



Photo credit David Brueckner

UPCOMING EVENTS

Water Bills Due Thursday, January 15, 2026

Planning Commission Meeting
Tuesday, January 20, 2026 at 5:30 PM

Climate & Energy Cmte. Meeting
Tuesday, January 20, 2026 at 6:00 PM

Design Advisory Board Meeting
Monday, January 26, 2026 at 6:30 PM

Police Advisory Board Meeting
Tuesday, January 27, 2026 at 5:00 PM

Downtown Board Meeting
Tuesday, January 27, 2026 at 6:00 PM

Regular City Council Meeting
Monday, February 9, 2026 at 6:30 PM

ASK THE CITY

Why does the City buy distressed properties and where does the money come from? The City buys distressed properties to redevelop them and grow the tax base, which lowers everybody's taxes. We purchase distressed property when the renovation costs are too great, the project is too complex, and/or the return on investment is not strong enough to attract a private investor. When that happens, a property can fall into disrepair and devalue other properties around it. In such instances the City steps in to help.

While planning and regulation are the traditional role of government, these are "defensive" strategies that can shape or even sometimes stop a project. They do not address the market failure and erosion of the tax base that can occur when private investors are unable to invest in a community. "Offensive" strategies use the City's access to capital, technical expertise, ability to reduce costs through specialized tax incentives, and access to environmental cleanup funds to make sure properties continue as a valuable portion of the tax base.

The money for these efforts comes from the City's Redevelopment Fund or the Tax Increment Finance District, not the General Fund. The Redevelopment Fund was assembled from revenues on previous redevelopment projects. When the City purchases a property, the Redevelopment Fund or the TIF pays the taxes not the general fund.

Below is a list of properties and their taxable values before and after redevelopment by the City.

Project	Original Taxable Value	Current Taxable Value
Ace Hardware 45 Kingman	\$872,000	\$2,840,600
(Courthouse) Congress & Main	\$81,500	\$1,138,600
Ralston Building	\$1,404,800	\$10,644,900
195 Federal St.	\$425,000	\$1,781,700
99 High St.	\$118,600	\$334,400
14 Stebbins St.	\$193,500	\$555,900
Hampton Inn (former Moose)	\$102,200	\$941,000
	\$292,800	\$9,671,700

Contact Us

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Office Hours

Regular office hours for Saint Albans are:
Monday to Friday: 8:00am to 4:30pm
(Excluding Holidays)

Non-Emergency Numbers

Fire Department: (802) 524-2132
Police Department: (802) 524-2167
Water & Sewer: (802) 524-1500 x 253