

time	author	text
2020-09-24 17:45:29 UTC	Emily Lavigne-Bernier	Hi Katie
2020-09-24 17:52:31 UTC	Charles Cooper	Calling in from Schomberg, Ontario. I've seen at least two other Canucks here.
2020-09-24 18:00:02 UTC	Emily Lavigne-Bernier	Hello and welcome to all joining us. We will be starting shortly. In the meantime, if you would like to tell us where you're logging in from that would be great!
2020-09-24 18:00:36 UTC	Logan Porter	Watching from Western Kentucky!
2020-09-24 18:00:43 UTC	Emily Tilden	Hello from Lander, Wy
2020-09-24 18:00:57 UTC	Katie Stuart-Buckley	Welcome everyone!
2020-09-24 18:00:59 UTC	Lea Ann Seiler	Hello from Hanston, KS!
2020-09-24 18:01:37 UTC	Lori Hunter	Lander, Wyoming
2020-09-24 18:01:46 UTC	Lynn Skall	It's a beautiful fall day in Questa, NM
2020-09-24 18:01:50 UTC	Wendy Knight	Welcome from Panton, VT, population 660!
2020-09-24 18:02:14 UTC	Emily Manns	Hello from Peterborough, NH!
2020-09-24 18:03:37 UTC	Michelle Escudero	Hello from Lander, Wyoming
2020-09-24 18:06:08 UTC	Katie Stuart-Buckley	Thanks for the understanding - greatly appreciated.
2020-09-24 18:07:58 UTC	Chris Hulme	One more from Lander here
2020-09-24 18:08:29 UTC	Brianna Drohen	Hello from LaunchSpace, a community member-based makerspace, education and incuaction center located in a renovated mill building in rural Orange, MA. https://www.launchspace-orange.com/about/
2020-09-24 18:09:10 UTC	Joanne Slingerland	Hello from Lander, WY.
2020-09-24 18:20:32 UTC	Trey Warren	It is fun to watch you all problem solve. That is really what it is all about.
2020-09-24 18:20:38 UTC	Kate Easter (she/her)	It's 2020. It's all good.
2020-09-24 18:21:17 UTC	Paula Hunker	photographic essay in computer watching
2020-09-24 18:21:41 UTC	Wendy Knight	Success!
2020-09-24 18:21:45 UTC	Jo Anne Carr	We've all been there. Ready for some more Main Street stories!
2020-09-24 18:22:12 UTC	Lea Ann Seiler	There it is!
2020-09-24 18:22:20 UTC	Deb Wisniewski (she/her/hers)	Yay!!!!
2020-09-24 18:22:34 UTC	Michelle Escudero	Nice job. Good sticking with i!
2020-09-24 18:23:04 UTC	Ellen Pope	Hooray!
2020-09-24 18:25:48 UTC	Missy White	yikes! that's a daunting chart since costs are upwards of 250 here....
2020-09-24 18:26:23 UTC	Trey Warren	\$170/sf cost on a build ready lot in Lander.
2020-09-24 18:26:29 UTC	Charles Cooper	there may be too much discrepancy from place to place, but it will be interesting to see how this chart would work if it was refurbishing a building rather than building a new one in a rural downtown.
2020-09-24 18:26:38 UTC	Charles Whitson	250 here and rents are very high
2020-09-24 18:28:08 UTC	Katie Stuart-Buckley	Most of our work is restoring historic buildings, not new construction and reflect costs in New England, specifically VT.
2020-09-24 18:29:36 UTC	Katie Stuart-Buckley	There is a live link to this study which is worth reading!
2020-09-24 18:32:04 UTC	Paula Hunker	s
2020-09-24 18:32:18 UTC	Susan Odum	Good afternoon from southernmost Illinois!
2020-09-24 18:34:12 UTC	Katie Stuart-Buckley	This is the last slide of this segment. We would love questions....fire away!
2020-09-24 18:35:03 UTC	Lori Hunter	Please explain virtuous cycle
2020-09-24 18:35:11 UTC	Trey Warren	If that slid doesn't scream change is needed, I don't know what does!
2020-09-24 18:36:28 UTC	Katie Stuart-Buckley	Think domino effect....
2020-09-24 18:36:41 UTC	Jane LaPointe	What about investment in rehab or restoration versus new?
2020-09-24 18:36:57 UTC	Brianna Drohen	Have you used this presentation or worked with Opportunity Zone Fund portfolio managers? We are not seeing any interest from OZ funds due to the reasons you mentioned in the beginning, but this shows there is ROI over time.
