

RRA QUARTERLY REPORT

April 1 – June 30, 2024



UPCOMING DATES

Office Support Position

Posted July 16

Rutland Creek Path Bridge Installation

July 31

Friday Night Live

July 26, Aug. 16, Sept. 6

Rutland City Primary Election

August 13

Rutland Housing Expo

September 18

Heritage Family Credit Union Community Business Event

Fall TBD

VCDP Board Meeting

November 13

Director of Grants Shares Knowledge

Barbara Spaulding, Director of Grants and Outreach, shared her 29 years of experience writing and administering Community Development grants with non-profit organizations on June 4. HFCU sponsored the Community Conversations event that was held at the Rutland Country Club. Non-profit organizations from Southern Vermont were invited to the day-long connection, learning and growth fellowship.



In addition to Barbara, there was another keynote speaker, Dana Jeffery, of Ben & Jerry's Foundation who discussed how funders rank and consider grant applications. Tracy Adams, HFCU Business Development Officer, and facilitator of the event said "Thank you Barbara for making learning fun and sharing your knowledge with 29 different non-profits. What an impact."

2Gen Whole Family Center Ribbon Cutting



The Rutland County Parent Child Center celebrated with a ribbon cutting for their 2Gen Whole Family Center at 16 Chaplin Avenue on June 14. The City received a VCDP grant for the facility in 2015.



The Grateful Vermonter

Grant News

The City of Rutland was awarded two VCDP grants on June 25. East Creek Commons project was awarded \$500,000 and the HTRC/NWWVT merger project received \$60,000. Both grants will be administered by the RRA.

In addition to the new grant awards, the RRA will be providing support for the DPW Traffic Safety Plan Scoping Study and work on the Capital Improvement Plan.

Grand List and Job Development

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

- \$10,000 loan to **The Grateful Vermonter**, 9 Center Street
- \$10,000 loan to **DaSilva’s Karate**, 41 Center Street
- \$10,000 loan to **Nolan’s Autor Repair**, 154 Granger Street

DaSilva’s Karate



Nolan’s Auto Repair

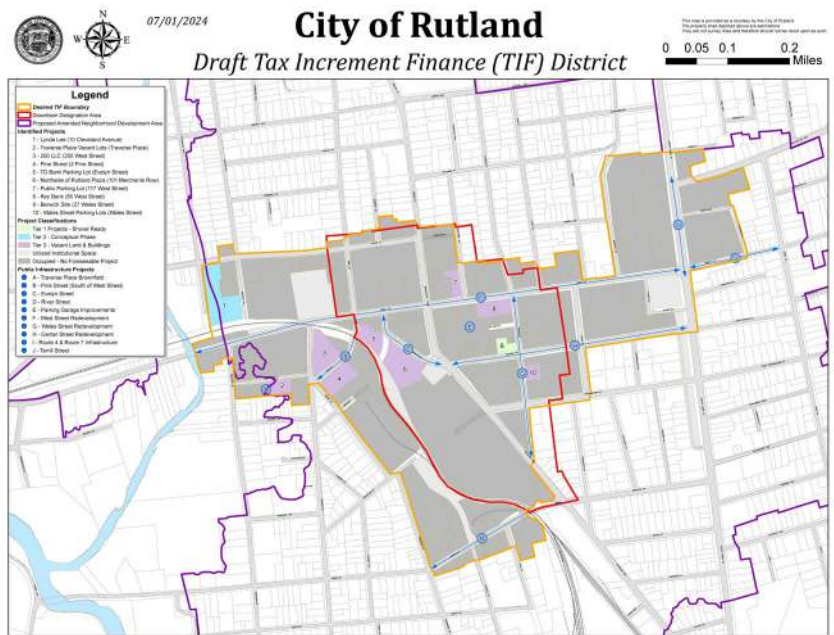
BIAP Awards 12/1/2022-6/30/2024	Businesses Created/Expanded	#Jobs Created
\$10,000	Nolan’s Auto Repair	2
\$10,000	DaSilva’s Karate	8
\$10,000	The Grateful Vermonter	2
\$10,000	Kaleidoscope Art Supply	1
\$10,000	The Pies the Limit	3
\$10,000	Avanti Unisex Hair Salon	2
\$10,000	Ana’s Empanadas	5
\$10,000	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
190,000	21	64-74

Housing, Economic and Community Development

The RRA is leading the the Ad Hoc Housing and Tax Increment Finance (TIF) Working Groups which meet every other week.

The TIF Working Group is finalizing the private development /public infrastructure matrix and map, which forms the backbone of the proposed TIF District. The working group is preparing a Letter of Intent and TIF District application that will be submitted to Vermont Economic Progress Council (VEPC) this fall. The proposed TIF District will be presented to the Rutland City Board of Aldermen (BOA) after the VEPC submission, with a BOA vote scheduled for early 2025. Approval of the TIF District by the BOA starts the 10-year clock where the city can go out to bond and collect a percentage of the increase in appraised value in the TIF fund. The TIF Working Group will be working with a communications consultant (Morris Strategies) to assist with outreach and marketing of the district.

The Ad Hoc Housing Working Group is planning the Rutland Housing Expo for September. The event will be invite-only, targeting mid and large-scale regional developers, and linking them to selected high development potential properties in Rutland City.



Downtown Designation & Neighborhood Development Area



Planning and Land Use

The RRA and City Planning and Zoning staff are amending the Neighborhood Development Area (NDA) boundary to incorporate the area surrounding the Main Street and Woodstock Avenue intersection. The purpose of the amendment is to allow for the inclusion of high-redevelopment potential areas in the NDA, which will also serve as an Act 250 exemption area for housing development.

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 and Flood Hazard Area regulations.

Moving Forward

- Close out the VCDP grant for the Rutland County Parent Child Center (RCPCC).
- Support BIAP recipients with a networking event.
- Refine the RRA Annual Workplan for use in FY25.
- Reevaluate the BIAP program and determine funding levels.
- Launch new RRA website.
- Implement new marketing strategies for RRA programs.
- Hire part-time office support.
- Coordinate TIF and Housing Working Groups.
- Prepare TIF Letter of Intent and Application to Vermont Economic Progress Council (VEPC).
- Work with development teams of projects with brownfields assessment and cleanup planning work, such as Lynda Lee and Downtown Hotel sites.
- Assist property owners with site-specific redevelopment.
- Plan the Rutland Housing Expo for September 2024.
- Update Ad Hoc Housing Committee *Housing Action Plan*.
- Evaluate designs for Rail Gateway Project.
- Assist with updates to City of Rutland Water/Wastewater Policy and incentives.
- Amend Neighborhood Development Area boundary for TIF and Act 250 exemptions.
- Release and evaluate responses to Rutland 2050 RFP.
- Process Special Benefits District RLF applications.
- Assist DPW implement USDA Urban Forestry and VT Tree Planting Grants.
- Pursue FEMA Buy-Out Program for properties in Flood Hazard Area.
- Assist the PC with the adoption of the LDR and work on the Master Plan and FHA regs.
- Complete the Rutland City Housing Needs Assessment with technical assistance provided by the HUD DCTA program.
- Serve as a resource to the Planning Commission and participate on the Architectural Review Committee.
- Participate in City-Owned Properties, Capital Improvement Plan, Transit Oriented Development, CEDRR Policy, and Intersection Scoping Study Committees.

