

VERMONT ECONOMIC DEVELOPMENT AUTHORITY

SPECIAL BOARD MEETING

Meeting Held: Virtual via Teams
Minutes of Meeting

August 7, 2026

Members Present: Karyn Hale (Chair), Alyson Eastman, Kiersten Bourgeois, Peter Elwell, Steve Voigt, Ted Foster, Tom Gallagher, Nick Grimley, David Marvin, Brittney Wilson

Members Absent: Mike Pieciak, Rhonda Shippee, Sarah Furman, Danielle Fitzko, Peter Trombley

Staff Members Present: Joan Goldstein, Sandy Croft, Jennifer Emens-Butler, Andy Wood, Eun-Young Denny, Jon Harris, Eric Hall, Kim Highter, Kathryn Mullins, Conny Jones

Others: No members of the public attended.

Call to Order

Chair Karyn Hale called the Board Meeting to order at 9:00 a.m. With a quorum established, the Board Meeting proceeded with the agenda.

Public Comment

There were no comments during the public comment period.

CEO's Report

Joan Goldstein introduced Kathryn Mullins as the new project manager and strategic initiatives lead, highlighting her extensive background in government, technology, and change management. Joan, Karyn and others present, welcomed Kathryn to the team at VEDA.

Member Area Review

Ted Foster raised concerns about the lack of market for forestry products after the closure of Finch Prime, with David Marvin and Andy Wood providing additional context on the impact to foresters and the challenges in maintaining forestry management plans, and Joan Goldstein mentioned the available special rate financing for affected parties.

Alyson Eastman discussed recent dairy facility closures in Vermont, ongoing Milk Commission activities, and the need to review VEDA's agricultural lending limits, with Joan Goldstein confirming plans to coordinate statute clean-up and policy alignment with relevant agencies.

Approval of June 25 & 26, 2026 Minutes

Upon a motion made by Ted Foster and seconded by Steve Voigt, the Members voted to approve the meeting minutes of June 25 & 26, 2026.

Executive Session

Upon a motion by Tom Gallagher, seconded by Alyson Eastman, the Members voted unanimously to enter executive session at 9:14 a.m. to consider third-party confidential and contractual matters, premature public knowledge of which would clearly place VEDA or individuals at a substantial disadvantage and invite all Members and VEDA staff present to join the meeting. See 1 VSA § 313(a).

Executive Session ended at 9:41 a.m., with approval of all Members present.

Lake Champlain Waldorf School – VEDA – Subchapter 4 Bond – \$1,810,000

Upon a motion by Brittney Wilson, seconded by Nick Grimley, the bond was approved by the members with a vote of 9 to 0, with the chair abstaining. Staff represent that it has determined the project complies with findings set forth in Subchapter 4 - 10 V.S.A. § 246

Champlainside Farm LLC – VACC – Operating Loan – \$440,000

Upon a motion by Alyson Eastman, seconded by Ted Foster, the loan was approved by the members with a vote of 9 to 0, with the chair abstaining. Staff represents that it has determined the project meets the required loan eligibility standards.

Other Business

Joan Goldstein reminded all members that the September board meeting will be in Brattleboro, with tours hosted by the Brattleboro Development Credit Corporation.

Adjournment

Upon a motion by Steve Voigt, seconded by Alyson Eastman, the Members voted unanimously to adjourn the Special Board meeting at 9:46 a.m.

ATTEST:

Vermont Economic Development Authority

By: _____
Joan Goldstein, Chief Executive Officer

Approved by vote of Members present at duly warned September 25, 2026, Board meeting.

Video transcripts of all meetings will be made available here -

<https://www.youtube.com/@VEDAMeetingArchive>