	114000
22044037	549-173-10520	37 HUDSON ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	89700	89700
22044039	549-173-10521	39 HUDSON ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	94200	94200
22044041	549-173-10522	41-43 HUDSON ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	45900	45900
23020014	549-173-10686	14 CENTER ST.	DERINGER A N INC		64 N. MAIN ST.		ST ALBANS	VT	05478-1309	328700	328700
23020015	549-173-10624	11-13-15 CENTER ST.	3 LP LLC		195 NORTH MAIN STREET		ST ALBANS	VT	05478	99700	99700
23020025	549-173-01016	25 CENTER ST.	PEOPLES TRUST CO		PO BOX 320		ST ALBANS	VT	05478-0320	47300	47300
23020027	549-173-01019	27-29 CENTER ST.	PEOPLES TRUST COMPANY		PO BOX 320	25 KINGMAN ST	ST ALBANS	VT	05478-0320	75600	75600
23020035	549-173-10523	35-37 CENTER ST	JOLLEY ASSOCIATES		54 LO WELDEN ST		ST ALBANS	VT	05478	154300	154300
23033025	549-173-10495	25 FEDERAL ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
23033039	549-173-10496	39 FEDERAL ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
23033090	549-173-10527	90 FEDERAL ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	199500	199500
23033112	549-173-10528	112 FEDERAL ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	174900	174900
23033115	549-173-10529	115 FEDERAL ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	107100	107100
23033117	549-173-10530	117 FEDERAL ST	J & G BROWN PROPERTIES INC		PO BOX 514		ST ALBANS BAY	VT	05481-0514	125300	125300
23033158	549-173-10498	158 FEDERAL ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
23033176	549-173-10499	176 FEDERAL ST	CITY OF ST ALBANS		PO BOX 867		ST ALBANS	VT	05478	0	0
23048031	549-173-01017	31 KINGMAN ST.	PEOPLES TRUST CO		PO BOX 320, 25 KINGMAN ST		ST ALBANS	VT	05478-0320	350700	350700
23048035	549-173-01692	35 KINGMAN ST	PEOPLES TRUST COMPANY		P O BOX 320		ST ALBANS	VT	05478	81500	81500
23049167	549-173-00259	167-169 LAKE ST.	HANDY BUSINESS PROPERTY PARTNERSHIP		405 SWANTON ROAD		ST ALBANS	VT	05478-2611	36800	36800
23049177	549-173-00260	177-179 LAKE ST.	HANDY BUSINESS PROPERTY PARTNERSHIP		405 SWANTON ROAD		ST ALBANS	VT	05478	59300	59300

TIF DISTRICT APPLICATION  
TABLE 6G  
ALL PARCELS WITHIN TIF DISTRICT

Parcel ID	Span #	Property Location	Property Owner(s) name(s)		911 Address					Assessed Value	Taxable Value	
			Owner 1	Owner 2	Address 1	Address 2	City	State	Zip			
<b>YEAR: 2012</b>												
23063046	549-173-00547	46-48 NO. MAIN ST.	VUKOVIC BOJAN	VUKOVIC KELLY	10 KINGMAN ST SUITE 13			ST ALBANS	VT	05478	282800	282800
23063056	549-173-10687	56-58 NO. MAIN ST.	DERINGER A N INC		64 N. MAIN ST.			ST ALBANS	VT	05478-1309	171200	171200
23063060	549-173-10688	60-62 NO. MAIN ST.	DERINGER A N INC		64 N. MAIN ST.			ST ALBANS	VT	05478-1309	343900	343900
26018036	549-173-01529	36 CATHERINE ST.	TML COMMERCIAL LLC		PO BOX 1205			ST ALBANS	VT	05478	51900	51900
26039016	549-173-01574	16 LO GILMAN ST	WELLS STANLEY	WELLS JANICE	14 LO GILMAN ST			ST ALBANS	VT	05478-2303	46800	46800
26039018	549-173-00411	16 LO GILMAN STREET	WELLS JANICE		14 GILMAN ST			ST ALBANS	VT	05478-2303	27300	27300
26055013	549-173-00185	13-17 LO. WELDEN ST	GOSSELIN MICHAEL J	GOSSELIN KELLY J	56 CONGRESS ST.			ST ALBANS	VT	05478-1645	225800	225800
26079070	549-173-10481	70 SO. MAIN ST.	CIOFFI ROBERT ARMAND	CIOFFI NANCY W	5 EASTVIEW DR			ST ALBANS	VT	05478	249700	249700
26079106	549-173-10356	106 SO. MAIN ST.	C & A REALTY INC		817 SCHOOL ST			CAMBRIDGE	VT	05444	129400	129400
26082011	549-173-01701	11 STEBBINS	UNITED STATES OF AMERICA		50 SOUTH MAIN ST			ST ALBANS	VT	05478	0	0
26082019	549-173-10508	19 STEBBINS ST	CITY OF ST ALBANS		PO BOX 867			ST ALBANS	VT	05478	49500	0
26084018	549-173-11224	20 STOWELL ST	CHAMPLAIN HOUSING TRUST IN		88 KING STREET			BURLINGTON	VT	05402	47700	47700
26084028	549-173-00656	28 STOWELL ST	LEWIS JAMES S		51 WALNUT ST.			ST ALBANS	VT	05478-2125	54900	54900
26093006	549-173-11032	6 LEMNAH DRIVE	WARNER JAMES		221 HIGH STREET			ST ALBANS	VT	05478	126600	126600

