



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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Regular Meeting / September 8, 2015
Minutes

Attendance: Dave Cooper, Claus Bartenstein, Stephanie Romeo, Barbara Spaulding, Brennan Duffy, Wendy Wilton, Ed Clark and Chris Etori.

Also attending: Blair Enman, Nicole Kesslering and Carol Flint.

Absent: Israel Mac and Mike Gauthier.

- I. The meeting was called to order at 8:03 am.
- II. Agenda Additions/Deletions – Alderman Etori was acknowledged for substituting for Alderman Matthew Bloomer while Matthew is teaching at CSJ. Claus noted that he would be moving to Rutland Town and at that time will no longer be eligible to serve on the RRA Board.
- III. Claus moved to approve the minutes of August 25, 2015. Ed seconded. Motion was approved.
- IV. No one from the public was in attendance to address the Board.
- V. Enman Kesselring Engineers – Evelyn Street.

Blair Enman and Nicole Kesselring have been providing pro-bono design services since April to help move the project forward with a conceptual site plan. Nicole presented drawings of a proposed Evelyn Street Reconfiguration Concept. She described the existing property and said the reconfiguration would include the following:

- Re-alignment of Center Street
- Evelyn Street as a pedestrian area with a commerce generating re-use.
- Small net gain in parking for Brixmor & Amtrak.
- TD Bank drive-thru maintained on Brixmor property
- Potential for an enhanced covered pathway to the 599 existing parking spaces in the deck.

Brennan discussed the next steps in the process which includes discussion with the Mayor, asking the Aldermen to refer the concept to the Community and Economic Development Committee, and getting confirmation that the City is comfortable with the necessary negotiation of a land swap with Brixmor to gain site control. Following a successful MOU execution with Brixmor, it is believed the City could then apply

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for a planning grant to conduct the next step of planning with would be a formal scoping study.

VI. BROCC – Carol Flint, Executive Director.

Carol distributed copies of information regarding BROCC services, Proforma Source and Use of Funds, VCDP Pre-application and efficiency analysis. She gave an overview of what BROCC does to combat poverty and explained the need to make energy improvements to 45 Union Street property to gain control of the high costs of electricity and fuel at the site. She added that a realtor has been contracted to actively seek tenants for the site.

Wendy asked for an analysis of occupancy costs if the property was leased up.

Dave asked if the BROCC Board would be receptive to discussing alternatives. Carol responded that although the Board is proud of the acquisition, they would be amenable to discussing alternatives if approached.

Dave said both the recent grant requests will be discussed at the next meeting and asked that it be placed on the agenda.

VII. Barbara provided the following grant updates:

VCDP Planning Grant – The Vermont Farmers Food Center Planning Grant's required public hearing is today at 6:45 pm. The applicant has reduced the amount of the application and we await word from VCDP as to whether or not the hearing will need to be re-warned.

VTrans Alternatives Program (TAP) training workshop – The workshop was held Wednesday, Sept 2, and is required of applicants who may submit a letter of intent. The thought was to submit a scoping study for the Evelyn Street Project but the timing and 50% match will not work at this time. A VCDP planning grant makes more sense for funding the next phase of Evelyn Street reconfiguration.

Northwest Neighborhood Revitalization – The first two requisitions have been successfully processed and as the project progresses it is anticipated that the RRA will greatly exceed its original commitment of \$14,000 of in-kind administration to the project.

VIII. Brennan provided the following project updates:

Aquatic Center – Brennan met with YMCA Burlington to discuss their potential collaboration in a regional aquatic center in Rutland. Recently the Burlington chapter purchased a multi-million dollar property on College Street but could be interested in Rutland as we are in their service area. Brennan explained that a \$20,000 scoping study has been approved in committee for an outdoor White's pool option and will go

to the full board tonight. This could then lead to a bond ballot item in March to finance the construction of a new outdoor pool at White's location. Discussion followed over merits of holding off on a bond vote until further discussion and research on an indoor option could occur. Brennan and Dave will attempt to meet with Mayor and Cindi Wight to discuss options.

133 Forest Street – Carpenter & Costin's attorney has been working with the City attorney to draft a legal document for signature from all affected stakeholders to amend an original settlement agreement. This will allow for an amendment to the site's Act 250 permit to allow the buildings to remain. Tax stabilization for the property has been approved by BOA.

145 Allen Street – The proposed new build project is no longer going forward. Business is currently seeking an alternate location for their planned expansion.

VT Business Expo – A meeting of stakeholders regarding collaboration for a Rutland business section on the show floor was held. There is interest in this and in expanding the Rutland presence in 2016 which Brennan will facilitate.

- IX. DRP Update: Chris mentioned he was aware that a bid from one of Wendy's auditor recommendations came in significantly lower than the others that had been received.
- X. Claus moved to adjourn. It was seconded. The meeting ended at 9:24 am.

These minutes approved this ____ day of _____, 2015.

Israel Mac, Secretary