



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
1 Strongs Avenue
RUTLAND, VERMONT 05701
(802) 775-2910 spauldingrra@rutlandvtbusiness.com

Regular Meeting / February 23, 2016
Minutes

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

Absent: Betsy Bloomer and Mike Gauthier.

Also Attending: Mike Coppinger, Executive Director Downtown Rutland Partnership.

- I. The meeting was called to order at 8:02 am.
- II. Agenda Additions/Deletions – None.
- III. Ed moved to approve the minutes of February 9, 2016. Chris seconded. Motion was approved.
- IV. No one from the public was in attendance to address the Board.
- V. Ed moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$2,871.72 and recommend to the Board of Finance payment of Fund 100 expenses totaling \$611.25. Stephanie seconded. Chris asked about the Expo costs and Brennan explained that the booth is split with GMP and the RRA is paying the electricity. Motion was approved.
- VI. Barbara provided the following grant updates:

RCPC Education Facility – Barbara attended the CDBG Board Meeting on Feb. 11. On Friday Claire of VCDP called to let the City know that the application was funded. We are awaiting a formal award letter. Israel asked about the deficit in the applicant's budget. This which was addressed in the meeting to the satisfaction of the CDBG Board.
- VII. Brennan provided the following project updates:

Evelyn Street – The SCBC application was not awarded. There were 10 applications and 3 awards including Montpelier, Chester and Springfield. The prospective Evelyn Street developer is aware. Blair and Nicole of Enman Engineering have been asked by the developer to refine the existing concepts to address site location, parking and pedestrian connections. TD Bank has not moved forward on a request for a building permit and Brennan is meeting with a TD real estate representative today to discuss the proposed redevelopment concept.

10 Cleveland Avenue – Brennan spoke directly with the State’s Attorney representing the Dept. of Health to get an update on the status of asbestos testing. The testing on the property has been postponed until April at the mutual agreement of the VT Dept. of Health and property owner.

Welcome Sign – The sign, which was involved in a hit and run accident, was not insured by the City. The Mayor has agreed to use the contingency fund to repair the sign per a quote from Green Screen Graphics and attempts to locate the driver and go after their insurance are ongoing by the RPD.

SBD Residential Housing Incentive – The Standby Water rate is not as prohibitive as believed. It appears the City’s existing incentive programs are not applicable for this initiative. Wendy suggested a stabilization of the SBD tax as more meaningful than the standby water or in conjunction. Brennan will be developing a framework of incentive options to be presented to the Aldermen.

Downtown Gateway Improvements – The initial VHB design concepts have come in over budget. It may be necessary to curtail the gateway banner designs. The proposed improvements and ped crossings also removes some parking spaces adjacent to businesses. Dave requested a presentation from VHB but it is not in the budget. Brennan will present the designs at the next meeting. There was some discussion on the status of the Railyard improvements along Strongs Avenue and Brennan updated the Board on the last conversation in which VT Rail agreed to screen and improve their side of the property. He will initiate a follow up conversation with Vermont Railway.

Solar Power Conference – Brennan will be in Boston over the next couple days for the conference where he will be representing the City and our BIAP program to renewable energy companies.

VIII. DRP Update: Stephanie distributed copies of the Auditor’s opinion with regard to the DRP financial statements for the year ended 6/30/15. She read the opinion and found it to be benign with several recommendations but nothing major. Dave asked to have copies of the full audit including the financials forwarded to the full Board for discussion on the March 22 meeting. Stephanie also reported that the Winterfest event was well received and is expected to expand next year on a different date; the survey feedback was positive and a brainstorming meeting was being scheduled; and the Partnership is recruiting vendors for sidewalk sales.

IX. New Business: None.

X. Old Business:

SVCOA VCDP Application – The two items requested of the applicant were provided. Brennan said the application meets the criteria as proposed by the RRA under 4) A) the project adheres to the general work of the RRA such as



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND

1 Strongs Avenue
RUTLAND, VERMONT 05701

(802) 775-2910 spauldingrra@rutlandvtbusiness.com

blighted/underutilized property remediation and redevelopment, community and neighborhood development. Ed moved to recommend the City support the VCDP grant application for the purchase and renovation of 143 Maple Street by the SVCOA. Stephanie seconded. Motion was approved. This recommendation will be provided to the Aldermen at their next meeting with a request to set a public hearing.

Maples RLF – There has been a request for a payoff letter from the City. The RRA will receive an administration fee of \$95,000 as soon as the transaction is completed and there was discussion about potential use of funds.

- XI. Wendy moved to adjourn. Chris seconded. Motion was approved. The meeting ended at 8:50 am.

These minutes approved this ____ day of _____, 2016.

Israel Mac, Secretary