

RUTLAND HOUSING SHOWCASE

Action Plan

Updated on 9/24/2024

GOAL: Showcase Rutland as a desirable location for housing development and provide a strategic pitch for selected sites, resulting in large multi-unit development projects.

WHO: Local Housing Experts and Mid/Large-scale developers. See page 3 invite list. 9 in-state developers and 16 out-of-state developers.

WHEN: **Thursday, October 24th.**

WHERE: The Hub Co-Works – Streetside Conference Room or smaller room, depending on number of attendees.

WHY: 1) Relationship building between Rutland City housing experts and mid/large-scale developers. 2) Show off inventory of Rutland City properties which have significant development potential.

WHAT HAPPENS AT THE SHOWCASE?

9:45 AM – 10 AM: Doors Open [Coffee and light breakfast snacks]

10 AM -11 AM: Overview (Why Rutland, why now, & housing sites)

- 5-10 Minutes - Opening Remarks by Mayor
- 25-30 Minutes - Either a panel or strategic seating, depending on # of attendees – moderated by Andy [preliminary panelists: Lyle (Regional Marketing), Ed (TIF/City Incentives), Andrew (Permitting), Chris, Mary or Dylan (Financing), Mayor Mike (housing needs), (real estate professional?)]
- 10 -15 Minutes – Overview of sites – moderated by Ed or Andrew [housing packet will be distributed] [need screen and projector]

11 AM- NOON: Local expert speed-dating - Experts in financing, zoning, permitting, real estate, housers, friendly Mayor [positioning dependent on number of attendees]

NOON – 1 PM: Lunch – Gills [this could be a working lunch, potentially with more overview of sites]

1 PM – 3:30 PM: Experience Rutland and visit the housing sites [Tour will start at Parking Garage and then a walk around Downtown. We will take 1 van and maybe other vehicle to visit Lynda Lee, Swards and Campbell Road, Loretta Home?]

4PM+: Happy Hour at Roots

1-on-1 conversations will be available the day after the event

ACTIONS TO COMPLETE

- Save the Dates will go out immediately - Invites to go out on 9/23.
- Mayor's office will send out invite list for Working Group to contact.
- Logan will update housing sites packet.
- Mayor's office to confirm permission from landowners with focus properties.
- Ed to coordinate food and drink - breakfast (Bakery), lunch (Gills) & happy hour (Roots).
- Working Group to fine-tune agenda.
- Ed will advertise event on new RRA website.

Next Meeting September 27



INVITED ATTENDEES (IN-DETAIL):

| Business (or Individual) | Case Study(s) and/or Portfolio | Where is the Contact Info? |
|--|---|---|
| Allen Brook Development | 72,000+ sq feet commercial space & 173 dwelling units in Williston, VT | VT Dept of Housing Interest List |
| Cathedral Square | 30+ unit senior housing communities in Chittenden County, VT | VT Dept of Housing Interest List |
| Daniel Goltzman Design & Development | 200-300 unit+, and 6-acre infill, in Las Vegas, NV | VT Dept of Housing Interest List |
| Evernorth | 1000s of units built, 100s built in Rutland County, VT | VT Dept of Housing Interest List |
| Braverman Company | 550 unit & 195,000 sq feet City Center infill mixed use neighborhood in South Burlington, VT | VT Builders & Remodlers Association List |
| Summit Properties | 20-70 unit developments, in VT or NY, including in Rutland County, VT | VT Builders & Remodlers Association List |
| Dousevicz Inc. | 30-100 unit developments, some senior housing, in Chittenden County, VT | VT Builders & Remodlers Association List |
| Wright & Morrissey | 30 to 125+ unit buildings most common in Burlington, but spans VT & NY | VT Builders & Remodlers Association List |
| BlackRock Construction | 17 unit senior housing project, and 56 bed memory care facility, in Chittenden County, VT | VT Builders & Remodlers Association List |
| Farrell Properties | Five 75+ unit properties in Burlington, VT | File Named: "Developer List" |
| Pizzagalli Properties | Large & Diverse Portfolio, includes 63 unit development in South Burlington, VT | File Named: "Developer List" |
| Simpson Development Corp. | Done 15+ unit projects in Rutland County. 240 unit, 3 building complex in White River Junction, VT. | File Named: "Developer List" |
| Chinburg Properties | "Largest property developer in NH". Lots of 75-100 unit, often mixed-use, new construction and redevelopments in NH, CT, and MA. | File Named: "Developer List" |
| Mike Davidson | Proposed 150 units in downtown Lebanon. Executed 20-30 unit projects in Upper Valley in 2010s. No website & no info about him since Dec 2021. | File Named: "Developer List". See link for possible contact info. |
| Jeffery Glassburg Real Estate Development Services | Consultant specializing in infill, participates as equity partner in "select real estate ventures", with 24-96 unit portfolio | File Named: "Developer List" |
| Doug Neede (of Neede Real Estate) | Head consultant with diverse consulting potfolio. Linked is a 49 unit property he bought, owned, and developed. | File Named: "Developer List" |
| Great Gulf | North American High-Rise & Single-Family Developer, and Killington Ski Village Developer | Prior Communications |
| 3JT, LLC (Jack & Caitlin Glaser) | Proposed 109 units in Williston, VT. Recently made landswap with Town for regulatory exemption | Unknown |
| Milot Real Estate | 25+ year VT developer, appears like mostly 1-8 units. Proposed a project that included a 34-unit building in Milton, VT. | See link |

| | | |
|--|--|---|
| Dave Farrington (of Farrington Construction) | Developer for CityPlace in downtown Burlington, VT with 400 units; Colorado company with multi-family apartments in portfolio. | Unknown |
| Richbell Capital | 60-400 unit multi-family units in the greater Albany NY region | (518) 786-7100 or see link |
| Redburn Development Partners | 20-100 Mixed Use Multi Family Portfolio in the Greater Albany NY linked | info@redburndev.com |
| Dick Anganost (of Anganost Companies) | 204 multi-family development in Lebanon NH in partnership with Braverman Company | info@anagnost.com |
| Stephen and Jake Tamposi | Planned 80 unit affordable building in Lebanon NH | Unknown |
| Caleb Group | 36 affordable housing properties in ME, NH, MA, and CT, recently completed a two phase 56-unit housing project. See link for all properties. | See link |
| Dakota Partners | Two projects in Concord NH each 98 unit apartments | See link |
| Brady Sullivan Properties | Properties across New Hampshire, Massachusetts, and Rhode Island, including converting state DOT land to 80 housing units | See link |
| Beacon Communities LLC | Northeast & Florida developer with 19,000 multi-family units in Albany and Boston offices. See link for South Boston, MA case study. | See link |
| The Community Builders Inc. | National developer with New England & NJ/NY Offices. See link for Portfolio. | See link |
| TrinityFinancial | National developer spanning municipalities around & between New York & Boston. See link for Portfolio | See link |
| AvalonBay Communities | National developer (CA to MA) who specializing in Mixed Use Development | See the link in the left column |
| NEI General Contracting | Massachusetts & Florida area developer with residential & mixed use projects. See link for photo of example. | See link |
| Redstone | Manages several multi-story 100+ unit apartments; Develops as well, but hard to decipher what scale they have developed at | ehoekstra@redstonevt.com & lwilliams@redstonevt.com |
| Obrien Brothers | Portfolio across Chittenden County, and a part of O-Brien Construction, which has worked with developers on this list | See link |
| Snyder Homes | They don't do infill development but have developed 17 neighborhoods throughout Northwest Vermont | csnyder@snyderhomesvt.com |

NEW ADDITIONS ARE IN YELLOW