

A Vision for the “Jamaica Village Hub*”



Painting by Leah Coleman

March 31, 2026

**working title*

Introduction

- Opportunity to purchase JVS from WRED District for \$1
- Working group formed to consider realities, opportunities and risks of taking on this property
- **Enable town residents to make informed decision**
- **Pre-K is a priority**

Current Situation in Jamaica

Assets

- Community committed to improvements
- Creative community of entrepreneurs, artists, makers
- Young adults moving in
- 2nd home owners now F/T
- World-class natural resources, rivers, parks
- Vacation destination and tourist dollars

Challenges

- High cost of housing
- Lack of workers/jobs
- Loss of Main Street shops
- Social disconnection
- Wastewater impedes progress
- Federal investment in rural communities diminished
- Limited programs for children and seniors

**Schools across Vermont are
being repurposed into community
spaces and business hubs.**

**What can we do with the
Jamaica Village School?**

**Renovated
School**

Social anchor

Programs

Arts, youth, exercise,
food shelf

Operations

Town appropriation,
donations

What makes it work?

*Mix of programs & ages; support from
Town & fundraising*



Winhall Vermont

Historic School Building

12+ Tenant business hub

Commitment

Youth, art, social
Business incubator
Job creation

Operations

~ \$100,000 - \$140,000
annually

Why it works? *Central location for multi-generational interaction*



Wilmington Vermont

Former School

“Valley Hub” - owned by Town, managed by nonprofit

Programs

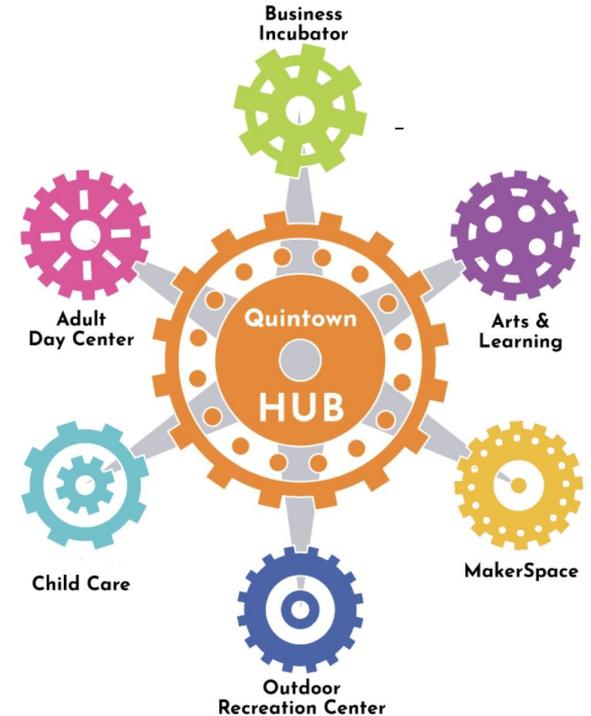
Volunteer coordinators building operating plan

Operations

\$3M+ capital renovation, \$2.3 M Fed appropriation & donations
Goal is financially sustainable

How is project taking shape?

*Community leaders from multiple towns serve as board, coordinators.
Mix of services*



Rochester Vermont

“Quintowns” of Granville, Hancock, Rochester, Stockbridge, and Pittsfield

Former School

Only place for neighbors to connect

Programs

Youth, fitness room and classes, special events
Coffee in the cafeteria
Municipal offices, library

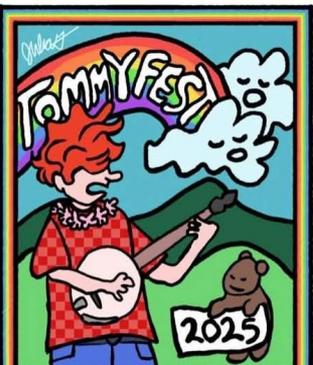
Operations Managed by the town

What was at stake?

Entire community centered around school; kids & aging community use mix of services



Piseco School Community Center (Piseco, NY)



JOIN US FOR OUR WEEKLY...

JAMAICA SIDEWALK SOCIAL

Pizza, community, and conversation!

Starting at 6 PM

EVERY WEDNESDAY!

