



Vermont Bond Bank

BOARD MEETING

January 29, 2026 – 9:00 a.m.
In-person and via Zoom

[Recording Link](#)

DRAFT MEETING MINUTES

Board Members Present	Debbie Winters Mary Alice McKenzie John McSoley Scott Baker (as designee for Treasurer Mike Pieciak)
Board Members Absent	Mark Foley
Staff Participating	Elizabeth King, Michael Gaughan, Ken Linge, and Nick Koleszar
Guests	Meghan Burke – Mintz Jeff Smith – Omnicap Jennifer Silpe-Katz – Town of Underhill

The meeting was called to order by Ms. Winters at 9:03 a.m.

Ms. Winters acknowledged the member of the public and asked for any comments. No comment other than an introduction was provided.

Administrative

The Board reviewed the minutes from the November 20, 2025 meeting. Mr. Baker clarified the small correction noted under the budget review section.

Motion: John McSoley moved; Mary Alice McKenzie seconded a motion to approve the minutes. The motion passed unanimously.

Executive Director's Update

Mr. Gaughan introduced new financial analyst Nick Kolzar and highlighted the benefits of his State Treasurer's Office experience. Staff also provided updates on the housing infrastructure loan launch, SCRP grant milestones, and the audit schedule.

Winter Loan Pool Review

Mr. Gaughan noted the diversity and scale of borrower needs in the proposed pool. He and Mr. Linge discussed Newport City's progress addressing structural deficits and the rationale for adding it to the watchlist.

Ms. Winters indicated she would abstain from the vote related to the Swanton Village and Sharron School District loans. Ms. McKenzie noted she would abstain from the Warren Town loan vote.

Motion: Scott Baker moved; John McSoley seconded a motion to approve the applications of the following

borrowers. Motion passed unanimously, noting abstentions.

Barton Village	Pittsford Town
City of Burlington / Burlington Electric	Sharon Town School District
Fair Haven Town	Shelburne Town
Greensboro	Starksboro Town
Hinesburg Town	Swanton Village
Hyde Park Town	Underhill Town
Newbury Town	Warren Town
Newport City	Windsor Town
North Hero Town	

Motion: Mary Alice McKenzie moved; Scott Baker seconded a motion to add Newport City to the watch list. Motion passed unanimously.

At approximately 9:59 a.m., Ms. Silpe-Katz left the meeting.

Bond Authorization & Underwriting Syndicate

Mr. Gaughan summarized the strategic shift to the modified pooled loan resolution and described how the two-lien structure improves long-term financial flexibility. He further outlined the pricing strategy and underwriter recommendations informed by market conditions.

Motion: Mary Alice McKenzie moved; Scott Baker seconded a motion to approve the following resolution. Motion passed unanimously.

Authorization of Issuance of Community Revenue Bonds and/or Enhanced Community Revenue Bonds
Resolved,

I. That the Board of Directors of the Vermont Bond Bank (the "Board") hereby authorizes the issuance of Community Revenue Bonds and/or Enhanced Community Revenue Bonds (collectively, the "Bonds") under the General Bond Resolution adopted May 3, 1988, as amended and restated as of December 1, 2025, in one or more series, in such amount necessary (i) to fund Loans in an amount not to exceed \$70 million; (ii) to refund outstanding Bonds; and (iii) to fund costs of issuance of the Bonds.

II. That the Board hereby approves and adopts one or more Series Resolutions in substantially the form presented at this meeting with such changes as may be deemed necessary or desirable by the Executive Director with the approval of the Chair, the definitive form of each Series Resolution to be evidenced conclusively by delivery of a copy thereof certified by each of the Executive Director and Chair.

III. That the Board hereby authorizes the Executive Director in consultation with the Chair to determine whether to make an equity contribution towards the costs of issuance for the Bonds authorized hereby and to determine the amount of any such contribution.

IV. That the Board hereby authorizes the Executive Director and the Chair to take any and all actions necessary or desirable to effectuate the issuance of the Bonds.

Motion: Mary Alice McKenzie moved; Scott Baker seconded the Executive Director's recommendation for the negotiated underwriting syndicate. Motion passed unanimously.

Motion: Mary Alice McKenzie moved; John McSoley seconded a motion authorizing the release of a request for

qualifications for underwriters in anticipation of the summer bond sale. The motion passed unanimously.

At 10:05 a.m., Ms. Burke and Mr. Smith left the meeting.

Approve SRF Loans

Mr. Linge reviewed the credit analysis for the loans and highlighted the growing size and complexity of wastewater and drinking water infrastructure needs statewide. He noted that larger future projects, such as those anticipated in Vergennes, reflect evolving regional demands.

Motion: John McSoley moved; Mary Alice McKenzie seconded a motion to approve the following loans. Motion passed unanimously.

Borrower	Loan #	Loan Amount
Ascutney FD#2	RF3-572-3.0	\$2,200,000
Burlington	RF1-331-2.0	2,192,700
Burlington	RF1-332-2.0	518,600
Essex Town	RF1-343-3.0	1,750,000
Middlebury	RF1-361-2.0	745,000
Richford	RF3-573-3.0	1,100,000
South Burlington	RF1-354-3.0	30,202,470

Approve MCRF Refundings

Mr. Linge described the statutory processes necessitating new long term loans with prior MCRF borrowers and described the diligence in reviewing current conditions of the borrowers.

Motion: Mary Alice McKenzie moved; Scott Baker seconded a motion to approve MCRF loans for the following borrowers. The motion passed unanimously.

Borrower	Amount
Barnet Town	\$1,500,000
Fayston Town	\$376,000
Hardwick Electric (Hardwick Town)	\$264,000
Lyndon Town	\$3,800,000
Middlesex Town	\$852,000
St. Johnsbury Town	\$1,124,000
Wheelock Town	\$107,000

Enhanced MCRF and AON Engagement

Mr. Gaughan outlined a long-term strategy to align resilience incentives with financing access, including a potential parametric insurance model. He underscored the program's role in mitigating statewide fiscal exposure to extreme weather disasters.

Motion: John McSoley moved; Mary Alice McKenzie seconded a motion allowing the Executive Director to engage AON under the terms outlined and subject to the final document being reviewed by General Counsel. Motion passed unanimously.

Mr. Gaughan further described the proposed financial structure of the enhanced MCRF and the expectation that the new bond resolution structure will lower overall rates versus the prior structure. He indicated the role of a resilience spread in the Pooled Loan Program as a tool to provide resources to Vermont communities to reduce risk.

Motion: John McSoley moved; Scott Baker seconded a motion allowing a loan spread of up to 0.05% following review by the Chair. The motion passed unanimously.

Approve SEP Contribution

Mr. Gaughan described the requirement to approve the annual contribution amount under the terms of the SEP retirement program.

Motion: Mary Alice McKenzie moved; John McSoley seconded a motion to contribute 10% of wages to the SEP for the calendar year 2026 under the terms of the SEP Plan adopted December 18, 2018. The Motion passed unanimously.

Executive Session

The Board discussed the need to enter Executive Session to discuss personnel matters.

Motion: Scott Baker moved; John McSoley seconded a motion to enter executive session. The motion passed unanimously.

At 10:47 a.m. the Board entered Executive Session.

Motion: Mary Alice McKenzie moved; Scott Baker seconded a motion to exit Executive Session. The motion passed unanimously.

At 10:55 a.m. the Board left Executive Session.

Adjournment

Motion: Scott Baker moved; John McSoley seconded a motion to adjourn. The meeting adjourned at 11:58 a.m.