



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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Regular Meeting / January 9, 2018
Minutes

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

Also Attending: Steve Peters, Nikki Hindman and Eddie Ryan from the Downtown Rutland Partnership.

Absent: Betsy Bloomer.

- I. The meeting was called to order at 8 am.
- II. Agenda Additions/Deletions – None.
- III. Ed moved to approve the minutes of December 12, 2017. Matt seconded. Motion was approved.
- IV. Jack Crowther of Rutland was present to ask the Board to consider how the issue of fluoridation in the water affects economic development and his opposition to fluoridation in general.
- V. Ed moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$21,403.42 and recommend to the Board of Finance payment of Fund 100 expenses in the amount of \$34,644.75. Israel seconded. Motion was approved with Mike abstaining.

VI. **DRP Quarterly Report**

Steve distributed copies of the DRP Quarterly Report for October to December 2017. He and Nikki discussed the highlights of the report. Chris asked about the Guilford Welcome Center display and suggested that marketing materials be consistent with regard to the DRP website address. Chris also suggested that it is important to share the focus group information, especially the college student strategy piece, with constituents. Eddie Ryan discussed the financial report including the balance sheet comparison, notes receivable, income statement and year-to-date results. There was discussion regarding delinquent loan payments.

VII. **Barbara provided the following quarterly grant updates:**

The Quarterly Grants/Loan spreadsheet for the period ended 12/31/17 was emailed to the Board prior to the meeting.

Northwest Neighborhood Revitalization – Discussion regarding concern over the lack of communication and need for financial documents and information in order to submit the annual progress report by the January 30 deadline. Last requisition was through June 2017. Brennan was asked to follow up with Ludy Biddle at NWWVT.

Rutland County Parent Child Center – Discussion regarding the imposed January 15 deadline to receive the necessary information re: loan and new work plan and budget so we can complete the award conditions and receive a grant agreement.

VIII. Brennan provided the following quarterly project updates:

Brennan distributed copies of the quarterly report for the period ended 12/31/17 and discussed the highlights.

Rutland Beerworks LLC – Delay as wastewater issues are addressed. Applicant has decided not to execute the approved BIAP loan agreement until issues have been resolved.

Center Street Marketplace – The budget was revised and appears in good shape. Brennan discussed the necessary increase to the JTC contract through 2018. He will sign an amendment to the original contract for 2018 Resident Engineer work. Working on statue placement with Stantec.

Evelyn Street – Study received on 12/29/17 but completion of parking analysis is being redone at Brennan's request. Enman Kesselring will discuss with subcontractor to have parking section reflect future needs. The \$2.5 million infrastructure cost estimate does not include construction or possible environmental remediation costs. A final public hearing is required and will be scheduled by the end of the month.

Berwick Site – Joe Giancola is not purchasing the property he won at public auction in October. Brennan is currently working to facilitate another purchase opportunity for the site.

IX. DRP Update – None.

X. BOA Update – Chris said the Aldermen are entertaining a request for \$16,000 in Zamas Funds for the regional marketing plan. The City Owned Properties goal was discussed in Committee regarding best use vs delinquent tax collection.

XI. New Business – Brennan reported on the DRB's decisions regarding the South Main Street McDonald's and KFC renovation plans.

Ruff Life Coffee BIAP Request. The applicant was unable to attend the meeting. Brennan reviewed the application and suggested a \$5,000 BIAP grant as requested. Israel moved to recommend to the Board of Aldermen a \$5,000 BIAP grant for Ruff

Life Coffee. Stephanie seconded. Motion was approved. Chris suggested getting some publicity.

XII. Old Business – Disposition Recommendation for 60 Cleveland Avenue.

Brennan reviewed that 60 Cleveland Avenue was previously recommended by the RRA for Option 1, compelling City goals. He suggested now offering the property up for proposals with GMP being a potential purchaser, but allowing anyone interested to offer a proposal for re-use with a deadline of January 22. This deadline would allow the RRA to discuss the proposals at their Jan 23 meeting and make a recommendation to the Aldermen on Feb. 5. Mary discussed the history of the property having been through two tax sales and suggested that Habitat for Humanity Inc. be notified. Israel asked if there was any benefit to delaying the request for proposals. Chris said there is an opportunity to create a buzz in Rutland and Brennan reviewed the Northwest Neighborhood Redevelopment Plan original goals.

XIII. Chris moved to adjourn. The meeting ended at 9:14 am. The next meeting will be January 23, 2018.

These minutes approved this ____ day of _____, 2018.

Barbara Spaulding for: Betsy Bloomer, Secretary