



RUTLAND REDEVELOPMENT AUTHORITY  
CITY OF RUTLAND

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Regular Meeting / February 28, 2017

Minutes

**Attendance:** Dave Cooper, Brennan Duffy, Ed Clark, Stephanie Romeo, Barbara Spaulding, Israel Mac, Chris Etori and Betsy Bloomer.

**Absent:** Mike Gauthier and Wendy Wilton.

- I. The meeting was called to order at 8:04 am.
- II. Agenda Additions/Deletions – None.
- III. Public Comment – None.
- IV. Ed moved to approve the minutes of February 14, 2017. Chris seconded. Motion was approved.
- V. Ed moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$242.50. Chris seconded. Motion was approved.
- VI. Barbara provided the following grant updates:

**SVCOA** – The Southwest Vermont Counsel on Aging has requested that the City submit an administrative amendment to their grant to correct the “other resources” budget and request an additional \$50,000 to get the maximum \$300,000 award for the 143 Maple Street project.

**RCPCC** – Rutland County Parent Child Center heard from the EPA last week and the next phase has been approved. There has been a request from Caprice Hover to submit an administrative amendment for an additional \$43,000 to get the maximum \$300,000 award.

**Zoning Rewrite** – Four responses to the RFP have been received and the Steering Committee will be conducting interviews with two of the firms on March 8. The Planning Commission is hoping to choose a firm following the interviews to recommend to the Board of Finance on March 22.

**Architectural Review Committee** – Information will be distributed to the committee for the March 15 meeting regarding the Stewarts at 81 State Street.

**Northwest Neighborhood Revitalization** – Requisition #12 for \$196,866 has been approved and processed.

- VII. Brennan provided the following project updates:

TIF – Brennan testified before the House Ways & Means Committee and the Senate Finance Committee Feb. 15, along with the City of St. Albans, in support of re-opening the TIF program. There is proposed legislation from the Senate Economic Development Committee. Brennan will be back in Montpelier tomorrow to brief the Rutland County Delegation on the opportunity to leverage more dollars for our downtown development.

Downtown Gateway Improvements – Brennan, Jeff Wennberg and Jim Rotundo interviewed low bidder Parker Excavating who is reviewing ways to cut the project costs as the low bid is still above the construction funds available. The banner structures will be removed for an expected \$35-\$40,000 savings. Construction is expected to begin this spring.

Evelyn Street – John Kalish, the perspective hotel developer on this project, is meeting with Brixmor management tomorrow in New York. Pending successful outcomes of this meeting, Enman and Kesselring will move ahead with the Planning Study.

Berwick Site – RRA, REDC, DRP and RRPC are moving forward accepting M&S Development's offer to develop a pro-forma work plan for redevelopment of this site.

Center Street Market Place – The project design is back with Stantec for them to redesign and cut significant costs. Project manager Cindi Wight will provide an update on the new design and budget soon.

Regional Marketing – The Selection Committee announced Mondo Marketing as the winning bidder for the marketing project to promote the Rutland region. Three subcommittees were formed with Brennan as chair of the Quality of Life Subcommittee.

Meade Building – Israel asked for an update on the vacant stores. The Ad-Hoc group of local organizations is meeting in 2 weeks to discuss downtown retail.

- VIII. DRP Update – None.
- IX. New Business – None.
- X. Old Business – None.
- XI. Stephanie moved to adjourn. Chris seconded. The meeting ended at 8:25 am.

These minutes approved this \_\_\_\_ day of \_\_\_\_\_, 2017.

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Betsy Bloomer, Secretary