2020-09-24 18:37:20 UTC	Brianna Drohen	How can we attract OZ funds for reinvestment to our communities?
2020-09-24 18:38:14 UTC	Kevin Peterson	what is the implication of losing Federal Historic Tax Credits on downtown redevelopment?
2020-09-24 18:39:20 UTC	Jake Mott	What makes rural downtown investment more difficult than urban?
2020-09-24 18:40:00 UTC	Nancy Carmer	Any insight into attracting a grocer into a downtown that is walkable and has in past decade seen significant residential development in mixed use properties on upper floors?
2020-09-24 18:41:44 UTC	Trey Warren	The other thing that happens is the urban developer runs up against roadblocks put up by the locals who don't want change.
2020-09-24 18:42:49 UTC	Katie Stuart-Buckley	Attracting small local grocers is difficult. It is hard work, long hours and little return. You could explore a community model, which works in smaller communities, where a local NP owns the space and leases it at an affordable rate to a qualified operator.
2020-09-24 18:43:33 UTC	Deb Trocha	Also consider a cooperative grocery store that is community owned.
2020-09-24 18:45:13 UTC	Trey Warren	Bozeman MT has an excellent coop grocer.

2020-09-24 18:45:44 UTC	Katie Stuart-Buckley	Resistance by local residents adds time and money. It requires deep public outreach and community engagement work.
2020-09-24 18:47:09 UTC	Emily Lavigne-Bernier	Trey Warren I've heard great things about the Bozeman coop. https://www.bozo.coop/ thanks for the grocer ideas! ☺ Is there a residential to business ratio rule for downtowns? Littleton, NH and Monadnock (Keene, NH) Coops are both relatively new and successful. Littleton was very much a community-focused project.
2020-09-24 18:50:41 UTC	Nancy Carmer	
2020-09-24 18:51:06 UTC	Lori Hunter	
2020-09-24 18:53:00 UTC	Kevin Peterson	
2020-09-24 18:54:56 UTC	Ben Amsden	Also, the Androscoggin Food Coop in Berlin NH is an example of one that's still in development that may have insight to share....(https://androfood.coop/)
2020-09-24 19:00:15 UTC	Trey Warren	Kudos! a similar downtown redevelopment project: the Colonial Theatre in downtown Laconia, NH https://www.belknapedc.org/single-post/just-listed-for-lease
2020-09-24 19:01:16 UTC	Kevin Peterson	
2020-09-24 19:02:45 UTC	Nancy Carmer	Was there discussion around increased height to maximize return for investment in return for a public amenity? civic space or
2020-09-24 19:02:59 UTC	Kevin Peterson	One of the current financing challenges in New England right now is the dearth of allocation of NTMCs. Only \$65M in NMTC allocation in ALL of NE this year.
2020-09-24 19:03:10 UTC	Lori Hunter	Are short-term rentals allowed? Airbnb VRBO
2020-09-24 19:04:36 UTC	Emily Manns	I joined late, did you discuss energy issues, specifically low carbon building or renewable generation?
2020-09-24 19:04:48 UTC	Kevin Peterson	Opportunity Zone financing may be attractive, but in rural areas, with limited ROI, it seems more like a quasi-philanthropic portion of the capital stack. Does this make sense to Bob and Bill, in terms of a cultivation strategy for possible OZ investors?
2020-09-24 19:05:59 UTC	Lori Hunter	Have you seen retail or restaurants be successful in 2nd story spaces? What types of business could survive in that type of space?
2020-09-24 19:06:09 UTC	Michelle Escudero	Lori Hunter community financial buy-in-lots of work! Are the local equity investors hoping to have some sort of return, perhaps at the end of the NMTC 7-year period? If so, what is the source that would 'take them out' of their investment?
2020-09-24 19:06:13 UTC	Kevin Peterson	
2020-09-24 19:08:51 UTC	Kevin Peterson	It would be great to have some sort of write-up or summary of how you approached the OZ piece, so other rural OZs could learn from your experience.
2020-09-24 19:09:58 UTC	Susan Chase	There was also an earlier question re energy issues which I don't think was answered. Lori Hunter only in Minneapolis, where there is a HUGE network of 2nd story businesses Kevin Peterson yes I agree, it's been a challenge to gain interest to OZ funds into our area. I am curious about how to attract OZ investment that is not reliant on quasi-philanthropic
2020-09-24 19:10:06 UTC	Missy White	
2020-09-24 19:12:40 UTC	Brianna Drohen	
2020-09-24 19:12:41 UTC	Susan Odum	Kevin Peterson - that is a great point - about a write-up or summary, so our rural Opportunity Zones can learn from the experience.
