

**Brattleboro Board of Listers Meeting
April 4, 2016**

**230 Main Street, Suite 109
Brattleboro, Vermont**

Present: Listers Marshall Wheelock, Kathy Dowd
Town Assessor staff Russell Rice, Dan Ffyfe

Marshall convened the meeting at 9:04am.

Lister Eric Annis was recused.

Application for Property Tax Exemption

Winston Prouty 130 Austine Drive (Austine School Campus)

In attendance: Winston Prouty Board President and attorney David Dunn and Executive Director, Chloe Leary, and their tenant Jim Grout the owner of High Five.

David gave a history of the use of the Austine Campus. He gave an overview of the Austine's history, their financial difficulties and ultimate bankruptcy, and listed the current tenants that were in place when Winston Prouty purchased this property in late January of this year.

Chloe spoke about Winston Prouty's history, mission and their future plans. She explained that they work with the State of Vermont and act as the fiscal agent for the bundle of integrated children's services. Winston Prouty remains committed to their work with special needs children. She explained their future plans to add infant and toddler care programs.

At 9:20am Janice Stockman joined the meeting. Janice works with Winston Prouty through her work as Early Child Coordinator at Windham S E Union.

Marshall and Kathy had questions about the amount and use of the 184.7 acres of land, the dorm buildings, trails, the five cabins, and the yurt. David explained that the yurt is used as part of High Five's program. David provided the information requested.

At 9:28am Robin Sweetapple joined the meeting. She has worked with David in her role at Brattleboro Development Credit Corporation and she is the architect of record for Winston Prouty.

David told us that Winston Prouty would be working with the Town's Planning Department on a Planned Urban Development designation. Kathy asked if they would plan to condominiumize the different buildings on campus. David said that is their hope. They do not anticipate keeping the president's house or Wheeler house. Some of the land has been designated as conservation land and they hope to sell other parcels of land that are not needed for their "little village."

Jim Grout asked if we would like to have the economic impact information he has gathered about what his company generates for local business. Marshall explained that information was not pertinent for tax-exempt status.

Marshall asked for further information on the Bel Center, LLC (Brattleboro Behavioral and Emotional Learning Center of Vermont) and Brattleboro Hearing Center, Inc. David will try to provide that information.

Marshall stated that the tax-exempt statute is complicated. Russell explained there are no precedents for a property with multiple income streams. He called the attorney with the State's Property Valuation Department for guidance. He has not been able to speak to the attorney and receive an answer. David volunteered to review case law too.

Chloe asked about time frame. Marshall told her we would move with deliberate speed. Kathy will be away for the next two weeks.

Winston Prouty staff and supporters departed at 9:55am.

The Listers and the assessors' staff reviewed and discussed the history of how previous tax-exempt requests met the statute requirements.

The next Lister's meeting was scheduled for 9am on April 28th.

With no other business, Marshall moved to adjourn the meeting at 10:45am.

Respectively submitted,

Katherine N. Dowd
Clerk