CHIP IN VT Webinars

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Webinar 6 - Building Community Support: From Project Idea to Public Vote

Clear communication and public trust can help communities build support for housing infrastructure projects, projects using municipal bonds, and other local efforts. This webinar will help municipal officials and staff understand both the people-focused work of building community support and the technical process of municipal bonding.

A panel of municipal officials will share practical lessons on:

- Planning outreach
- Explaining project goals, costs, and benefits
- Coordinating clear and consistent messages
- Reaching residents through multiple channels
- Responding to questions, concerns, and misinformation

After, bond counsel will present the technical bonding process and the legal requirements municipalities must follow. Participants will learn how the formal bond process differs from - and connects with - the public education and communication campaign.

The session will end with attendees having the opportunity to ask questions.

Designed to support CHIP communities, the webinar will also benefit any municipal official or staff member working on a project that requires public support and financing.

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Speakers:

Katie Buckley, Director of Municipal Operations Support, VLCT

Bonnie Waninger, Project & Funding Specialist, VLCT

Mike Strait, Town Manager, Town of Brighton

Brent Raymond, Town Manager, Town of Morristown

Jim Ryan, Wastewater Committee Chair, Town of Wolcott

Charlie Hancock, Selectboard Chair, Town of Montgomery

Elijah Emmerson, Attorney at Law, Primmer Piper Eggleston & Cramer, PC

Webinar 6 Recording

Recording will be processed and posted here after the webinar has concluded.

This recording's slides can be found in the orange box at the top of this page.

Webinar 5 -CHIP: Risk Management for Public-Private Development

Public-private partnerships can help communities create housing and make the most of Vermont's Community and Housing Infrastructure Program (CHIP). Like any partnership, they also involve risk. Understanding those risks - and planning for them early - can help municipalities make informed decisions, protect public resources, and build successful projects.

Watch this practical webinar designed for elected and appointed municipal

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officials, planners, economic development staff, and others involved in CHIP. We explored common risks that arise during housing and infrastructure projects and discussed strategies municipalities can use to manage them throughout the life of a project.

Topics included:

- Evaluating whether a project and a development partner are the right fit.
- Identifying financial, legal, operational, and project delivery risks.
- Establishing clear expectations through development agreements and other risk management tools.
- Responding to changing project conditions while protecting public investments.
- Applying lessons learned to strengthen future housing and infrastructure projects.

Whether your community is just beginning to explore CHIP or is preparing to move a project forward, you'll hear about practical ideas for managing risk from the earliest planning conversations through project completion.

Presenters:

Katie Buckley, Director of Municipal Operations Support, VLCT
Bonnie Waninger, Project & Funding Specialist, VLCT
Dominic Cloud, City Manager, City of St. Albans
Matt Lawless, Town Manager, Town of Shelburne
Zeke Davisson, Chief Operating Officer, Summit Properties
Zak Hale, Partner and CEO, Hale Resources, LLC

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Webinar 5 Recording

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Webinar 4 - CHIP: Generating Community Buy-In for Public-Private Partnerships

Successful CHIP projects depend not only on sound financing structures, but also on strong community understanding and buy-in. This webinar will explore how municipal leaders can build community trust, communicate project benefits clearly, and navigate public concerns throughout the development process.

Learn practical strategies for engaging residents, working with stakeholders, and creating partnerships that align private investment with community priorities. Viewers will hear real-world examples of what helps projects gain momentum and what can undermine public confidence if not addressed early or successfully.

Topics will include:

- Communicating the overall public value of development projects
- Baking transparency into the process
- Managing community concerns and expectations
- Creating effective public-private relationships
- Lessons learned from successful and challenging projects

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This session is designed for elected and appointed municipal officials and economic development and planning staff participating in CHIP.

Presenters:

Katie Buckley, Director of Municipal Operations Support, VLCT

Bonnie Waninger, Project & Funding Specialist, VLCT

Jessie Baker, City Manager, City of South Burlington

Chip Sawyer, Director of Planning & Development, City of St. Albans

John Dunbar, Selectboard Member, Town of Rockingham and Co-owner, Whitaker Properties, Bellows Falls

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Webinar 4 Recording

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Generating Buy-in for Public-Private Partnerships Webinar Summary

Webinar 3 - CHIP: Understanding Estimated Property Valuation and Tax Increment Projections

How property values and tax increments are estimated is foundational to successfully implementing Vermont's new Community and Housing Infrastructure Program (CHIP). Do you want to gain a strong, practical understanding of your role in CHIP, learn strategies to stay organized, and

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discover tools to help your community implement CHIP with confidence? This session aims to help you feel prepared, informed, and ready to contribute effectively to your municipality's CHIP team.

