



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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Regular Meeting / March 13, 2018
Minutes

Attendance: Dave Cooper, *Chris Etori, Brennan Duffy, Mary Markowski, Barbara Spaulding, Stephanie Romeo and Ed Clark.

Absent: Matt Whitcomb, Mike Gauthier, Israel Mac and Betsy Bloomer.

- I. The meeting was called to order at 8:11 am.
- II. Agenda Additions/Deletions – None.
- III. No one from the public was in attendance to address the Board on matters not on the agenda.
- IV. Barbara provided the following grant updates:

Hickory Street Phase III – Progress Report approved as filed. Reached out for next requisition information.

Rutland County Parent Child Center – Amended budget finalized, awaiting commitment letters from RCPCC and Brownfields. Timeline created putting grant agreement offer in May. Brennan added that the required appraisals for the bank financing were only recently ordered and expect to be completed by the end of March.

Northwest Neighborhood Revitalization – Progress Report requires modifications. Requisition information has been received but amendment needs to be processed first.

SVCOA, 143 Maple Street – Filed nomination for Preservation Trust of Vermont award for adaptive use of historic structure. Decision in April and award ceremony June 8 in Bristol.

DTF Grant – West Street pedestrian improvements application in process, deadline March 19. Resolution signed by Aldermen. Brennan added that the Planning Commission was also required to sign off on the resolution and wanted to attach a speed limit reduction to the application. The Planning Commission memo was referred to the Traffic Safety Committee.

*Alderman Etori arrived.

Brennan asked the Board to ratify its \$10,000 commitment to the grant and add \$5,000 cash in-kind for grant administration bringing the total DTF request to

- \$55,000. Chris moved to ratify the commitment of \$10,000 from the Capital Projects Fund and \$5,000 cash in-kind for grant administration for the West Street Pedestrian Improvement application to the Downtown Transportation Fund. Ed seconded. Motion was approved.
- V. Ed moved to approve the minutes of February 27, 2018. Chris seconded. Dave asked to amend the minutes to include The DRP's request to tie in the audit restructuring to the grant commitment was denied. Ed amended his motion and Chris seconded. Motion was approved.
- VI. Ed moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$23,894.18 and recommend to the Board of Finance payment of Fund 100 expenses totaling \$696.25. Stephanie seconded. Motion was approved.
- VII. Brennan provided the following project updates:
- BIAP – HFCU approved a \$20,000 loan for Maple Leaf Gifts and Wine. The loan consists of \$15,000 from HFCU and \$5,000 from the City's initial BIAP commitment. Brennan will forward the finalized loan details to Mary when received.
- Opportunity Zones – Rutland City's 3 census tracts were included in the draft recommendation by ACCD to the Governor. Next step is the Treasury Department for final approval.
- Homeowner Rehabilitation Tax Credit – The House Bill 766 is currently in the Ways & Means Committee of the House. If approved the next step is the Senate. The bill was discussed during the Legislative Breakfast yesterday.
- Berwick site – Brennan and the Development Team are meeting today at 1 pm in Montpelier with the Agency of Commerce to discuss applicable programs and Brownfield funding that may be applicable to the project. An economic impact study and refreshed hotel study were conducted demonstrating an improved climate for the hotel/conference center project at the Berwick site.
- Northwest Neighborhood Revitalization – A Steering Committee meeting was held last week. Work has begun on the Park Avenue properties however, the 126 Park Avenue demo was not financially feasible to include in the project.
- Rutland Business Show – The show is today from 4 to 7 pm. at the Holiday Inn and the RRA will have a booth.
- Vermont Business Expo – The expo is scheduled for May and the RRA is planning to collaborate with REDC and the Chamber on a joint booth. The deadline is March for booth registration and that will determine whether a "Rutland Row" will occur again this year.

VIII. DRP Update – No meeting.

IX. BOA Update – Chris explained that the pre-election meeting agenda was light. The Board signed the resolution for the DTF grant application. There was some discussion regarding the Planning Commission’s memo requesting reducing speed limits. Matt Whitcomb and Paul Clifford were elected to the Board of Aldermen and they said goodbye to Ed and Gary.

There was discussion regarding whether two aldermen can serve on the RRA Board. Dave will reach out to Matt to determine his interest. Brennan was asked to review the RRA Charter for clarification.

X. New Business – Housing Market Perspective.

Alderman Etori suggested inviting Sean Sargent to a future meeting to get his perspective on the housing market in Rutland. Discussion followed regarding the City Owned Property status and results. The Board agreed to invite Sean to the next meeting.

XI. Old Business – None.

XII. Chris moved to adjourn. The meeting ended at 8:50 am. The next meeting will be March 27, 2018.

These minutes approved this ____ day of _____, 2018.

Barbara Spaulding for: Betsy Bloomer, Secretary