



RUTLAND REDEVELOPMENT AUTHORITY  
CITY OF RUTLAND  
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Regular Meeting / December 12, 2017  
Minutes

**Attendance:** Dave Cooper, Chris Etori, Barbara Spaulding, Brennan Duffy, Matt Whitcomb, Israel Mac, Mary Markowski and Ed Clark.

**Also Attending:** Tara Kelly, City Zoning Administrator.

**Absent:** Mike Gauthier, Stephanie Romeo and Betsy Bloomer.

- I. The meeting was called to order at 8 am.
- II. Agenda Additions/Deletions – None.
- III. Israel moved to approve the minutes of November 28, 2017. Ed seconded. Motion was approved.
- IV. No one from the public was in attendance to address the Board on matters not on the agenda.
- V. Ed moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$23,883.27 and recommend to the Board of Finance payment of Fund 100 expenses in the amount of \$152,435.05. Matt seconded. Motion was approved.
- VI. Zoning Bylaws Update.

Tara said she was working with the consultant on a draft and preparing a table of questions for the committee to work through. She recently worked with the Planning Commission on combining similar districts. Dave asked if re-designating the districts was a separate issue. Tara said both updates need to happen simultaneously.

- VII. Barbara provided the following grant updates:

Downtown Pedestrian Gateway Improvements – Barbara shared the letter from DHCD congratulating the City on the successful completion of the grant. The \$100,000 in grant funds has been received.

Hickory Street Phase III – The first requisition for \$88,000 has been submitted, as well as, a \$3,500 RRA invoice. The balance of \$3,500 for the RRA is expected to be invoiced in June, 2018.

Rutland County Parent Child Center – A meeting with RCPCC staff, REDC and VCDP (funder) was held last week to discuss the status of the project's revised

budget and other resources. VCDP staff have been patient but would like to see movement on this project soon. Brennan added that RCPCC is working with a bank to secure required financing. REDC is involved in the discussion as they have been asked to take ownership of RCPCC during the remediation phase. Brennan set a deadline of January 15 to finalize the budget. Israel asked if any of the grant funds have been used. No grant funds have been released.

Northwest Neighborhood Revitalization – A meeting of the Steering Committee was held Dec. 5. NWWVT was made aware of the information needed to process the next requisition and progress report. The amendment has been postponed until 2018.

Main Street Grant (National Life Foundation) – The DRP reached out for assistance in filing an application for a Main Street Grant being offered to Vermont downtown organizations to support efforts to drive the economy, provide cultural outlets and foster community pride. The grant application is due Dec. 31 and \$50,000 will be awarded to only one Downtown. Barbara sent along information from a previous application for a mural grant and suggested creating a Mural Walk and incorporate art projects already being considered for Center Street Marketplace. Brennan added that the applicant must be a 501(c)3 and Steve Peters is drafting the application for the RRA staff for comment.

Evelyn Street Study – Preparing the first requisition.

VIII. Brennan provided the following project updates:

Center Street Marketplace – Center Street Marketplace construction has ended for the winter season. Brennan met with the Recreation Dept.'s maintenance staff to discuss snow removal. The budget was reviewed. It is expected that the JTC contract will increase but that there are anticipated savings on construction. The GMP easement is being worked on by the City Attorney. The 2018 construction schedule is expected to commence on April 2 and be completed by the end of May.

Rutland Beerworks – The closing on the property has been delayed, now expected by the end of December.

Berwick Site – Discussions continue for a successful future re-use of the property.

Evelyn Street – The Historic Preservation Consultant has completed her review and determined that the TD Bank kiosk does not individually qualify for the National Register and does not contribute to the historic significance of the Rutland Downtown Historic District. It was noted that any development in the Downtown should fit in with the historic landscape. Enman & Kesselring expect to have the final report by the end of the month and a presentation to the RRA Board and Aldermen is being planned. Brixmor was recently contacted but no momentum.

Vermont Business Magazine – A copy of the December VBM edition with the RRA’s op-ed and advertisement focusing on the BIAP program and its’ recent awards to new businesses was shown to the Board.

City Owned Properties – The Steering Committee recommended a single buyer of two properties to the Board of Aldermen. Discussion followed on the bids received for the properties and included owner-occupant vs. income property landlord buyers. Brennan said four more properties will be going through the process in the next round.

Northwest Neighborhood Revitalization – Rehab work has started on one of the Park Avenue properties and boundary lines are being redrawn for 39 Pine Street. There have been several prospective purchasers for that property.

- IX.    DRP Update – None.
- X.     BOA Update – Chris said the Aldermen continue to work on the budget and the final budget meeting is Dec. 20. He added that Bill Gillam was present at the last meeting to let people know that a meeting of the Northwest Neighbors will be held Dec. 14 at IHM to discuss next steps.
- XI.    New Business – None.
- XII.   Old Business – None.
- XIII.  Chris moved to adjourn. The meeting ended at 8:33 am. The next meeting will be January 9, 2018.

These minutes approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

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Barbara Spaulding for: Betsy Bloomer, Secretary