

RRA Quarterly Report, January 2022

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) Housing Initiatives and 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. The RRA continues working in collaboration with CEDRR, RRPC, DRP and other regional stakeholders on the ongoing Regional Marketing initiative with the RA ED serving on a steering committee which provides guidance for the overall initiative. During the past quarter CEDRR has proposed disengaging their relationship with LIFT Marketing and continuing on in 2022 using CEDRR staff and two local contractors. This proposal was approved by the steering committee. Fundraising from regional municipalities and businesses, including a \$16,000 commitment from the BOA, is ongoing.
 - 2. RRA staff and Board Chairman have continued to serve on a Zoning By-law Advisory Committee assisting the RPC and Zoning Administrator to develop additional Bylaw language and process for a comprehensive rewrite. The past quarter included meetings held by the planning commission to help them better understand general zoning implications and real-world scenarios of the proposed changes. No defined timeline is in place for adoption at this time.
 - 3. RRA continues working to facilitate the disposition and redevelopment of several underutilized industrial or commercial sites.
 - 4. RRA has now closed out the grant for the Northern Borders Regional Commission which funded the City's acquisition of Lot A at the former CSJ campus.
 - 5. The RRA and other regional ED partners have continued ongoing facilitation with Heartland Development, who have been engaged for the past two years in the planning process for redevelopment of the remaining portion of the CSJ campus. This past quarter saw the expiration of their P&S agreement with HFCU which expired on 12/15/21. Contact with HFCU indicates they are again seeking a qualified purchaser for the property and assistance in finding a future purchaser, capable of transformative redevelopment, is occurring.
 - 6. The RRA and other regional ED partners have been involved in ongoing discussions with the VFFC leadership on ways to redevelop and enhance their current campus and abutting properties. This past quarter the BOA approved Zamias funds toward funding a planning phase with third party consultants. Several criteria were imposed prior to funds being disbursed which are still being completed. A substantial environmental contamination

finding was discovered as part of a Phase II environmental assessment which has impacted the current business operations at the site. The full impact on this new complication to the planning study and its timing are not fully known at this time.

7. The past quarter saw the decommissioning and storage of the 2021 Center Street parklet and streetscape materials with much appreciated assistance by DPW and the Rec and Parks Department. Most materials appear to be in good condition and should be functional for redeployment in Summer 2022.
8. In an effort to pursue a permanent implementation plan for the Center Street enhancement the City/RRA continues work with Dubois & King as the consulting engineer. This study is now well underway with current work on creating conceptual designs and finalizing a local traffic study. It is anticipated that conceptual designs will be completed and released for stakeholder and public discussion in February, 2022.
9. The RRA and DRP are working together on the Downtown Pedestrian Wayfinding Sign initiative. Due to delays in approval and supply chain issues with ordering materials the signs are now expected to be installed and project completed during Spring of 2022
10. In the past quarter RRA reviewed and recommended, and BOA approved, BIAP grants to Two Ravens Games at 165 Woodstock Ave, Marble Valley Catering Company at 22 Killington Ave., Last Cup Café at 87 State Street, and Green Mountain Liquidation Center at 124 Strongs Ave., as well as a WWRRI incentive to Horizons Early Learning Center at 92 Allen Street.
11. As part of the ARPA funding provided to the City the RRA has provided a request for funding of a local “Business Plan Competition” initiative which will be considered by the BOA.

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

1. RRA continues to help facilitate the city owned property disposition process with ongoing review and recommendations and the RRA ED and Board Chairman serving on the steering committee. There were three new properties considered in the past quarter which are currently being actively market for sale.
2. RRA continues to oversee the City’s Vacant/Blighted Residential Property Tax Stabilization program. There were no applicants in the past quarter.
3. City/RRA assisted HTRC in their now complete Lincoln Place project. Ribbon cutting occurred on November 2nd.
4. Discussion about improving market rate rental housing inventory in the City/region continues to be an important topic. A City “pilot” housing initiative has been proposed via the C&ED committee and funding sources for a sustainable market rate housing initiative are being explored. The RRA ED has also attended a meeting of a local group of multi-family housing investors/stakeholders.
5. RRA continues working with other interested stakeholders to facilitate discussion with Brixmor Property Group around possible improvement to the Rutland Plaza site. Ideas to improve both vitality and traffic/pedestrian flow within the northern section of the Plaza

have seen progress with a VTrans grant application for a design/build initiative submitted in November.

6. During the past quarter the RRA has been involved in discussions around a proposed solar generating plant/electric car charging station located at 34 N. Main Street (Beverage Mart Property) by Same Sun Solar. It currently appears that this plan will not be moving forward and facilitation with the current owner to achieve redevelopment of this long vacant site is again underway.
7. In December RRA was awarded the BROCC 2021 Community Action Award for the RRA's efforts to secure federal ARPA funding to assist in BROCC's expanded food storage and refrigeration capacity.
8. The initiative for creating a future TIF District in the City made progress in the past quarter with an RFP for a consultant being issued and a contract awarded to White + Burke Real Estate Advisors. Initial kick-off meeting is scheduled for early January, 2022.