



**Executive Board Minutes  
August 12, 2025**

**Location:** Hybrid meeting via Zoom and WRC Conference Room.

**Members Present:** Gabby Ciuffreda, Chair; Bonnie North, Stephan Chait, Steve Lembke

**Absent:** Ann Golob, Jim Pinkerton Jr.

**Staff present:** Chris Campany, Executive Director, Inessa Muse, Finance Manager

**Public/Guests:** None.

**Presenter:** None.

**Call to Order:** Commissioner Gabby Ciuffreda, Chair, called the meeting to order at 6:01 p.m.

**Additions/Changes to Agenda:** Appointment of Pete Silverberg.

**Secretary's Report:** On a motion by Commissioner Lembke, seconded by Commissioner North the minutes from the June 10, 2025 meeting were **approved** unanimously.

**Quarterly Financial Report:** April 1-June 30 Finance Manager, Inessa Muse reviewed the quarterly financial report. She noted that in July towns were billed for their assessments. Some expenditures are ahead but within budget. Noted that made equipment purchases to get ahead of tariffs and uncertainty, as endorsed by the Executive Board. Anticipating ending year with balance of around \$160,000. Commissioner Lembke asked if we have lines of credit, noting federal funding uncertainty. We have \$100K with BS&L and \$50K with M&T.

**FY2026 Work Program and Budget:** Executive Director, Chris Campany reviewed the Work Program, noting that he mentions the uncertainty associated with the federal policy and funding environment, and that impacts to the WRC budget, and impacts to the state budget that may ultimately impact the WRC's future budgets, may be yet to unfold. He also mentions that the Commission has proposed a conservative approach to the FY2026 budget. In prior years assumptions would be made about a "soft revenue allowance" that assumed the likelihood of projects not yet known. Given the budget uncertainty only known revenue streams have been included in this budget. Furthermore, expenditure/cost scenarios assume err on the side of overestimating. On a motion by Commissioner North, seconded by Commissioner Lembke, the Board voted to recommend the proposed budget for adoption by the Full Commission at its annual business meeting in August.

**Brownfields Recommendation:** On a motion by Commissioner North, seconded by Commissioner Chait, a grant of \$86,385 and a loan of \$21,696 (80% grant and 20% loan and \$107,981 total) was **approved** by a unanimous vote for the Morningside Shelter in Brattleboro.

**Committee Appointments:** Commissioner Pete Silverberg was appointed to the Transportation Advisory & Project Review Committees.

**Executive Director's Report:** Executive Director, Chris Campany suggested that the September or October Full Commission meeting be all in-person and focus on Commissioners getting to know one another and staff. He explained that October would be better as all staff should be available. Heavy hors d'oeuvres would be served. The meeting would likely be held in the center of the region (Newfane, Townshend). The Commissioners agreed with the meeting format and October date. Chris also suggested that the January Full Commission invite Land Use Review Board director Janet Hurley as guest speaker, and the Board agreed. Chris noted that the August full commission meeting would include resolutions recognizing the service of former director Lew Sorenson and former commissioner Jack Cunningham.

**Committee Chair Reports:** Nominating Committee Chair Steven Lembke thanked the current Executive Board members for their willingness to continue to serve in FY2026, as well as Citizen Interest Commissioners. He brought forward the following slate:

Gabby Ciuffreda, Chair

Bonnie North, Vice Chair

Ann Golob, Secretary/Treasurer

Executive Board Members: Stephan Chait, Rick Cowan, Bill Dunkel, Gretchen Havreluk, Steve Lembke, Jim Pinkerton Jr.

All current Citizen Interest Commissioners have been renominated.

**Review of Action Items:** None.

**Public Comments:** None.

**Adjournment:** On a motion by Commissioner Lembke, seconded by Commissioner Chait, the meeting was adjourned at approximately 7:10 p.m.