TIF DISTRICT APPLICATION  
TABLE 6H  
INFRASTRUCTURE PROJECT COSTS

Infrastructure Project Name	Project Location	Estimated year of Constr.	Estimated Construction & Cont Costs (Current \$)	Est. Const. Cont. Costs (*Inc. in constr costs)	Est. Soft Costs	Est.Total Project Costs (Current \$)	Est. Total Project Cost in Year of Construction	Proportionality				Additional Funds		Total Needed
								TIF Portion		Non-TIF Portion		SOURCE	AMOUNT	
								Percentage						
		Year	Totals				5%	%	\$	%	\$			
		2012	\$28,673,019	\$0	\$1,070,000	\$29,743,019	\$32,446,922		\$32,446,922		\$0		\$9,337,000	\$23,109,922
Taylor Park Master Plan Implementation	Taylor Park, Downtown St. Albans. Bound by Main, Bank, Church and Fairfield Streets.	2013	\$885,000			\$885,000	\$929,250	100%	\$929,250	0%	\$0	State & Federal Grants, Capital Campaign	\$160,000	\$769,250
Structured Parking	In Downtown Core Lot. Bound by Main, Lake, Federal and Kingman Streets.	2013	\$8,000,000		\$350,000	\$8,350,000	\$8,767,500	100%	\$8,767,500	0%	\$0			\$8,767,500
Core Brownfield Clean-up	In Downtown Core Lot. Bound by Main, Lake, Federal and Kingman Streets.	2013	\$212,425		\$10,000	\$222,425	\$233,546	100%	\$233,546	0%	\$0	EPA Grant	\$177,000	\$56,546
Federal St. Multi-Modal Connector	From north to south along Lower Newton, Federal, Catherine, Market, Allen Streets, Lemnah Drive and a new road connecting to the State Highway Access Road.	2014	\$12,283,990			\$12,283,990	\$13,512,389	100%	\$13,512,389	0%	\$0	TIGER Grant	\$7,000,000	\$6,512,389
Streetscape Phase 2 - Side Streets and down Lake St.	Down Lake St. to the extent of the TIF district. Also streets connecting Main and Federal Street Corridor, including Stebbins, Kingman, Center, Hudson and Hoyt.	2014	\$2,699,447		\$350,000	\$3,049,447	\$3,354,391	100%	\$3,354,391	0%	\$0	Enhancement Grant & TIGER	\$1,300,000	\$2,054,391
Fonda Brownfield Clean-up	Located at the former Fonda-Solo manufacturing parcel at 15-21 Lower Newton Street.	2014	\$892,711		\$10,000	\$902,711	\$992,982	100%	\$992,982	0%	\$0	EPA Grant	\$400,000	\$592,982
Stormwater Treatment Project	Consisting of new utility stormwater separation work underground in the TIF district and ending at a natural treatment facility to be constructed between Lower Newton and Rewes Street.	2015	\$1,000,000			\$1,000,000	\$1,150,000	100%	\$1,150,000	0%	\$0			\$1,150,000
Streetscape Phase 3 - Gateways, Wayfinding	Consisting of streetscape and wayfinding improvements at the northern and southern City limits of Main Street to direct traffic to new private projects in the TIF district.	2015	\$2,699,447		\$350,000	\$3,049,447	\$3,506,863	100%	\$3,506,863	0%	\$0	Enhancement Grant	\$300,000	\$3,206,863



