



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
1 Strongs Avenue
RUTLAND, VERMONT 05701
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Regular Meeting / September 11, 2012
Amended Minutes

Attendance: Dave Cooper, Mike Gauthier, Ed Clark, William Notte, Jerry Kreitzer, Claus Bartenstein, Barbara Allen and Brennan Duffy.

Absent: Israel Mac and Wendy Wilton.

The meeting was called to order at 8:02 am.

- I. Jerry moved to approve the minutes of August 28, 2012. William seconded. William discussed amending the second paragraph on page 2 as follows: remove [There was no second and the motion failed], adding Mike seconded, remove [discussion] replace with motion and add The motion to table took precedent. Jerry amended his motion to include the changes. William seconded. Motion was approved.
- II. Ed moved to authorize Dave to sign the Fund 800 expenses totaling \$20,168.80 for payment and recommend to the City Board of Finance that Fund 100 expenditures totaling \$3,000.00 be approved for payment. Jerry seconded. Motion was approved.
- III. Brennan discussed the follow up with the RRA insurance carrier.

Brennan suggested that a motion to rescind all SBD tax exemptions effective July 1, 2013 might be appropriate.

William said he had no trouble amending the motion for no exemptions in the next fiscal year.

William moved to untable the motion. Jerry seconded. Motion was approved.

William moved to amend the motion as follows: not extend the exemptions of SBD taxes of the formally exempted properties as of this vote and return them to the tax roll effective July 1, 2013. Ed seconded. Motion was approved. Mike suggested posting the minutes on the RRA website. Claus suggested sending a letter to both property owners letting them know of the decision.

- IV. Barbara updated the Board on the following grants:

Municipal Planning Grant – The Board of Aldermen signed a resolution on September 4 to apply for funds to cover the costs of updating the City's Master Plan. The application is due September 28. Barbara explained that it will be very

competitive with preference given to cities and towns without existing master plans. Dave Cooper asked about the proposed timeline. Barbara explained the process for adopting the master plan, as well as, the involvement of the RRA director.

Housing Needs Assessment – With payment approved for the final invoice for the consultant, close out of the municipal planning grant has begun. It is imperative to close out this grant as soon as possible. Having an open municipal planning grant while applying for another is less competitive.

Wayfinding Signage – The posts have been received and a proposed mounting bracket designed to allow the sign to be held vertically, to allow rotation and to allow for adjustment in height. Delivery of the signs and posts is expected for the end of September. Mike Coppinger and Dave Sears will be meeting with Dig Safe to remark the sites for the signs. Hopefully all the bugs have been worked out during this process so the Wayfinding Signage II grant will proceed more smoothly.

Wonderfeet Children's Museum – Barbara is meeting with Myra at CCV to discuss cost estimates provided by Ed Clark and how to tap potential funders for the required match for the grant application. Mike discussed a potential funder in G.E. with its national robotic campaign.

Blighted Property Initiative – Brennan discussed his meeting with Lisa Ryan, CDBG Coordinator for the Rutland area and NeighborWorks of Western Vermont. Lisa said without site control it would be difficult to justify an implementation grant at this time and perhaps the City should apply for a planning grant to identify parcels and secure site control. Barbara added the possibility of applying for the full \$1.8 million under Slums & Blight and calling it a pilot project that all Vermont municipalities could emulate to deal with blighted and vacant properties. Both Brennan and Barbara would follow up on the application requirements.

V. Brennan updated the Board on the following projects:

Woodstock/North Main Street Property – Brennan discussed the status of an offer to purchase the property. The prospective buyer said although there hasn't been a response to the offer, there has been good communication.

Creative Economy – Evelyn Street – There will be a meeting of the Creative Economy at 5:30 pm today at the Chamber of Commerce to discuss plans for Evelyn Street. Both Alderman Siliski and Chuck Piotrowski are hoping to make progress with plans to reconfigure Evelyn Street. Brennan will attend and bring the plans for the site that came out of the 2010 Traffic Study. Brennan has had no response from the plaza owners.

GMP and Mark Foley announced that Small Dog Electronics will be opening a store in Downtown Rutland. It is expected that 3-5 jobs will be created. Since the



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announcement there has been no word regarding where GMP plans to locate its headquarters. Brennan informed the Board that he was interviewed recently by VPR regarding the Solar Capital idea.

Housing Needs Assessment – Brennan will be meeting with the Rutland County Realtors Association to discuss the Housing Needs Assessment report. Jerry suggested that Brennan discuss the idea of senior housing for young, active seniors with the realtors. He said fixed-income seniors are being priced out of Chittenden County and Rutland is more affordable and has existing amenities.

VI. Vermont Farmers Food Center - Tax stabilization application.

Brennan distributed draft application forms for both Industrial/Commercial and Vacant/Blighted tax stabilization and asked the Board for any comments, changes or additions. He explained that the process would be for the RRA to collect and review the applications and make a recommendation to the Board of Aldermen for the length of tax stabilization, amount and conditions. Claus asked if there was any way to recapture if the applicant defaults. Brennan said yes. He is creating a point system to score the applications on a case by case basis.

Brennan discussed the Vermont Farmers Food Center application. He suggested the RRA recommend to the Board of Aldermen 100% tax stabilization on improvements for the full five years. Jerry so moved and Claus seconded. Claus said their business plan should figure in the full tax at year five. William added that if the project receives tax stabilization and Zamas funds; when it becomes financial viable it should be incorporated into the SBD. Motion was approved.

Brennan asked the Board if this was the recommended procedure they want to use in the future or did they want to form a sub-committee to review applications. The consensus was that the review would be with the full Board following a recommendation by the Executive Director.

VII. William moved to adjourn. Jerry seconded. Motion was approved. The meeting ended at 8:56 am.

These minutes approved this ____ day of _____, 2012.

Israel Mac, Secretary