

RRA Quarterly Report, January 2019

The following report will serve as the quarterly status update as stipulated in the Agreement for Services between the City of Rutland and the Rutland Redevelopment Authority. In accordance with the Agreement these status updates will be made to the Mayor and Board of Aldermen following the conclusion of each quarter of the year and will provide an update on the RRA's progress in regards to: A) Grant Administration, B) Grand List and Job Development, C) Blighted Properties.

- A) Grant Administration – Please see the attached spreadsheet for details on completed, current, and future grant administration projects.

- B) Grand List and Job Development – The RRA is participating in several current projects which could lead to improvement to the Grand List and increased jobs within the City.
 1. RRA continues efforts to promote Rutland City as a business destination and to market the BIAP program with one new WWRRI and BIAP award by the BOA this past quarter to Jumping Monkeys Learning Center, LLC.
 2. The RRA continues working in collaboration with RRCC, REDC, DRP and other regional stakeholders on managing the ongoing Regional Marketing initiative. RRA ED continues to serve on a steering committee providing guidance for the overall initiative.
 3. RRA members continue to serve on a committee assisting the RPC and Zoning Administrator on an update to the City's zoning bylaws.
 4. RRA continues working to facilitate the disposition and redevelopment of several underutilized industrial or commercial sites.
 5. RRA continues to facilitate a productive re-use of the Berwick site and is currently working with a developer team on a downtown hotel project at that site. RRA is working in collaboration with the developer on a request for New Market Tax Credits (NMTC) which are critical to making the project financially viable. The award decision for the NMTC allocation was postpone to first quarter of 2019 by the funders, Vermont Rural Ventures.
 6. RRA is working collaboratively with REDC, RRCC, and other regional and City ED stakeholders towards the planning and facilitation of several regionally focused economic development initiatives supporting entrepreneurship, marketing, and recruitment.
 7. RRA is working to promote and support a newly enacted federal economic development program called Opportunity Zones created as part of the Tax Cuts and Jobs Act of 2017. Three of Rutland's four census tracts have been approved by the Treasury Department. State and local EDO's are working on developing strategies for leveraging this new program.
 8. The City has been awarded a Downtown Transportation Fund grant to help fund improvements to the West Street gateway into downtown. Engineering contractor, VHB, has completed conceptual plans and upon approval final plans and a RFP will be developed for distribution in early February.
 9. RRA submission of VCDP planning grant application for a Downtown Strategic Plan update in collaboration with the DRP was unsuccessful. RRA has submitted a similar funding request

to the National Life Group - Main Street Project in an effort to find grant funding for this planning initiative.

10. RRA is working on an application to the Better Connections Program to fund a planning initiative focused on enhancing multi-use trail connections between Killington and downtown Rutland. Outreach to Rutland Town, Mendon, and Killington to develop a regional collaboration in support of the initiative is underway. Application submission deadline is January 31st.
11. RRA ED has been working with a prospective housing developer to identify potential building sites within the City.
12. RRA and DRP have formed a joint steering committee to focus on downtown investment and redevelopment.

C) Blighted Properties – The following progress has been made towards the remediation of Rutland City’s vacant and blighted properties.

1. NW Neighborhood revitalization progress continues.

The final property at 117 Park Ave is complete and under contract with an anticipated closing on Jan 14th. A grant extension has been approved by VCDP to allow the final property to transfer.

2. RRA continues to work with the Rutland County Parent Child Center as they strive to overcome environmental contamination issues determined on site before beginning their planned implementation rehab work at 16 Chaplin Ave. REDC has completed a required title transfer, site remediation has occurred, and property is to be transferred back to RCPCS. Currently awaiting notification from RCPCS on their ability to provide the required matching funds for the VCDP implementation grant so that the grant agreement can be executed.
3. Phase 3 of the Hickory Street Project is complete with an official ribbon cutting ceremony held on October 29. Grant close-out process is underway.
4. RRA is working with RRPC on brownfield remediation initiatives.
5. RRA continues to facilitate the city owned property disposition process with ongoing review and recommendations and the RRA ED and Board President serving on the steering committee reviewing and recommending applications for the purchase of city owned properties. The last quarter continued to see strong activity. There are ongoing discussions occurring with HFHI and Stafford Technical Center on potential projects.
6. RRA continues working to support the redevelopment and significant investment proposed at 37 North Main Street.