TIF DISTRICT APPLICATION  
TABLE 6K  
INFRASTRUCTURE NEXUS INFORMATION

Project Name	Loc	%	Project Description	Impact on TIF District			Impact on Real Property Developments	Reports, studies justifying project	Explanation of Proportion
				Direct	Essential	Major			
Taylor Park Master Plan Implementation	CW	-	Rehabilitation, landscaping, lighting, amenities to maximize utilization and update aging infrastructure.	Direct	Essential	Major	Davis Redevelopments, Handy Main Street, Core Commercial Development,	SE Group (project design consultant) conceptual estimates	This project is completely within the TIF District boundary and will directly serve the stimulated projects due to its central location within the downtown area.
Structured Parking	CW	-	400 structured parking spaces	Direct	Essential	Major	Core Commercial Development, Mylan Technologies	Core Development Master Plan 2009 - \$20,000 per space.	This project is completely within the TIF District boundary and will be 100% proportionate to the Core Commercial Development and Mylan Technologies, as well as other downtown uses within the TIF District.
Core Brownfield Clean-up	CW	-	Mitigation of polyaromatic hydrocarbons and heavy metals in soil and two Underground Storage Tanks (USTs)	Direct	Essential	Major	Core Commercial Development	Corrective Action Feasibility Investigation report produced by the Johnson Company, Inc. for the former Fonda-Solo brownfield site (similar project proportional calculations).	This project is completely within the TIF District boundary and will be 100% proportionate to the core commercial development. This will also remove a critical barrier for additional infrastructure (i.e. structured parking), thus indirectly stimulating even more private projects.

TIF DISTRICT APPLICATION  
TABLE 6K  
INFRASTRUCTURE NEXUS INFORMATION

Project Name	Loc	%	Project Description	Impact on TIF District			Impact on Real Property Developments	Reports, studies justifying project	Explanation of Proportion
				Direct	Essential	Major			
Federal St. Multi-Modal Connector	PW	99%	Operational improvements at intersections, access management and parking improvements, traffic and wayfinding signs, continuous sidewalks and improved pedestrian crossings throughout, on-street bike lanes, appropriate street lighting for each roadway segment, street trees where appropriate, bridge replacement at Stevens Brook, roadway pavement rehabilitation/reconstruction, drainage improvements, and municipal utility updates	Direct	Essential	Major	Mylan Technologies, Inc. (MTI) Expansion, St. Albans Cooperative Creamery New Store & Factory Expansion, Core Commercial Development, Handy Main St., St. Albans House, Stebbins & Catherine, Handy Lake St., Sale of Tax-Exempt Property, INS Office Complex Build-Out, Switchyard Build-Out, Fonda Redevelopment Housing	VHB Inc. (project design engineer) conceptual estimates.	The majority of this project will occur within the boundary of the TIF District and will be 100% proportionate to the TIF District, especially the TIF-stimulated projects. This is a central and critical piece of infrastructure; many projects are proceeding in anticipation of this infrastructure and will be stimulated by it. The only portions of the project that are outside of the boundary are some of the connections to the existing road network.
Streetscape Phase 2 - Side Streets and down Lake St.	CW	-	Reconstructed sidewalks with new materials, new pedestrian lighting with historic fixtures, new pedestrian amenities, such as benches, realigned and rebuilt pedestrian crosswalks with new "bump-outs" where possible, new accessibility amenities, bringing downtown sidewalks up to code, re-paved streets with new striping for automobiles and bicycles, improvements to intersection designs, new tree plantings along the sidewalk, improvements to the utilities under the road and sidewalks	Direct	Essential	Major	Mylan Technologies, Inc. (MTI) Expansion, St. Albans Cooperative Creamery New Store & Factory Expansion, Core Commercial Development, Handy Main St., St. Albans House, Stebbins & Catherine, Handy Lake St., Sale of Tax-Exempt Property, INS Office Complex Build-Out, Switchyard Build-Out, Davis Redevelopments	VHB Inc. (project design engineer) conceptual estimates.	The Streetscape Phase 2 project will be 100% proportionate to the TIF District as a whole and will particularly make the stimulated projects viable. These sites would not be as attractive for development without these connectivity and pedestrian improvements.
Fonda Brownfield Clean-up	CW	-	Develop and implement a corrective action plan to remove any remaining contaminants in the slab and soil on the site	Direct	Essential	Major	Fonda Redevelopment Housing	Clean-up cost estimates from Corrective Action Feasibility Investigation report produced by the Johnson Company, Inc.	The Fonda Brownfield clean-up will be 100% proportionate to the development of the Fonda development project itself.