In the center of the village, where Pikes Falls Rd + Rt 30 meet

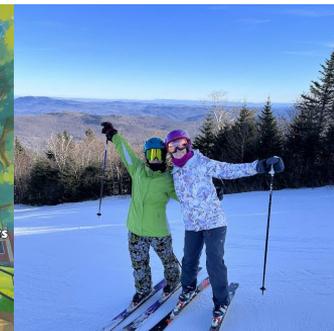
FOR MORE INFORMATION, TEXT KAREN AT 802-276-2635

Kids Music Hour!

1 hour of Live Music with Zach Yak & Andrew Ghosh Followed by a Dance Party!

This event is FREE for all
Geared toward kids 10 and under + Parents
Bring Snacks!

Sunday 3/22/26 | 11am-1pm
Jamaica Town Hall
3735 VT 30



Santa Claus is Coming to Jamaica

SUNDAY DECEMBER 18TH AT 2:00

JAMAICA TOWN HALL
CRAFTS AND A GOODY BAG

3735 VT RT 30
JAMAICA, VERMONT

MADE POSSIBLE BY MT. LEBANON MASONRY & EASTERN STAR, JAMAICA SCHOOL CLUB, THREE MOUNTAIN AND DIRTY DUCK, JAMAICA MEMORIAL LIBRARY AND WEST RIVER PROVISIONS



PI DAY POTLUCK

14 MARCH 2026

12:00PM @ JAMAICA TOWN HALL

Bring your kind of pie with love and be prepared to share with a full belly and a smile on your face. Everyone is welcome!

JAMAICA TOWN HALL | 3735 VT 30, JAMAICA, VT 05343



Our town is the perfect place to call home!

Outdoor Recreation

- Jamaica State Park
- West River
- Ball Mountain Dam
- National Forest
- Pikes & Hamilton Falls
- Biking, hiking, fishing
swimming & camping
- Stratton Mountain

Community Programs

- Arts Council
- Fitness programs
- Music events
- Craft fairs
- Bingo
- Mountain biking club
- Jamaica Day & parade
- Tommy Fest
- Tree/Menorah lighting
- Visit from Santa

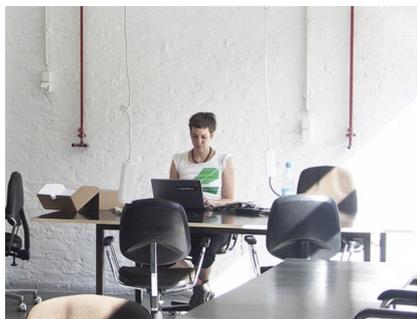
Amenities & Business

- Historic Town Hall
- Library
- Historical Society
- Masonic Hall
- Our Lady of Ephesus
- Community Church
- Businesses, shops,
inns & restaurants in
village & Rawsonville

How can we enhance our community with the Jamaica Village Hub?



Jamaica Village Hub



Building a Community Hub

Recreation Services

- Bike Skills Course
- Bike /tool repair & rentals (pop-up)
- Summer camp
- Camping sites
- Basketball & pickleball
- Fitness classes
- Outdoor movies

Youth/Elder Services

- Day care
- Before/after school programs
- Elder care/resources
- Homeschooling activities/clubhouse
- Game & puzzle room

Community Services

- Town offices
- Maker/Artist space
- Small business offices/hub/incubator
- Gathering space
- Classes/resources
- Community Garden
- WiFi/co-working
- Local/affordable housing info

Site Awareness

- Generally structurally sound
- Cosmetic renovations needed, cleaning, etc
- Address underground storage tank
- Heating system upgrade
- Septic system improvements

Expenses & Revenue

Expenses

- Capital improvements - 1st year, and ongoing
- Operations & maintenance, utilities & facility
- Part-time administrator
- Capital reserve

Revenue

- Rent for classrooms, spaces, gym
- Drop in co-working fees or gym use
- Non-winter camping
- Potential sale of Town Office

~ \$150,000-200,000

Article II: If the voters of the Town of Jamaica vote in the affirmative to Article I, then shall the voters of the Town of Jamaica also vote to purchase the Jamaica Village School from the District for One Dollar (\$1.00) pursuant to the terms of the Articles of Agreement approved by the electorate of the Jamaica Town School District on March 17, 2017?

Article II Choices

Option 1

Do NOT buy property.
Let the district sell site.

**NO CONTROL OVER
FUTURE USE**

Option 2

Buy property for \$1

**HAVE CONTROL
OVER FUTURE USE**

Raise Your Voice

GO VOTE!

**Wednesday April 8, 2026,
9:00 AM to 7:00 PM**