

RRA Quarterly Report, July 2022

The following report will serve as the quarterly status update as stipulated in the Agreement for Services between the City of Rutland and the Rutland Redevelopment Authority. In accordance with the Agreement these status updates will be made to the Mayor and Board of Aldermen following the conclusion of each quarter of the year and will provide an update on the RRA's progress in regards to: A) Grant Administration, B) Grand List and Job Development, C) Housing Initiatives and Blighted Properties.

- A) Grant Administration – Please see the attached spreadsheet for details on completed, current, and future grant administration projects.

- B) Grand List and Job Development – The RRA is participating in several current projects which could lead to improvement to the Grand List and increased jobs within the City.
 - 1. The RRA continues working in collaboration with CEDRR, RRPC, DRP and other regional stakeholders on the ongoing Regional Marketing initiative with the RA ED serving on a steering committee which provides guidance for the overall initiative. Currently a win a weekend in Rutland County event is being planned for September to attract potential relocation candidates.
 - 2. RRA staff have continued to serve on a Zoning By-law Advisory Committee assisting the RPC and Zoning Administrator to develop additional Bylaw language and process for a comprehensive rewrite. RPC has a proposed timeline of finalizing a working draft before March 2023.
 - 3. RRA continues working to facilitate the disposition and redevelopment of several underutilized industrial or commercial sites.
 - 4. The RRA and other regional ED partners have continued ongoing discussion and facilitation around the redevelopment of the former CSJ campus site. During the past quarter a small working group of Economic Development and Housing leaders including RRA, CEDRR, RRPC and HTRC, have convened to work towards facilitating next steps for redevelopment. This has led to a request for City funding for a site planning study, and then an RFP and subsequent consultant selection. A kick-off meeting with the consulting team and steering committee occurred in June with a plan to complete the study by September.
 - 5. The RRA and other regional ED partners have been involved in ongoing discussions with the VFFC leadership on ways to redevelop and enhance their current campus and abutting properties. The current study of potential redevelopment opportunities at VVF and 10 Cleveland Avenue was initiated during the past quarter with M&S Development and Kulas Consulting working towards a reuse plan and funding matrix.
 - 6. The past quarter saw the successful redeployment and implementation of seasonal Center Street enhancement infrastructure serving five businesses. This redeployment was made possible with the coordination of the Rec and Parks Dept. and DPW.
 - 7. The initiative to pursue a permanent implementation plan for the Center Street enhancement continues. This past quarter the City/RRA continued the Scoping Study work

with Dubois & King. A draft study recommending a one-way traffic configuration and significant new pedestrian space was completed at the end of June with plans to formally present the information to BOA in late summer once VTrans comments have been incorporated.

8. The RRA and DRP continue work on the Downtown Pedestrian Wayfinding Sign initiative. Due to delays in required approval and supply chain issues with ordering materials the signs went into production in March. Coordination with the sign vendor has been ongoing with Installation currently expected to be completed this summer.
9. In the past quarter RRA reviewed and recommended, and BOA approved, BIAP grants to Masala Corner Indian Restaurant and West Street Grille.
10. 2022 collection of existing BIAP ELP loans is currently being coordinated by the Treasurer's Office with most loan terms ending in May or June, 2022
11. As part of the City's ARPA funding process the RRA provided a request for funding of a local "Business Plan Competition" initiative which was funded \$125,000, and a Market Rate Housing initiative, which was funded \$300,000. Planning towards the implementation of both of these initiatives, with appropriate community partners, is currently underway.

C) Housing Initiatives and Blighted Properties – The following progress has been made towards the remediation of Rutland City's vacant and blighted properties and focus on improving City housing.

1. RRA continues to help facilitate the city owned property disposition process with ongoing review and recommendations and the RRA ED and Board Chairman serving on the steering committee.
2. RRA continues to oversee the City's Vacant/Blighted Residential Property Tax Stabilization program. There were no applicants in the past quarter.
3. Discussion about improving market rate rental housing inventory in the City/region continues to be an important topic. The approved ARPA funding should allow the City to now actively support rehab and improvements. Current planning discussion with NWWVT is occurring to create an appropriate loan program to serve this market.
4. RRA continues working with other interested stakeholders to facilitate discussion with Brixmor Property Group around possible improvement to the Rutland Plaza site. Ideas to improve both vitality and traffic/pedestrian flow within the northern section of the Plaza have seen progress. In late March the City was notified of being awarded approximately \$300,000 through VTrans to support this initiative and a grant agreement was provided in late June. The next steps are for the City to select a municipal project manager (MPM) for the project.
5. The initiative for creating a future TIF District in the City saw continued progress in the past quarter. The consultant, White + Burke Real Estate Advisors, continues to work on developing a list of potential project sites and projects. Work on defining a potential district's boundaries and more detailed financial analysis of a district's capacity is expected once a final project list has been identified and vetted.