TIF DISTRICT APPLICATION  
TABLE 6K  
INFRASTRUCTURE NEXUS INFORMATION

Project Name	Loc	%	Project Description	Impact on TIF District			Impact on Real Property Developments	Reports, studies justifying project	Explanation of Proportion
				Direct	Essential	Major			
Stormwater Treatment Project	PW	50%	Consisting of new utility stormwater separation work underground in the TIF district and ending at a natural treatment facility to be constructed between Lower Newton and Rewes Street.	Direct	Essential	Major	St. Albans Cooperative Creamery New Store & Factory Expansion, Core Commercial Development	Conceptual cost estimates from the project engineer.	The natural treatment area of this project is outside of the TIF District boundary; it would be counter-productive for this type of infrastructure (a large natural area) to be located within the TIF District. Most of the utilities are within the boundary to collect and transport the stormwater. But the entire project is 100% proportionate to the District - separating stormwater for many of the projects identified within the Plan, as well as many other properties within the District as a whole.
Streetscape Phase 3 - Gateways, Wayfinding	PW	75%	Consisting of streetscape and wayfinding improvements at the northern and southern City limits of Main Street to direct traffic to new private projects in the TIF district.	Direct	Essential	Major	Core Commercial Development	Replication of Streetscape Phase 2 estimates (similar project)	Although the physical locations of some of Streetscape Phase 3 will be outside of the TIF District boundary, the project will be 100% proportionate to the development of the Core Commercial Development project. This private project is dependent on the wayfinding and gateways to be successful (which by their nature must be at the gateways to the City - outside of the TIF District boundary). This infrastructure is one of the major incentives for attracting the development to this particular site.

