



RUTLAND REDEVELOPMENT AUTHORITY  
CITY OF RUTLAND  
1 Strongs Avenue  
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Regular Meeting / November 8, 2016  
Minutes

**Attendance:** Dave Cooper, Barbara Spaulding, Wendy Wilton, Brennan Duffy and Chris Etori.

**Absent:** Ed Clark, Mike Gauthier, Israel Mac, Betsy Bloomer and Stephanie Romeo.

**Also attending:** Tara Kelly, Zoning and Planning Administrator.

- I. The meeting was called to order at 8:03 am.
- II. Agenda Additions/Deletions – None.
- III. Public Comment.

Tara, on behalf of Cindi Wight, requested that the Center Street Marketplace be added to the next meeting agenda for a full presentation. She said that a group made up of Mark Foley Jr., Lyle from REDC, the Mayor, herself and Cindi have been meeting. The project has gone back out to bid with a pre-bid meeting scheduled for Nov. 14<sup>th</sup> and bids are due Dec. 5. There is an expected gap in funding and all related forms of funding are being sought including a possible request to the RRA for a portion of its unassigned fund balance.

Dave mentioned a meeting with Mark Foley Jr. during which the need to understand the actual gap in funding before making a decision to fund the project was discussed. Dave was also surprised that the RRA was not immediately invited to this latest steering committee.

Brennan suggested that a collaborative initiative could possibly be employed if the gap is reasonable noting that REDC has available \$50,000 in funding from GMP, there are Zamias funds and the Mayor has allocated funding in the FY18 budget. It was determined to understand the request and move on from there.

- IV. Approval of the October 25, 2016 minutes will be added to the Nov. 22 agenda due to the lack of a quorum.
- V. Ratification of the warrant will be added to the Nov. 22 agenda due to the lack of a quorum.
- VI. Barbara provided the following grant updates:

SVCOA 143 Maple Street – The USDA may require the project to be re-bid due to an issue with the original RFP that included name brands. The funder has allowed the SVCOA to ask the five bidders if they would be interested in rebidding the project and if not, the bid can be awarded to the lowest bidder from the initial round.

RCPCC 16 Chaplin Avenue – In order for the City to apply for an administrative amendment Caprice must first apply to the Brownfield Program. The application has been submitted and an award announcement is expected by the end of the week.

Zoning By-laws Revision – The Municipal Planning Grant application was submitted and the award announcement is expected in early December.

VCDP Funding - The official notification of awards for both the Hickory Street Phase III and Evelyn Street Redevelopment projects has been received. Discussion followed about the right time to promote the development of Evelyn Street to get public support for the use of City funds that may be requested during implementation.

VII. Brennan provided the following updates:

BIAP Application – The sale of the property for Rutland Integrated Health was not successful. The applicant will need to reapply for assistance through the BIAP if another location is found.

Evelyn Street Redevelopment – Brennan discussed the expected timing and concerns of VCDP on allowing Enman- Kesselring to bid on the project due to their involvement with the conceptual design. There has been some discussion with Ed Bove at RRPC regarding the environmental study and how we can stretch the \$30,000 further.

Center Street Marketplace – Brennan has been invited by Lyle Jepson to the steering committee meeting next week being held at REDC.

Downtown Pedestrian and Gateway Improvements – The soil testing has been completed with contaminants found and it will be necessary to remove soils or cover them with an impervious surface. The most economical plan will be followed. Being able to define the cost will help to lower the future bids. Discussion continued about the right time to put the project back out to bid. It was agreed to defer to Jim Rotundo for a possible re-bid in January 2017.

Northwest Neighborhood Revitalization – The Park Avenue properties were transferred to the City then to NWWVT who currently hold the title. NWWVT plans to clear and stabilize the properties for the winter. The 42 Cleveland Avenue property is in the process of being transferred to the City. Habitat for Humanity is eager to get the property deeded to them in order to begin fundraising for spring construction. The open house at 59 Baxter Street was successful and a sale of the property is imminent.

The 128 Library Avenue property closing is scheduled for Thursday and is the seventh and final acquisition for rehab.

Vermont Business Expo – The Expo will be held in May as a one-day event. Brennan will facilitate a Rutland presence again and may try to recruit new Rutland businesses to participate.

Vermont Business Magazine – The RRA will again have a ½ page ad in the December issue and Brennan will provide a 500 word editorial for the Rutland region focused edition.

Rocket Video – Plans to help pay for the cost of a video segment in collaboration with NWWVT that would focus on the Northwest Neighborhood progress have been abandoned.

SBA Portal – The launch of the portal is scheduled for Nov. 16 with a two-day training for City departments prior to launch. Discussion followed about how to get the word out to the Rutland business community.

VIII.   DRP Update – None.

IX.    New Business - Wendy discussed the impending tax sale of the former Tastee Bakery property and the adjacent property on Strongs Avenue. She also discussed the tax sale for 60-62 Cleveland Avenue.

Discussion regarding the Vermont Railway blighted property followed with the possibility of applying public pressure to get the property owner to follow through on cleaning up and screening the property especially in light of work to be done on Strongs Avenue.

Unassigned Fund Balance - Brennan discussed a proposal for assigning the fund balance. Dave suggested sending the proposal to the Board for discussion at the next meeting.

X.     Old Business – None.

XI.    The meeting ended at 8:52 am.

These minutes approved this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Barbara Spaulding for Betsy Bloomer, Secretary