



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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Regular Meeting / March 14, 2017
Minutes

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

Absent: Mike Gauthier and Betsy Bloomer.

Also in Attendance: Mayor-elect Dave Allaire.

- I. The meeting was called to order at 8 am.
- II. Agenda Additions/Deletions – None.
- III. Public Comment – Mayor-elect Allaire spoke to the Commission regarding his desire for open communication.
- IV. Ed moved to approve the minutes of February 28, 2017. Chris seconded. Motion was approved.
- V. Wendy moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$23,693.74 and recommend to the Board of Finance payment of Fund 100 expenses totaling \$243.75. Chris seconded. Motion was approved.
- VI. Barbara provided the following grant updates:

SVCOA, 143 Maple St. – The 12/31/16 progress report was approved. Work continues at 143 Maple Street with a completion date of June 15. VCDP has not made a decision regarding the \$50,000 administrative amendment request submitted March 1.

Northwest Neighborhood Revitalization – The 12/31/16 progress report was placed in the modifications loop. All changes have been made except one that VCDP is reviewing for clarification.

Zoning Rewrite – Interviews were held March 8. The Planning Commission and Steering Committee will reconvene on March 15 to choose a consultant.

Rutland City Creek Path Seg. 4 – VTrans Alternatives Program has awarded the City \$91,142 in grant funds for the construction of Seg. 4. The PCF was signed and returned and we are awaiting the Grant Agreement.

RCPC – Meetings with Caprice and VCDP staff were held last week to discuss the status of the project. Additional Environmental testing must be completed before the

City can move forward with a grant agreement or an amendment to request additional funding. Per a schedule provided by Lee Rosberg of Stone Environmental the Draft CAP is not expected until sometime in May.

VII. Brennan provided the following project updates:

Evelyn Street – The meeting with Brixmor has been postponed due to the weather until later in the month.

Downtown Gateway Improvements – The low bid is approximately \$351,000 and the scope of work needed to be tweaked to accommodate the available funding. The signs have been eliminated with permission of DTF for a significant cost savings. The bond requirement could be removed and the paving/milling curtailed to save additional costs. The DPW has applied for a State Grant to cover the cost of paving/milling from Route 7 to the Downtown. If the City is successful with the State Grant then paving coordination would occur with this project using those funds.

The cost of the contaminated urban soil removal is estimated at up to \$20,000. Last April the RRA Board had allocated up to \$20,000 from the RRA Capital Project Fund in a 50/50 proportional split with the City to cover soil contamination removal. Brennan asked the Board to consider removing the caveat of the 50/50 split with DPW. If the DPW has funds available at the end of the winter season in its budget, Jeff has agreed to assign a portion of those funds to this project. Ed moved to allocate up to \$20,000 from the RRA Capital Project Fund to pay for the contaminated soil removal and remove the requirement of the 50/50 split with DPW. Wendy seconded. Motion was approved. Brennan said if the cost of remediation is less than the \$20,000 or DPW is able to contribute funds toward the soil removal; the RRA should consider using the funds toward signage or a fence for the project. Wendy said the DPW would have to go before the Board of Aldermen to move funds. She requested an amended sources and uses report.

Brennan said the next Board of Finance meeting is March 22 at which a contract could be awarded now that the funding has been confirmed.

TIF – Lobbying continues for the TIF District Program and the local legislators are in support. A Bill has come out of the Senate Economic Development Committee with some restrictions. Brennan sees an issue with the House Ways & Means Committee as the Chair is not in favor. Mayor-elect Allaire offered to talk to the Chair as they formerly worked together.

VISION – The annual report meeting will be held April 12 at 6 pm at the Rutland Intermediate School.

Regional Marketing – Mondo Marketing will be in town the end of March.

3/14/17

Downtown Stakeholders Meeting – The Ad-Hoc group of local organizations is meeting this week to discuss downtown retail vacancies.

Rutland Chamber Business Show – The show has been postponed to March 27.

- VIII. DRP Update – Stephanie said the DRP is discussing hiring a marketing person and an audible crosswalk. They have also requested more attendance from the RRA. Dave suggested asking Mike Gauthier if his schedule will preclude him from attending DRP meetings and if Stephanie should resume the duty.
- IX. New Business – Wendy asked that the Treasurer's report be included on the agenda. The February report should be added to the March 28 agenda and the March report for the April 11 meeting.

Wendy also updated the Board on Audit process as Randall Northrop has given up audits. An RFP has been published and several interested firms have responded.

- X. Old Business – None.
- XI. Chris moved to adjourn. Wendy seconded. The meeting ended at 8:32 am.

These minutes approved this ____ day of _____, 2017.

Betsy Bloomer, Secretary