**TIF DISTRICT APPLICATION  
TABLE 6L  
REAL PROPERTY DEVELOPMENT PROJECTS - DESCRIPTION**

Development or Redevelopment Project Name	Span #	Address or Location Description	Tax Map (Parcel & Map Number)	Zoning District	Project Description	Project Characterization	Project Status	Project Findings	Public Infrastructure Impact
<b>Mylan Technologies, Inc. (MTI) Expansion</b>	549-173-00839	110 Lake St.	26049110	Business 1 and Service Industrial	This project will remove 14,278 sq.ft. of existing storage space and add 85,320 sq.ft. of new space (3 floors) for a total of 238,410 sq.ft., all Manufacturing.	Known	Project is planned and engineered and is in permitting process. Construction awaits permits and public improvements.	Property owner's plans and permitting process are demonstration of need/viability. Letter of support is forthcoming.	<b>Anticipated Infrastructure: Federal Street Multi-Modal Connection, Streetscape Phase 2 and Structured Parking.</b> This project is located along the Federal Street corridor and on Lake St. Both the Federal Street Multi-Modal Connector and Streetscape Phase 2 projects are needed to provide the traffic management improvements needed for getting increased employees and deliveries to and from the site and to make the downtown (etc.) connections necessary to enhance marketability of employment at the company. Furthermore the site is severely restricted for parking, both currently and in the face of increased employment, so structured parking with reserved space incentives is necessary for the project.
<b>St. Albans Cooperative Creamery New Store</b>	549-173-01050 & 549-173-00132 & 549-173-10711	132-136 Federal	22033136 & 22033134 & 22033132	Service Industrial	Demolition of existing vacant houses. Construction of 17,922 sq.ft. new retail (warehouse type building) and 4,300 sq.ft. new outdoor storage.	Known	Project is in planning and permitting stages. Construction awaits permitting process and public improvements to provide marketability.	Property owner's plans and permitting process are demonstration of need/viability. Letter of support is forthcoming.	<b>Anticipated Infrastructure: Federal Street Multi-Modal Connector, Streetscape Phase 2 and Stormwater Treatment.</b> This project is located along the Federal Street corridor and near Hoyt and Hudson Streets (coming down from Downtown Main Street). Both the Federal Street Multi-Modal Connector and Streetscape Phase 2 projects are needed to provide the traffic management improvements needed for getting customers, employees and deliveries to and from the site and to make the downtown connections necessary to enhance marketability of the store. Furthermore the site is on the combined stormwater/sewer system, and development is hindered by the overflow. The stormwater treatment project would greatly benefit this project.
<b>St. Albans Cooperative Creamery Factory Expansion</b>	549-173-01358	142 Federal	22033142	Service Industrial	Removal of old store. Construction of 13,732 sq.ft. of new manufacturing (expansion).	Known	Project is in planning and permitting stages. Construction awaits permitting process and public improvements to provide viability.	Property owner's plans and permitting process are demonstration of need/viability. Letter of support is forthcoming.	<b>Anticipated Infrastructure: Federal Street Multi-Modal Connector, Streetscape Phase 2 and Stormwater Treatment.</b> This project is located along the Federal Street corridor and near Hoyt and Hudson Streets (coming down from Downtown Main Street). Both the Federal Street Multi-Modal Connector and Streetscape Phase 2 projects are needed to provide the traffic management improvements needed for getting increased employees and deliveries to and from the site and to make the downtown connections necessary to enhance marketability of employment at the company. Furthermore the site is on the combined stormwater/sewer system, and development is hindered by the overflow. The stormwater treatment project would greatly benefit this project.
<b>Davis Redevelopment - Ralston Bldg</b>	549-173-00842	54 No. Main	23063054	Business 1	Extensive renovations of 5,888 sq. ft. in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.	Known	Project is in planning and permitting stages. Construction awaits permitting process and public improvements to provide marketability for tenants.	Property owner's plans are demonstration of need/viability. Letter of support is forthcoming. Project renovations are required as part of state permit settlement with Wal-Mart.	<b>Anticipated Infrastructure: Streetscape Phase 2 and Taylor Park.</b> This project is located across from Taylor Park and along the Downtown streetscape. Both the park improvements and the improvements and multi-modal downtown connections provided by Streetscape Phase 2 (especially Lake and Kingman Streets) are necessary to market this unit to new tenants and fully occupy the building to justify renovations.
<b>Core Commercial Development</b>	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED
<b>Handy Main St.</b>	549-173-00258	8 Fairfield	14031008	Business 1	Reconfigure a deficient car dealership layout near the center of Downtown to build a new 3 story retail/residential (rental) building with 36,000 sq.ft.	Current - Commercial, Residential	The current site is obsolete/underdeveloped, and public improvements will spur private development. This project concept was developed for the St. Albans City Growth Center Application.	This project concept was developed for the St. Albans City Growth Center Application.	<b>Anticipated Infrastructure: Federal Street Multi-Modal Connector, Streetscape Phase 2, and Taylor Park Improvements.</b> This project is located at the intersection of Fairfield, Main and Lake Streets. Streetscape Phase 2 improvements will be needed to provide multi-modal downtown connections to the Lake St. corridor to the west. The Federal Street Multi-Modal Connector is required to facilitate traffic routes to the site, especially through the new design of the Lake and Federal Street intersection. Taylor Park Improvements will provide a key aspect of marketability for building occupancy.
<b>Davis Redevelopment - Electric Youth Bldg</b>	549-173-00623	18-20 No. Main	23063018	Business 1	Extensive renovations of 9,024 sq. ft. in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.	Known	Project is in planning stages. Construction awaits permitting process and public improvements to provide marketability for tenants.	Property owner's plans are demonstration of need/viability. Letter of support is forthcoming. Project renovations are required as part of state permit settlement with Wal-Mart.	<b>Anticipated Infrastructure: Streetscape Phase 2 and Taylor Park.</b> This project is located across from Taylor Park and along the Downtown streetscape. Both the park improvements and the improvements and multi-modal downtown connections provided by Streetscape Phase 2 (especially Lake and Kingman Streets) are necessary to market this unit to new tenants and fully occupy the building to justify renovations.
<b>Davis Redevelopment - Dressing Room Bldg</b>	549-173-01195	34 No. Main	23063034	Business 1	Extensive renovations of 4,473 sq. ft. in a historic downtown building. 3 Stories, first floor retail and upper floors commercial/rental.	Known	Project is in planning stages. Construction awaits permitting process and public improvements to provide marketability for tenants.	Property owner's plans are demonstration of need/viability. Letter of support is forthcoming. Project renovations are required as part of state permit settlement with Wal-Mart.	<b>Anticipated Infrastructure: Streetscape Phase 2 and Taylor Park.</b> This project is located across from Taylor Park and along the Downtown streetscape. Both the park improvements and the improvements and multi-modal downtown connections provided by Streetscape Phase 2 (especially Lake and Kingman Streets) are necessary to market this unit to new tenants and fully occupy the building to justify renovations.