This session

- Introduces tax increment financing and Original Taxable Value; the foundation of CHIP
- Explains how property values are determined and certified
- Explains who creates tax increment projections and how the municipality can review them
- Clarifies key responsibilities for listers, assessors, and treasurers
- Identifies and reviews the information towns must track each year

This recording is designed for municipal listers, assessors, and treasurers who play a key role in property valuation or financial reporting. It is also beneficial for municipal officials in other positions who need a clear understanding of how these roles interact with their CHIP responsibilities. This session is beginner-friendly: no prior experience with tax increment programs is required to get value from it.

Presenters:

Katie Buckley, Director of Municipal Operations Support, VLCT
Bonnie Waninger, Project & Funding Specialist, VLCT
Chloe Wexler, Senior Fiscal Analyst, Vermont Department of Taxes
Sarah Macy, Director of Finance and Administration, City of St. Albans
Mimi Burnstein, Education and Outreach Coordinator, Vermont Assessors and Listers Association (VALA), and Assessor/Lister, Town of Randolph, Town of Shrewsbury, and Vermont Assessment Services LLC

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Webinar 3 Recording

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Webinar 2 - Building with CHIP: Project Readiness & Pre-Development Workflow

Before a CHIP project can advance into formal application and approval, municipalities need a clear roadmap for the early-stage work that sets up a project for success. This webinar walks you through the full pre-development workflow – what needs to happen, when, and why – and highlights the tools, templates, and technical assistance available to help your community navigate this phase with confidence.

This session describes:

- What pre-development is and why it matters
- How to identify and screen potential CHIP eligible projects
- Key roles and responsibilities for the municipality's project team
- What data, analyses, and documentation are needed in early stages
- How to evaluate financial feasibility and understand the project's funding gap
- Requirements for defining a project area and ensuring statutory compliance
- Early community engagement and stakeholder alignment

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Pre-development is when municipalities can reduce risk, strengthen project feasibility, and ensure alignment with local goals and CHIP program requirements. This session helps you build a strong foundation before moving into the formal CHIP application process.

Presenters:

Katie Buckley, Director of Municipal Operations Support, VLCT

Bonnie Waninger, Project & Funding Specialist, VLCT

Alex Armani-Munn, Executive Director, Addison County Economic Development Corporation

Samantha Dunn, Founder and Principal, All at Once, LLC

Shannon Barsotti, Assistant Town Manager and Community Development Director, Town of Bennington

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Webinar 2 Recording

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Building with CHIP Webinar Summary (DOCX, 21.53 KB)

Webinar 1 - Introducing CHIP: Vermont's $2B Housing and Infrastructure Program

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If you haven't heard of "CHIP," now is the time to learn about the new **Community and Housing Infrastructure Program (CHIP)**. It is the largest investment in municipal infrastructure in the state's history – $2 billion over the next 10 years – and it is available to all municipalities! In this kickoff session, learn the high-level basics of what CHIP is and discover how you might use this new financing tool to build the infrastructure to support the creation of new housing in your community. This session provides a clear overview of CHIP, including:

- How the program works and what makes it different from traditional funding tools
- Eligibility requirements and key guardrails to ensure responsible implementation
- The timeline and expectations for program launch
- **VLCT's upcoming three-year CHIP technical assistance program,** "CHIP IN VT" (CHIP Invest in Vermont")

Whether you're a town manager or administrator, selectboard member, lister, assessor, treasurer, or local or regional planning or development staff, this session helps you understand what CHIP is and how it can be a game-changer for communities of all sizes. Following the presentation is a Q & A with attendees from across Vermont.

Presenters:
Katie Buckley, Director Municipal Operations Support Team, VLCT
Bonnie Waninger, Project & Funding Specialist, VLCT
Samantha Sheehan, Municipal Policy and Advocacy Specialist, VLCT
Jessica Hartleben, Executive Director, Vermont Economic Progress Council

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Webinar 1 Recording

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