



RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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Regular Meeting / July 12, 2016
Minutes

Attendance: Dave Cooper, Betsy Bloomer, Ed Clark, Barbara Spaulding, Brennan Duffy, Israel Mac, Mike Gauthier, Wendy Wilton, Chris Etori and Stephanie Romeo.

Also Attending: Cindi Wight, Recreation Superintendent.

- I. The meeting was called to order at 8:00 am.
- II. Agenda Additions/Deletions – None.
- III. Ed moved to approve the minutes of June 28, 2016. Mike seconded. Motion was approved.
- IV. No one from the public was in attendance to address the Board.
- V. Ed moved to authorize Dave to sign the warrant for payment of Fund 800 expenses totaling \$22,052.70 and recommend to the Board of Finance payment of Fund 100 expenses totaling \$3,250.00. Stephanie seconded. Motion was approved.
- VI. Barbara provided the following grant updates for the quarter ended June 30:
 - Evelyn Street Planning Grant/Hickory Street Phase III – Work on these applications has commenced.
 - The annual loan reports will be completed by July 30.
 - SVCOA – The award ceremony was held July 6 and Barbara attended. A letter from Sandy Conrad, Executive Director of SVCOA, commending Barbara for her work on the application and environmental review was distributed to the Commission.
 - Northwest Neighborhood Revitalization Project – Barbara will be participating in a Monitoring Visit by VCDP staff at 10 am today.
- VII. Brennan provided the following project update for the quarter ended June 30:
 - Northwest Neighborhood Revitalization Project – The Resident Survey by NWWVT shows positive progress. Information will be distributed. The formal dedication for the Baxter Street Park is scheduled for 6:30 pm on 7/14. Neighborhood marketing initiative continues.

The first rehabilitation project, 120 Library Avenue, sold on May 31 for \$125,000 which was \$50,000 above its assessed value. The property at 42 Cleveland Avenue is set to close this week and is the third demolition project.

34 North Main Street – Facilitation with potential tenant and owner continues.

Evelyn Street Hotel/Conference Center – Discussion regarding press release and Herald article. Brennan noted that the “pit” site is being actively marketed for sale at \$995,000.

Downtown/Gateway Pedestrian Improvements – An update on the decision to re-bid construction element in November. Plan is to have the contaminated soil testing completed before re-bid so the potential costs are known. Discussion regarding involving the Rutland Delegation in the contaminated urban soil debate. The issue could affect cost of downtown hotel development as it appears there are mixed messages from the State on downtown redevelopment.

10 Cleveland Avenue – Asbestos found in testing process. Remediation plan needs to be revised. Owner has reached out to Elisabeth Kulas at Housing Trust. Brennan continues to push VT Department of Health for resolution.

Discussion regarding collaboration with REDC/Chamber/RPC/DRP. Wendy suggested sharing info with Lyle Jepson and Brennan mentioned that the executive director group hold monthly meetings to discuss these topics.

VIII. New Business – None.

IX. Old Business – NWWVT check request for Northwest Neighborhood Revitalization project. Ed moved to approve the City Treasurer cut a check for \$50,000 for the future purchase of the Federal Forfeiture properties on Park Avenue. Israel seconded. The money was committed to the project on the balance sheet under Capital Projects and is designated as such on the RRA balance sheet. Motion was approved.

X. Executive Session – Chris moved to go into Executive Session to discuss Personnel Matters at 8:39 am. Ed seconded. Motion was approved. Chris moved to come out of Executive Session at 8:45 am. Mike seconded. Motion was approved.

XI. Chris moved to adjourn. Wendy seconded. Motion was approved. The meeting ended at 8:49 am.

These minutes approved this ____ day of _____, 2016.

Betsy Bloomer, Secretary