**TIF DISTRICT APPLICATION  
TABLE 6M  
REAL PROPERTY DEVELOPMENT PROJECTS - INCREMENTAL VALUE**

Development or Redevelopment Project Name	Estimated Year of Construction Start	Projected New Commercial Dev (SF)	Projected Renovated Commercial (SF)	Projected New Residential Dev (SF)	Projected Renovated Residential (SF)	Projected New Industrial Dev (SF)	Projected Renovated Industrial (SF)	Projected Total Dev (SF)	Original Assessed/Baseline Value	Estimated Assessed Value After Development	Estimated Increase in Value from Baseline	Use Code	Estimated % of New Construction - Homestead Rate	Estimated % of New Construction - Non-Homestead Rate	Estimated Incremental Value - Homestead	Estimated Incremental Value -Non-Homestead
<b>Base Year:</b>	<b>2012</b>															
<b>Totals:</b>		<b>505,722</b>	<b>17,893</b>	<b>137,837</b>	<b>9,495</b>	<b>99,052</b>	<b>0</b>	<b>769,999</b>	<b>\$33,810,800</b>	<b>\$123,516,900</b>	<b>\$89,706,100</b>				<b>\$ -</b>	<b>\$ 89,706,100</b>
Mylan Technologies, Inc. (MTI) Expansion	2012					85,320		85,320	\$8,789,800	\$19,144,400	\$10,354,600	I	0%	100%	\$0	\$10,354,600
St. Albans Cooperative Creamery New Store	2012	22,222						22,222	\$367,300	\$2,092,900	\$1,725,600	C	0%	100%	\$0	\$1,725,600
St. Albans Cooperative Creamery Factory Expansion	2012					13,732		13,732	\$3,766,300	\$7,144,300	\$3,378,000	I	0%	100%	\$0	\$3,378,000
Davis Redevelopment - Ralston Bldg	2013		3,925		1,963			5,888	\$254,100	\$710,800	\$456,700	C, RN	0%	100%	\$0	\$456,700
Core Commercial Development	2013	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	\$251,500	\$9,273,700	\$9,022,200	REDACTED	0%	100%	\$0	\$9,022,200
Handy Main St.	2013	12,000		24,000				36,000	\$930,700	\$3,640,800	\$2,710,100	C, RN	0%	100%	\$0	\$2,710,100
Davis Redevelopment - Electric Youth Bldg	2013		6,016		3,008			9,024	\$299,900	\$1,070,100	\$770,200	C, RN	0%	100%	\$0	\$770,200
Davis Redevelopment - Dressing Room Bldg	2013		2,982		1,491			4,473	\$218,400	\$600,000	\$381,600	C, RN	0%	100%	\$0	\$381,600
St. Albans House	2014		4,970		3,033			8,003	\$147,200	\$1,091,300	\$944,100	C, RN	0%	100%	\$0	\$944,100
Stebbins & Catherine	2014	4,000		4,000				8,000	\$235,900	\$966,800	\$730,900	C, RN	0%	100%	\$0	\$730,900
Handy Lake St.	2014	67,500		67,500				135,000	\$689,200	\$10,394,900	\$9,705,700	C, RN	0%	100%	\$0	\$9,705,700
Sale of Tax-Exempt Property	2014	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	\$0	\$5,411,500	\$5,411,500	REDACTED	0%	100%	\$0	\$5,411,500
INS Office Complex Build-Out	2014	200,000						200,000	\$15,311,800	\$34,458,500	\$19,146,700	C	0%	100%	\$0	\$19,146,700
Switchyard Build-Out	2014	200,000						200,000	\$2,123,800	\$16,794,100	\$14,670,300	C	0%	100%	\$0	\$14,670,300
Fonda Redevelopment - Housing	2015			42,337				42,337	\$0	\$9,276,400	\$9,276,400	RH	0%	100%	\$0	\$9,276,400
Davis Redevelopment - Purchase of 4th Bldg	2015	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	\$424,900	\$1,446,400	\$1,021,500	REDACTED	0%	100%	\$0	\$1,021,500



