



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
1 Strongs Avenue
RUTLAND, VERMONT 05701
(802) 775-2910 allenrra@rutlandvtbusiness.com

Regular Meeting / August 27, 2013
Minutes

Attendance: Ed Clark, Claus Bartenstein, Israel Mac, William Notte, Mike Gauthier, Dave Cooper, Wendy Wilton, Brennan Duffy and Barbara Allen.

- I. The meeting was called to order at 8:04 am.
- II. Claus moved to approve the minutes of August 13, 2013. Ed seconded. Motion was approved.
- III. No one from the public was in attendance to address the Board.
- IV. Wendy moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$100.18. William seconded. Motion was approved.
- V. Wendy discussed the financials for F/Y13 and asked for a motion to commit \$30,000 in unassigned fund balance to the Capital Projects. Ed so moved and William seconded. Motion was approved.
- VI. Barbara provided the following grant status update:

Neighborhood Revitalization Grant: The environmental review was approved and the City has received the release of funds letter allowing the project to move forward.

Municipal Planning Grant Application: The RRA, DRP and RRPC will collaborate on an application for \$20,000 to conduct a Downtown/Gateway Infrastructure strategy. The matching funds will be provided by the agencies. The Planning Commission has signed the resolution that will go before the Aldermen on September 3. The application deadline is Sept. 30.

Annual Reports: The annual reports required by VCDP for Tuttle, Columbian Ave., Royce Street and The Maples have been filed and the excel spreadsheet for the City's audit updated. There has not been a closeout agreement executed for Phase I of Forest Park Rehabilitation so no annual report was required.

- VII. Brennan provided the following status reports:

Berwick site – ANR has reviewed the CAP and has funding to engage a second civil engineering firm to examine the costs of construction vs. environmental clean up.

Vision Block Party: The party is set for October 5 at a location to be determined.

8/27/13

Gro Solar: Lease terms are being negotiated based on an income approach using Sandia National Labs template. Company would prefer a PILOT rather than an annual tax liability.

Neighborhood Revitalization Grant: I Squared Consultants has been hired as the consultant and a kick-off meeting is planned for October.

Hotel Analysis: A draft report was submitted however the consultant assumed a tax rate and the actual rate is higher. The draft supported a demand for a hotel but when the actual tax rate was calculated the consultant was not able to support feasibility without some sort of tax stabilization. The consultant was asked to revise the report factoring in tax stabilization at no additional cost.

NeighborWorks of Western Vermont: Mary Cohen is applying for a TD BankNorth grant of \$100,000 that could be used for a vacant property rehab kick-off project.

VIII. New Business.

Wendy mentioned that Jeff Imelt, CEO, GE, is scheduled as featured speaker at the RRMC annual meeting on October 2, 2013 at the Paramount Theater.

Barbara alerted the Board that it will need to appoint an alternate to the Architectural Review Board in place of Jerry Krietzer.

IX. It was moved and seconded to adjourn. Motion was approved. The meeting ended at 8:48 am.

These minutes approved this 10TH day of Sept, 2013.



Israel Mac, Secretary