

**STATE OF VERMONT
GRANT AGREEMENT****Grant # 07110-26-CVRPC-GSA Property****GRANT AGREEMENT**

1. **Parties.** This is a Grant Agreement for services between the State of Vermont, Department of Housing and Community Development, (hereinafter called "State"), and **Central Vermont Regional Planning Commission**, with a principal place of business at 29 Main Street, Suite 4 in Montpelier, Vermont, (hereinafter called "Grantee"). It is the Grantee's responsibility to contact the Vermont Department of Taxes to determine if, by law, the Grantee is required to have a Vermont Department of Taxes Business Account Number.
2. **Subject Matter.** The subject matter of this Grant Agreement to conduct redevelopment assessment, focusing on economic development, parking, housing and flood mitigation of the US Federal Building, the 1.6-acre parcel upon which it sits located at 87 State Street, and parcels located at 89 State Street and 42 Court Street. This assessment will inform the formulation of a viable redevelopment proposal due to the General Services Administration (GSA) within 90 days.
3. **Grant Award.** The State awards the **\$100,000** in accordance with the payment provisions specified in Attachment B.
4. **Grant Term.** The period of Grantee's performance shall begin on **July 1, 2025**, and end on **September 29, 2025**, representing the 90-day federal deadline. This Grant may be extended upon federal extension, mutual agreement, necessity, and availability of funds.
5. **Amendment.** Changes, modifications, or amendments to the terms and conditions of this Grant Agreement shall not be effective unless reduced to writing, numbered, and signed by the duly authorized representative of the State and Grantee.
6. **Cancellation.** This Grant Agreement may be suspended or cancelled by either party by giving written notice at least 30 days in advance.
7. **Attachments.** This Grant consists of 7 pages including the following attachments incorporated herein:
 - Grant Agreement Part 1 – Grant Award Detail
 - Grant Agreement Part 2 – Grant Agreement
 - Attachment A – Scope of Work
 - Attachment B – Payment Provisions
 - Attachment C – Standard State Provisions for Contracts and Grants
8. **Order of Precedence.** Any ambiguity, conflict or inconsistency between the documents comprising this Grant shall be resolved according to the following order of precedence:
 1. Grant Agreement Part 1 & Part 2
 2. Attachment C – Standard State Provisions for Contracts and Grants
 3. Attachment A – Scope of Work
 4. Attachment B – Payment Provisions

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By signing this agreement, parties attest no employee, officer, or agent has participated in the selection, award, or administration of this Agreement if he or she has a real or apparent conflict of interest. We, the undersigned parties, agree to be bound by this Grant Agreement.

STATE OF VERMONT

**CENTRAL VERMONT REGIONAL
PLANNING COMMISSION**

Date: _____

Date: _____

By: _____

By: _____

Name: Nate Formalarie

Name: Christian Meyer

Title: Deputy Commissioner

Title: Executive Director

Dept: Housing & Community Development

<i>For internal use only:</i>		Distribution:	CVRPC, Finance, CGT, Lavoie, Kurrle, Williams	
DeptId:	7110xxxxxx	Project:		
Fund:	10000	Class:		
Account:	550500	Other:		

ATTACHMENT A – STATEMENT OF WORK

1. Authority. Pursuant to Sec. B.1100(o)(5) of Act 27 (2025) a one-time appropriation of \$100,000 of general fund dollars “to the Central Vermont Regional Planning Commission to support a site study focused on economic development, parking, housing, and flood mitigation for the 1.6-acre parcel at 87 State Street and parcels at 89 State Street and 42 Court Street”

In addition to the charge above, this study is also expected to support the due diligence needed for any future acquisition and redevelopment by a public or private party. The study will further assess how coordination with adjacent parcel owners may benefit a coordinated future project.

2. Scope of Work. The Grantee shall coordinate and oversee, with expediency, the services conducted by the consultants necessary to execute this assessment, including site appraisal, legal services, environmental review, design and engineering. The table below outlines consultant services and how they satisfy statutory requirements.