**TIF DISTRICT APPLICATION  
TABLE 60  
SUMMARY OF ALL REVENUE SOURCES**

Year	Annual TIF Increment: Municipal	Annual TIF Increment: State	Grant Information	Grant Amount	Other Revenue Information	Other Revenue Amount	Total Revenue
<b>Totals:</b>	<b>\$17,874,881</b>	<b>\$30,915,979</b>		\$0		\$2,429,737	\$51,220,597
<b>2012</b>	:Base Year						
2013	\$102,024	\$0					\$102,024
2014	\$199,957	\$345,340			Parking fees (200 spaces, annual rate increase)	\$100,000	\$645,297
2015	\$540,490	\$927,252			Parking fees (200 spaces, annual rate increase)	\$102,000	\$1,569,742
2016	\$647,725	\$1,103,828			Parking fees (200 spaces, annual rate increase)	\$104,040	\$1,855,593
2017	\$681,407	\$1,153,500			Parking fees (200 spaces, annual rate increase)	\$106,121	\$1,941,028
2018	\$716,840	\$1,205,408			Parking fees (200 spaces, annual rate increase)	\$108,243	\$2,030,491
2019	\$754,116	\$1,259,651			Parking fees (200 spaces, annual rate increase)	\$110,408	\$2,124,175
2020	\$793,330	\$1,316,335			Parking fees (200 spaces, annual rate increase)	\$112,616	\$2,222,281
2021	\$834,583	\$1,375,570			Parking fees (200 spaces, annual rate increase)	\$114,869	\$2,325,022
2022	\$877,981	\$1,437,471			Parking fees (200 spaces, annual rate increase)	\$117,166	\$2,432,618
2023	\$923,637	\$1,502,157			Parking fees (200 spaces, annual rate increase)	\$119,509	\$2,545,303
2024	\$971,666	\$1,569,754			Parking fees (200 spaces, annual rate increase)	\$121,899	\$2,663,319
2025	\$1,022,192	\$1,640,393			Parking fees (200 spaces, annual rate increase)	\$124,337	\$2,786,923
2026	\$1,075,346	\$1,714,211			Parking fees (200 spaces, annual rate increase)	\$126,824	\$2,916,381
2027	\$1,131,264	\$1,791,350			Parking fees (200 spaces, annual rate increase)	\$129,361	\$3,051,975
2028	\$1,190,090	\$1,871,961			Parking fees (200 spaces, annual rate increase)	\$131,948	\$3,193,999
2029	\$1,251,975	\$1,956,199			Parking fees (200 spaces, annual rate increase)	\$134,587	\$3,342,761
2030	\$1,317,077	\$2,044,228			Parking fees (200 spaces, annual rate increase)	\$137,279	\$3,498,584
2031	\$1,385,565	\$2,136,219			Parking fees (200 spaces, annual rate increase)	\$140,024	\$3,661,808
2032	\$1,457,615	\$2,232,348			Parking fees (200 spaces, annual rate increase)	\$142,825	\$3,832,788
2033	\$0	\$2,332,804			Parking fees (200 spaces, annual rate increase)	\$145,681	\$2,478,485
2034	\$0	\$0					\$0



**TIF APPLICATION  
TABLE 6P  
SUMMARY OF ANNUAL DEBT**

Project for Which Debt Incurred	Type of Debt Instrument	Debt Principal	Expected Date Debt Incurred	Interest Rate	Term	Pmts Per Year	Amount Paid Each Period	Total Interest	Total Debt Cost
Taylor Park Master Plan Implementation	Municipal Bond	\$769,250	2013	4.0000%	20	4	\$14,015	\$351,938	\$1,121,188
Structured Parking	Municipal Bond	\$8,767,500	2013	4.0000%	20	4	\$159,734	\$4,011,201	\$12,778,701
Core Brownfield Clean-up	Municipal Bond	\$56,546	2013	4.0000%	20	4	\$1,030	\$25,870	\$82,417
Federal St. Multi-Modal Connector	Municipal Bond	\$6,512,389	2014	4.0000%	20	4	\$118,648	\$2,979,470	\$9,491,859
Streetscape Phase 2 - Side Streets and down Lake St.	Municipal Bond	\$2,054,391	2014	4.0000%	20	4	\$37,429	\$939,900	\$2,994,292
Stormwater Treatment Project	Municipal Bond	\$1,150,000	2015	4.0000%	20	4	\$20,952	\$526,134	\$1,676,134
Streetscape Phase 3 - Gateways, Wayfinding	Municipal Bond	\$3,206,863	2015	4.0000%	20	4	\$58,425	\$1,467,166	\$4,674,029
Fonda Brownfield Clean-up	Municipal Bond	\$592,982	2014	4.0000%	20	4	\$10,803	\$271,294	\$864,276

NOTE: Interest rates and terms are at the conservative end of the range of typical St. Albans rates and terms.

