

RRA QUARTERLY REPORT

January 1 – March 31, 2024



UPCOMING DATES

CEDRR Business Show

April 9

Center Street Parklet Installation

April 26

HFCU Community Conservation

May 2

Jessica Ebbighausen Memorial Celebration

May 17 – Justin Thomas Park

VCDP Board Meeting

June 6

2Gen Whole Family Center Ribbon Cutting

June 14

Rutland Creek Path Ribbon Cutting

TBD 2024

UVM Intern to assist with BIAP

Christopher Maulding, a sophomore at the University of Vermont studying geography with a concentration in urban studies/planning, has joined the RRA Team. He is originally from Park City, Utah and in the last two years has thoroughly enjoyed his time in Vermont. Christopher will be assisting the Rutland Redevelopment Authority in marketing efforts for the Business Incentive Assistance Program through surveys and interviews with recipients. "I am greatly looking forward to connecting with everyone involved and hoping to make a meaningful contribution to the people, businesses and city of Rutland," said Chris.



RRA draft FY25-29 Agreement with the City

Following the approval, by the voters in March of the FY25 City Budget, the RRA staff and Board have been working diligently on revising and refreshing the City/RRA Agreement for Services. The Board of Aldermen referred the draft agreement to Community & Economic Development Committee, which will meet in early May. Once approved the RRA plans to hire a part-time support staff person.

Grant News

The RRA will be taking on the grant administration for several City grants that were awarded during the first quarter of 2024. They include a Housing Planning Grant that will hire a consultant to create a plan for the City to assist those residents who are unhoused; the Building Resilient Infrastructure and Communities (BRIC) grant that will fund the creation of a Local Hazard Mitigation Plan for the City; and a Rutland School District Travel and Traffic Control Plan funded by VTrans, which will improve safety for all modes of transportation around all Rutland City Public Schools.



The Pies the Limit

In addition to the new grant awards, the RRA provided support and assistance with the resubmission of the East Creek Commons VCDP Implementation Grant application and submission of a VCDP Planning Grant application to fund the merger of the Housing Trust of Rutland County and NeighborWorks of Western Vermont. Award announcements are expected in June.

The RRA continues to provide the grant administration for the Rutland Creek Path Segment 3, which includes a pedestrian bridge in Meadow Street Park. The groundbreaking was rescheduled due to a property line issue, which has been resolved. A ribbon cutting event is anticipated for later this year. After completion of this segment, 4 of the 5 segments of the Rutland Creek Path will be complete.

Grand List and Job Development

Kaleidoscope Art Supply



The RRA assisted two applicants this quarter through the BIAP process and the Aldermen approved the following grants/loans:

- \$10,000 loan to **The Pies the Limit**, 56 Strongs Avenue
- \$10,000 loan to **Kaleidoscope Art Supply**, 37 Center Street

BIAP Awards 12/1/2022-3/31/2024	Businesses Created/Expanded	#Jobs Created
\$10,000	Kaleidoscope Art Supply	1
\$10,000	The Pies the Limit	3
\$10,000	Avanti Unisex Hair Salon	2
\$10,000	Ana's Empanadas	5
\$10,000	Bueno Burrito	2
\$10,000	Head Over Heels Gym	3
\$10,000	Kizmet Kitchen	3
\$10,000	Nail'd It	4
\$5,000	Tacitly Inc.	1
\$10,000	Mad Rose	3
\$10,000	Loose Loona Tea House & Gifts	3
\$10,000	Speakeasy Café Expansion	4
\$10,000	Euphoric Hair Experience LLC	0
\$5,000	DownValley Bikes	2
\$10,000	Taco Fresco	6
\$10,000	Autism Advocacy & Intervention	4-10
\$5,000	Giuseppe's Italian Market	4
\$5,000	LT's Little Dog Camp	2
160,000	18	52-62

Barbara continues to work with potential BIAP applicants and responds to all inquiries.

HFCU expressed interest, at a meeting in March, to continue participation in the BIAP as the banking entity for the third tier of the program. Successful applicants who have received either a \$5,000 Grant or \$10,000 Loan may choose to be referred to HFCU for a secured loan up to \$50,000 with a friendly interest rate.

