



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
1 Strongs Avenue
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Regular Meeting / May 9, 2017
Minutes

Attendance: Dave Cooper, Ed Clark, Stephanie Romeo, Brennan Duffy, Chris Etori, Mike Gauthier, Betsy Bloomer and Wendy Wilton.

Absent: Barbara Spaulding, Israel Mac and Matt Whitcomb.

Also Attending: Tara Kelly.

- I. The meeting was called to order at 8:02 am.
- II. Agenda Additions/Deletions – None.
- III. Ed moved to approve the minutes of April 25, 2017. Wendy seconded. Motion was approved.
- IV. No one from the public was in attendance to address the Board.
- V. Wendy moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$26,439.70. Ed seconded. Motion was approved.
- VI. Brennan provided the following grant update:

Parent Child Center – The RCPCC is still contending with environmental issues at their new site. According to an update by Caprice an environmental consultant thinks it might have been a foundry dumping area and recommends 18 inches of topsoil site wide as well as protective barriers and mulching around the play area. Discussion followed about Caprice’s continued involvement in the project given her new position at the United Way of Rutland County.
- VII. Brennan provided the following project updates:

Center Street Marketplace - Tara Kelly joined the Board to review the current site plan and layout. The Board reviewed the new cost estimates which increased approximately \$40,000 after the VTRANS review. Brennan reviewed current budget and informed that he has requested \$25,000 in funding from Rutland City Rotary Club. Included in the plans are 17 lighting components with strategical placed outlets. Assuming final documents are approved the bid documents will go out this afternoon or tomorrow morning. A pre-bid meeting will be held mid-May and bids are due back the first week of June.

Strongs Avenue Gateway - Parker Excavating will start construction on June 12th. Construction will be done north to south and will work to complete the bump-out around Gill's during their annual July closure. Brennan and Mayor Allaire met with Vermont Rail System to address the appearance of the property bordering the project. VRS committed to fund \$2,500 for a fence. They will fix holes in wall siding as well as pay for paint for volunteer group who would provide labor to paint the siding. Joe Giancola committed another \$2,500 for the fence. Discussion around wooden fence versus screening by mesh or slats or cedar plantings to make visual improvements. Brennan has been in contact with Stafford Tech to volunteer. Mike asked to see a visual representation of the proposed stockade fence and the Board discussed the anticipated maintenance of improvements to the property.

Evelyn Street - Brixmor Legal Department continues to review the site access agreement for the Evelyn Street planning study with little feedback.

34 North Main Street - Brennan is working to schedule a conference call with the owners of 34 North Main Street and Mayor Allaire. There is a certificate of blight on the building from a few years ago. The City Attorney and Building Inspector are also reviewing the old Coastal gas station and may begin ticketing the blighted premises.

Dana School and Howe Center - Brennan toured the renovations at both Dana School and the Howe Center. The Dana School has an open day care, several residential rentals and will be working with the City on permitting issues for more businesses at the property. The Howe Center will be ready in early June for the opening of a division of Westminster Cracker production facility manufacturing gluten free cookies.

Vermont Business Expo. The RRA has again facilitated the Rutland Row at the VT Biz Expo this year on May 25th, 8 Rutland businesses are participating.

- VIII. DRP Update –The DRP did not meet between RRA meetings. Applications for the Executive Director position closed May 1.
- IX. BOA Update –Chris updated the Board the Mayor is renegotiating the parking deck lease. Bids for the pool came back under the \$2,300,000 approved for the project and will not include a building. The Complete Streets Plan is in the Public Comment period and will be considered in committee this week. The BOA approved the Family Shelter at the old Red Cross Building and Sullivan & Powers was selected at the new auditor of the City.
- X. New Business – None.

XI. Old Business – BIAP.

The Board discussed the proposed revisions to the Business Incentive and Assistance Program circulated prior to the meeting by Dave and Brennan. Discussion around formally changing criteria as proposed or allowing for Board discretion when considering applications around the sources and uses of funds that would make up an application, protecting the character of the proposed location of business, using the grant for workforce training and requiring a credit check of the applicant. One amendment was made to the new criteria adding “relative to other source of funding.” To #4 under the criteria to determine eligibility and level of assistance. The Board tabled discussions around marketing the fund and the FTE requirement to apply.

XII. Wendy moved to adjourn. Stephanie seconded. The meeting ended at 9:12 am.

These minutes approved this ____ day of _____, 2017.

Betsy Bloomer, Secretary