



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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Regular Meeting / August 23, 2016
Minutes

Attendance: Dave Cooper, Ed Clark, Betsy Bloomer, Barbara Spaulding, Mike Gauthier, Brennan Duffy, and Chris Etori.

Absent: Stephanie Romeo, Wendy Wilton and Israel Mac.

Also attending: Mayor Christopher Louras.

- I. The meeting was called to order at 8:03 am.
- II. Agenda Additions/Deletions – None.
- III. Mike moved to approve the minutes of August 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 \$2,392.04 and recommend to the Board of Finance payment of Fund 100 expenses totaling \$750. Mike seconded. Brennan explained the \$750 to White & Burke was for the Vermont Development Conference booth space to promote and market the BIAP. Motion was approved.
- VI. Barbara provided the following grant updates:

Rutland Creek Path – The RRPC exercised its option to suspend its LPM contract with the City with regard to the Path and the Center Street Marketplace. The RRA will continue in its role as grant administrator and Barbara will meet with Susan Schreibman and Tara Kelly tomorrow to discuss the Path. Mayor Louras will put together a team in City Hall to manage the project.

Center Street Marketplace – The construction bid opening was held last Friday. One bid was received from Belden in the amount of \$1.4 million not including the add-ons. Stantec is currently analyzing the bid. The amount available for construction is \$652,985. Cindi Wight has been assigned the MPM role. The RRA will continue in its role as grant administrator and Barbara will be meeting with Cindi and Tara Kelly in September.

SVCOA – The award conditions have been submitted and the City is awaiting the GA draft. The construction bid opening is scheduled for 11 am on August 25.

Hickory Street Phase III – The Environmental Review has been approved with conditions. There was one threshold issue with the application regarding the One to One Replacement. That has been updated and the application re-submitted.

Evelyn Street Planning Grant – The application threshold review has been completed and there were no issues.

Northwest Neighborhood Revitalization Project – The monitoring visit has yielded a finding regarding Volunteer Acquisition Letters. The letters state that the property owners were not coerced into selling their properties to the City. The letters have since been mailed certified by NWWVT and the return receipts are being collected.

VT Farmers Food Center – Brennan, Barbara and Mike met with Greg Cox, Rachel Levin and VCDP staff to discuss their project and previous attempts to find funding for a professional business plan. It is hoped the meeting helped Greg and Rachel understand the process and why the application submitted last year was not awarded funding.

VII. Brennan provided the following project updates:

Northwest Neighborhood Revitalization – Demolition is close to being complete at 148 Library Avenue and is in process at 42 Cleveland Avenue. Habitat for Humanity has agreed to accept the property for a re-build. This will require a future action of the Board of Aldermen to transfer city property. The Park Avenue forfeiture process is currently underway.

133 Forest Street – Carpenter & Costin continue to try to move forward on the purchase and overcome the property's legal issues. They hope to close in December.

City Marketing Initiatives – Brennan has been meeting with the BOA Marketing Committee and other EDs from our local development/business/promotional groups. He updated the Board on the "Killington Valley" marketing collaboration to leverage the 4-season recreational activities at the Resort and the rest of what the region has to offer into a regional marketing initiative.

REDC Entrepreneurship Committee – Following the successful annual Road Pitch event, the committee is creating a regional ecosystem of resources to help startup businesses succeed in our area. REDC is also pursuing an actual Maker's Space following another successful Maker's Faire during the Sidewalk Sales. The location being considered is the former REDC office on Quality Lane.

10 Cleveland Avenue – Brennan is meeting with Elisabeth Kulas of the Housing Trust, Ed Bove of RRPC and Project Vision leaders to explore opportunities for redevelopment.

34 North Main Street – No new news.

Maples Revolving Loan Fund Policy – The subcommittee formed of Brennan, Dave, Ed and Wendy are meeting August 24 to develop a policy for the use of funds from the Maples Revolving Loan Fund and will report to the full Board at the September 13 meeting.

VIII. DRP Update – None.

IX. New Business – Mayor Louras updated the Board on the BOA requesting the City Attorney develop a process for the City to sell City-owned properties by putting out to bid the hiring of a broker for the sales. The Board agreed to send a letter to the City Attorney encouraging the process to include a stipulation that the sale comport with the Housing Needs Assessment and Neighborhood Stabilization Program to de-densify the neighborhoods and support single-family occupancy and ownership. Ed moved for Brennan to draft a letter. Betsy seconded. Motion was approved.

Mayor Louras also discussed hiring a part-time temporary employee, to be paid through the Rutland Creek Path grants, to serve as MPM on that project.

X. Old Business – Dave asked the Commission to ratify the letter of support for the Evelyn Street Redevelopment planning grant application that was discussed after the previous meeting adjourned. Chris so moved and Mike seconded. Motion was approved.

XI. Chris moved to adjourn. Motion was approved. The meeting ended at 9:00 am.

These minutes approved this ____ day of _____, 2016.

Betsy Bloomer, Secretary