**TIF APPLICATION  
TABLE 6Q  
CASH FLOW**

Year	Total Revenue (from all sources)	Total TIF Debt Service	Related Costs	Annual Cash Flow - Cumulative
<b>2012</b>	<b>:Base Year</b>			
2013	\$102,024	\$0	\$35,500	\$66,524
2014	\$645,297	\$699,115	\$0	\$12,706
2015	\$1,569,742	\$1,366,637	\$0	\$215,811
2016	\$1,855,593	\$1,684,145	\$0	\$387,259
2017	\$1,941,028	\$1,684,145	\$0	\$644,142
2018	\$2,030,491	\$1,684,145		\$990,488
2019	\$2,124,175	\$1,684,145		\$1,430,519
2020	\$2,222,281	\$1,684,145		\$1,968,655
2021	\$2,325,022	\$1,684,145		\$2,609,532
2022	\$2,432,618	\$1,684,145		\$3,358,006
2023	\$2,545,303	\$1,684,145		\$4,219,164
2024	\$2,663,319	\$1,684,145		\$5,198,338
2025	\$2,786,923	\$1,684,145		\$6,301,116
2026	\$2,916,381	\$1,684,145		\$7,533,352
2027	\$3,051,975	\$1,684,145		\$8,901,183
2028	\$3,193,999	\$1,684,145		\$10,411,037
2029	\$3,342,761	\$1,684,145		\$12,069,653
2030	\$3,498,584	\$1,684,145		\$13,884,092
2031	\$3,661,808	\$1,684,145		\$15,861,755
2032	\$3,832,788	\$1,684,145		\$18,010,398
2033	\$2,478,485	\$1,684,145		\$18,804,738
2034	\$0	\$985,030		\$17,819,709
2035	\$0	\$317,508		\$17,502,201
2036	\$0	\$0		

**TIF APPLICATION  
TABLE 6R  
RELATED COSTS BY YEAR**

Year Cost is Expected to be Paid/Repaid	Related Cost Name	Related Cost Description	Related Cost Amount
		<b>Total:</b>	\$ 35,500
<b>2013</b>			<b>\$ 35,500</b>
	Consultant Fees	Fee charged by Consultant(s) for TIF District development and application management	\$25,000.00
	Application Deposit	Application deposit charged by VEPC for third party application analysis	\$5,000.00
	Application Fee	Total Application Fee charged by VEPC for third party application analysis	\$5,000.00
	Administrative	Notices in newspapers, Print materials for application	\$300.00
	Meeting costs	Bus for VEPC meeting, other meeting costs	\$200.00
<b>2014</b>			\$ -
<b>2015</b>			\$ -
<b>2016</b>			\$ -
<b>2017</b>			\$ -
<b>2018</b>			\$ -

**TIF DISTRICT APPLICATION**  
**TABLE 6I**  
**INFRASTRUCTURE COSTS, BY TYPE**

Major Infrastructure Categories	Infrastructure Subcategory (Project)	Total Cost	Cost Paid by Other Revenue Sources	Cost Paid By TIF Revenue
	Total Infrastructure Costs, Table 6H	\$32,446,922	\$9,337,000	\$32,446,922
	Total Infrastructure Costs, this table	\$32,446,922	\$9,337,000	\$32,446,922
<b>Brownfields</b>		\$1,226,528	\$577,000	\$1,226,528
	Core Brownfield Clean-up	\$233,546	\$177,000	\$233,546
	Fonda Brownfield Clean-up	\$992,982	\$400,000	\$992,982
<b>Parking</b>		\$8,767,500	\$0	\$8,767,500
	Structured Parking	\$8,767,500	\$0	\$8,767,500
<b>Parks</b>		\$929,250	\$160,000	\$929,250
	Taylor Park Master Plan Implementation	\$929,250	\$160,000	\$929,250
<b>Roads/Transportation</b>		\$13,512,389	\$7,000,000	\$13,512,389
	Federal St. Multi-Modal Connector	\$13,512,389	\$7,000,000	\$13,512,389
<b>Stormwater</b>		\$1,150,000	\$0	\$1,150,000
	Stormwater Treatment Project	\$1,150,000	\$0	\$1,150,000
<b>Streetscape</b>		\$6,861,255	\$1,600,000	\$6,861,255
	Streetscape Phase 2 - Side Streets and down Lake S	\$3,354,391	\$1,300,000	\$3,354,391
	Streetscape Phase 3 - Gateways, Wayfinding	\$3,506,863	\$300,000	\$3,506,863

TIF DISTRICT APPLICATION  
TABLE 6J  
INFRASTRUCTURE COSTS, BY YEAR

Projected Year of Construction	Estimated Construction Costs of All Projects	Cost Paid By TIF Revenue	Cost Paid by Other Revenue Sources	
Base Year	Totals from Table 6H	\$32,446,922	\$23,109,922	\$9,337,000
2012	Totals from this Table	\$32,446,922	\$23,109,922	\$9,337,000
2013		\$9,930,296	\$9,593,296	\$337,000
2014		\$17,859,762	\$9,159,762	\$8,700,000
2015		\$4,656,863	\$4,356,863	\$300,000
2016				
2017				
2018				
2019				
2020				
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				