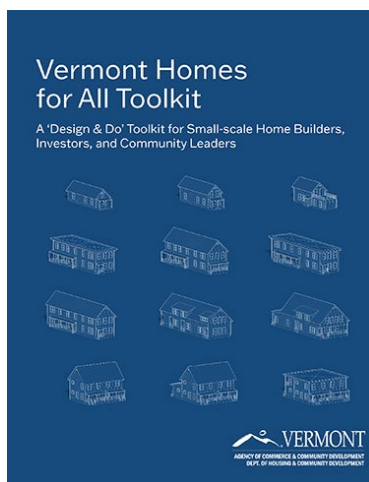
Planning Initiatives

The Center on Rural Innovation's Placemaking Plan for the City of Rutland was presented to the RRA Board and scheduled for adoption later this year by the Board of Aldermen. The RRA participated in the working group and editing of the initial drafts. The plan provides goals and action items for public and private organizations to take to create more energy in Downtown by activating public spaces.



RRA staff continue to assist the Planning and Zoning staff with the update of the Land Development Regulations. The public hearing process for bylaw adoption is scheduled for fall 2024. Work will commence shortly on the Rutland City Master Plan

The RRA and City Planning and Zoning staff are amending the Neighborhood Development Area (NDA) Boundary to incorporate three new areas of the City, including the US7 and US4 intersection. The purpose of the amendment is to allow for the inclusion of high-redevelopment potential areas to NDA, which could potentially serve as an Act 250 exemption area.



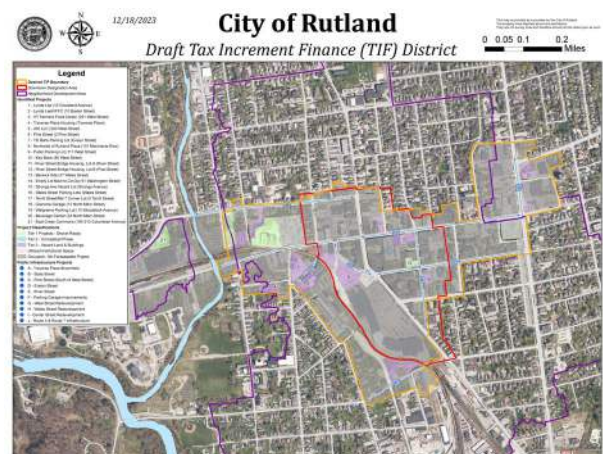
Housing Initiatives and Blighted Properties

The RRA has taken on the leadership role of the Ad Hoc Housing and Tax Increment Finance (TIF) working groups which meet every other week.

On March 14th, the Vermont Homes for All Toolkit presentation and workshop was held in Barre by the VT Agency of Commerce and Community Development. The toolkit provides design and development resources to small-scale housing developers looking to create infill housing in urban areas. Rutland City was one of five communities that was selected to received technical assistance for the project, with the target site being on South Street.

The TIF working group has identified private and public infrastructure projects to be included in the TIF district and continues to prepare components that will be required for a letter of intent and application to the Vermont Economic Progress Council (VEPC) in fall 2024.

The City will be working with a communications consultant to assist with the marketing of the district.



Moving Forward

- Participate in the CEDRR/HFCU Business Show.
- Close out the VCDP grant for the Rutland County Parent Child Center (RCPCC).
- Participate in the HFCU Community Conversation Event.
- Support BIAP recipients with a networking event.
- Assist HTRC with a fall VCDP grant application for 133 Forest Street.
- Refine the RRA Annual Workplan for use in FY25.
- Reevaluate the BIAP program and determine funding levels.
- Launch the updated RRA website.
- Implement new marketing strategies for RRA programs.
- Hire a part-time support staff person.
- Update Ad Hoc Housing Committee *Housing Action Plan*.
- Assist the PC with the adoption of the LDR and work on the Master Plan.
- Track legislative bills with potential impacts on RRA initiatives, such as TIF, Act 250, and housing tax exemptions. Continue to participate on the CEDRR Policy Committee.
- Work with City of Rutland DPW on street projects such as the Center Street Parklets and Merchants Row Crossing.
- Participate in City-Owned Properties and Capital Improvement Plan Committees.
- Work with development teams of projects with brownfields assessment and cleanup planning work, such as Lynda Lee and former Berwick Hotel sites.
- Serve as a resource to the Planning Commission and participate on the Architectural Review Committee.
- Complete the Rutland City Housing Needs Assessment with technical assistance provided by the HUD DCTA program.
- Plan the Rutland Housing Expo for September 2024.
- Assist and support deployment of market-rate housing development resources, including VHIP and Rutland City RLF, administered by Neighborworks of Western VT.
- Consultant selection for Rail Gateway Project.
- Pursue FEMA Buy-Out for 121 South Main Street (former Tire Warehouse).
- Support the Transit Oriented Development (TOD) project creating a Future Land Use Map for the Rutland City Master Plan.