Service	Scope of Work
Appraisal	87 State Street Property Appraisal per negotiated assumptions with the US General Services Administration
Legal	87 State: Title review 87 State: Legal Framework for Acquisition & Holding 87 State: Assessment of structure and set up of Special Purpose Entity
Environmental	87 State: Phase 1 (Phase 2 as needed) Environmental Assessment 87 State: Building materials testing
Design & Engineering	87 State Street: Evaluation of existing building (code analysis, structural, etc.) 87 State Street: Adaptive Reuse options for existing building for economic development, housing, and what measures would need to be taken to mitigate flood risk. 87 State Street: Test fits for additional buildings on the site including how many additional housing units or square feet of commercial or office space could be constructed 42 Court Steet: Clarify range of program targets and design goals 42 Court Steet: Development of accurate base map (topo and flood data) 42 Court Steet: Identify flood resilient options for meeting study goals (economic development, parking, housing, and flood mitigation) 42 Court Steet: Multiple development test fits 42 ourt Steet: (optional) develop tables of possible development approaches

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3. **Reporting.** Grantee shall provide a checklist of services/work completed (using the table above) every two weeks until the deliverable is submitted
4. **Deliverable.** Grantee shall submit a viable redevelopment proposal in consideration of the legislative mandate, highlighting its meritorious distinctions on or before September 19, 2025

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ATTACHMENT B – PAYMENT PROVISIONS

1. **Grant Award.** The maximum dollar amount payable under this grant is not to exceed **\$100,000**. Payment will be disbursed in one advance installment due to GSA's expedited 90-day deadline.
2. **Payment Terms.**
 - 2.1. Payment will be disbursed upon execution of this Grant agreement.
 - 2.2. Funds must be used solely for the performance of the work outlined herein.
 - 2.3. Grantee must account for funds using Generally Accepted Accounting Standards (GAAP)
7. **Financial Records.** Grantee shall maintain financial records that trace funding source per expenditure and adequately demonstrates one source of funding was used per allowable expenditure, in accordance with the terms and conditions herein. Grantee shall not create a duplication of benefit by using multiple appropriations and/or awards to cover the same expenditure.
8. **Breach/Recapture of Grant Funds/Termination of Agreement.** If Grantee does not fulfill in a timely and proper manner its obligations under, or does violate any of the terms or conditions of this Agreement, then State shall notify Grantee of the breach, may establish a period not to exceed thirty (30) calendar days to correct such breach, and may cease payment of any portion of Grant Funds, or other funds due Grantee under any other agreement with State (including any department or division thereof), until the breach is cured. If Grantee does not cure the breach at the completion of the correction period, then State: (1) may require Grantee to immediately reimburse to State any portions of Funds that were not expended or were expended in a manner inconsistent with, or for purposes other than those specifically described in, the terms and conditions of this Agreement; or, in the alternative, may forever retain any portion of Grant Funds, or other funds due Grantee under any other agreement with State (including any department or division thereof), equal to the amount of reimbursement that would have otherwise been required by operation of the preceding clause; and/or (2) may immediately terminate this Agreement by giving written notice to Grantee, specifying the effective date thereof.
9. **Custodian of Executed Agreement.** The State shall maintain the fully executed original of this Agreement.

(End of Attachment B – Payment Provisions)

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**ATTACHMENT C – STANDARD STATE PROVISIONS FOR CONTRACTS AND GRANTS
REVISED OCTOBER 1, 2024**

[“Attachment C – Standard State Provisions for Contracts and Grants” \(October 1, 2024\)](#) constitutes part of this Agreement and is hereby incorporated by reference as if fully set forth herein and shall apply to the purchase of all goods and/or services by the State under this Agreement. Should the embedded link become disabled, this document is available online at:

<https://bgs.vermont.gov/purchasing-contracting/forms>