2020-09-24 19:14:03 UTC	Emily Manns	Great explanation on energy, thank you. A summary that shows the investment stack, ROI, and timeline would be very helpful to see how this particular puzzle works
2020-09-24 19:14:09 UTC	Brianna Drohen	
2020-09-24 19:14:47 UTC	Kevin Peterson	We have supported a consultant who is looking at a model Qualified Opportunity Zone Fund for rural NH communities; hoping it might be a model for other rural areas.
2020-09-24 19:14:49 UTC	Brianna Drohen	m & s development Can M&S share the Putnam OZ prospectus? We think alike, I just hit enter too fast! :) Bob is describing the "Bennington Redevelopment Group" - they are community leaders, institutions, and businesses that stepped forth to be the developers of the Putnam Block Redevelopment project.
2020-09-24 19:15:09 UTC	Kevin Peterson	
2020-09-24 19:15:37 UTC	Brianna Drohen	
2020-09-24 19:19:06 UTC	Katie Stuart-Buckley	
2020-09-24 19:28:54 UTC	Kevin Peterson	I believe Vermont Community Foundation made an 'mission investment' in the Putnam project. Do you see a role for community foundations in other rural areas to invest (not grant) some of their capital?
2020-09-24 19:29:16 UTC	Danny Smith	We will be able to get a copy of the presentation slides today, correct? Yes - we will give them to the event organizers at Radically Rural. Danny Smith The recordings will be emailed to attendees on Monday and will be put up on Youtube as well.
2020-09-24 19:29:48 UTC	Katie Stuart-Buckley	
2020-09-24 19:30:33 UTC	Emily Lavigne-Bernier	
2020-09-24 19:31:02 UTC	Kevin Peterson	NH Comm Dev Finance Authority offers up to \$100,000 of pre-development loan capital, with no payments until closing of the 'master' project finance package.

2020-09-24 19:33:44 UTC	Trey Warren	@Mascome Bank, new branch bank in Lander Wy?
2020-09-24 19:34:56 UTC	Trey Warren	Those numbers are impressive on one project! What an impact?!
2020-09-24 19:36:52 UTC	Trey Warren	Remind us when this peoject started?
2020-09-24 19:37:30 UTC	Kevin Peterson	See Community Foundation question above....
2020-09-24 19:38:32 UTC	Trey Warren	Strong work and leadership!
2020-09-24 19:40:11 UTC	Kevin Peterson	every funder wants to be provide the 'last dollar'--did you encounter this?
2020-09-24 19:45:43 UTC	Emily Lavigne-Bernier	This session is supposed to end at 3:45. To make up for the late start, we can continue until 4pm. At that point the keynote and closing will take place. Thanks all for joining us this afternoon.
2020-09-24 19:46:00 UTC	Katie Stuart-Buckley	Thank you Emily!
2020-09-24 19:50:15 UTC	Ellen Pope	Thank you -- lookin g forward to getting the slides and to perhaps re-watching portions of this since there's a lot of meat there!
2020-09-24 19:52:46 UTC	Katie Stuart-Buckley	The presentation of units in this slide is for the full buildout - all phases - of the Putnam Block project.
2020-09-24 19:54:48 UTC	Suzanne Butcher	Emily Mann, check out the Energy Track session on carbon pricing, the most efficient way to encourage low carbon building, generation of renewables, etc. Meanwhile, good to include those considerations in planning, education, funding. Thanks for raising it.
2020-09-24 19:55:29 UTC	Katie Stuart-Buckley	Thank you everyone for sticking with us today. We hope you learned something new that will help you advance great projects in your communities!
2020-09-24 19:55:41 UTC	Kevin Peterson	Great presentation. Looking forward to reviewing the details
2020-09-24 19:55:55 UTC	Michelle Escudero	Greta information. Look forward to the slide deck.
2020-09-24 19:56:04 UTC	Emily Manns	Sure Suzanne, thanks!
2020-09-24 19:56:04 UTC	Emily Lavigne-Bernier	Thank you to our three speakers, Katie, Bill and Bob!
2020-09-24 19:56:15 UTC	Chris Hulme	I'm very grateful for the presentation today. Thanks
2020-09-24 19:56:23 UTC	Emily Manns	This was really interesting, thank you!
2020-09-24 19:56:27 UTC	Trey Warren	good stuff!!
2020-09-24 19:56:28 UTC	Lea Ann Seiler	Thank you!