

RRA QUARTERLY REPORT

July 1, 2024 – September 30, 2024



UPCOMING DATES

Rutland Creek Path Ribbon Cutting

October 18th, 11AM

VCDP Grant Symposium

October 23rd
8:30 am – 4:30 pm
Randolph

Rutland Halloween Parade

October 26th
Rain date: October 27th

Community Investment Board Meeting

October 28th

Election Day

November 5th

VHFA Housing Conference

November 14th

White & Burke Development Conference

November 20th

Rutland Creek Path Bridge Installation



The Rutland Creek Path Segment 3 celebrated the installation of the bridge that will connect Segments 2 and 4 of the multi-use path. The 40-ton bridge spans 145 feet over the East Creek and took hours to install. There are plans for the Halloween 5K to traverse the bridge on October 29. The RRA is providing grant administration for the project.

Business Mentor Roundtable

On Sept. 24, Director of Grants and Outreach Barbara Spaulding participated in a Business Mentor Roundtable event hosted by Heritage Family Credit Union. Barbara was able to provide information on the City's Business Incentive Assistance Program (BIAP) to potential new ventures in Rutland City.

Grant News

The City received a \$950,000 VCDP grant for the rehabilitation of Hospital Heights, an existing 22 unit housing community. The project is 46% complete and has been renamed Mahoney Grove Apartments. The City's \$650,000 VCDP grant for the rehabilitation of 120 Maple Street is nearing completion and will provide 5 new rental units in 2025. Both grants are being administered by the RRA.

Check out the new RRA Website: www.rutlandvtbusiness.com



C. Brown Automotive

In addition to grant admin, the RRA will be providing support for the US4/US7 Intersection Study, Transit Oriented Development (TOD) Downtown Plan, and work on the Rutland City Capital Improvement Plan.

Grand List and Job Development

The RRA assisted three applicants this quarter through the BIAP application process. The Board of Aldermen approved the following grants/loans:

- \$10,000 loan to **C Brown Automotive**, 276 West Street
- \$5,000 grant to **Pure Restorative Wellness**, 230 N Main St
- \$5,000 grant to **Wellness Cafe**, 230 N Main Street

Pure Restorative Wellness



Wellness Cafe

| BIAP Awards 12/1/2022-9/30/2024 | Businesses Created/Expanded | #Jobs Created |
|--------------------------------------------|----------------------------------------|--------------------------|
| \$10,000 | C Brown Automotive | 2 |
| \$5,000 | Pure Restorative Wellness | 2 |
| \$5,000 | Wellness Café | 2 |
| \$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 | Down Valley 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 |
| 210,000 | 24 | 70-80 |

Currently the BIAP Policy is in the Community & Economic Development Committee to discuss potential modifications, as well as establish an Emergency Loan Provision.

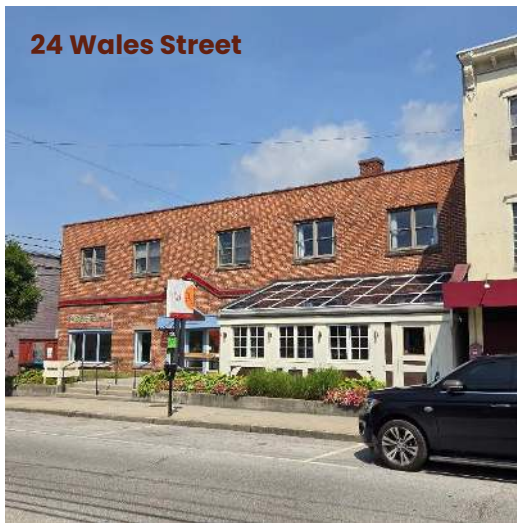
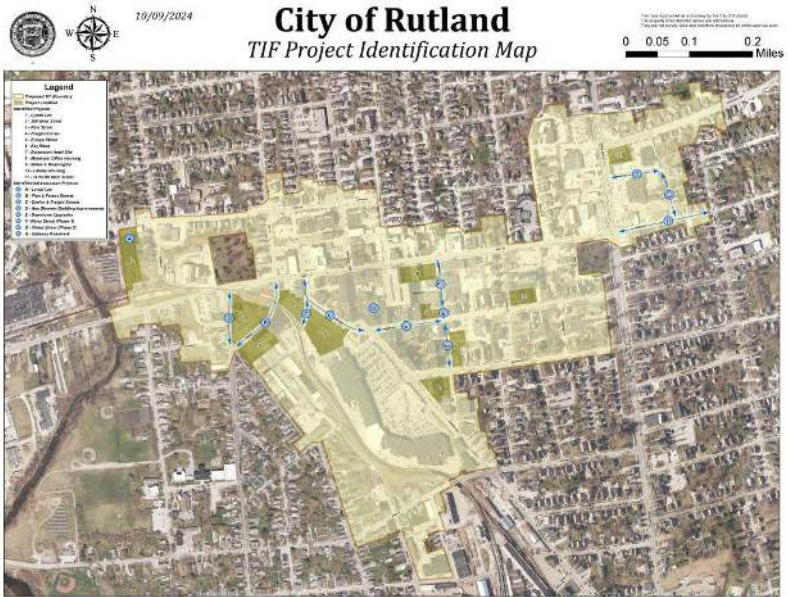
Housing, Economic, and Community Development

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

The TIF Working Group has finalized the draft TIF District Plan and Letter of Intent that will be submitted to the Vermont Economic Progress Council (VEPC), if approved

by the Rutland City Board of Aldermen in October. The full TIF District application will be presented to the Rutland City Board of Aldermen in January. Approval of the TIF District by the BOA starts the 10-year clock where the city can incur debt for public infrastructure and recapture a percentage of the increase in appraised value for the TIF fund, which can be used to pay back the debt and used on future infrastructure projects. The TIF Working Group will be working with a communications consultant (Morris Strategies) to assist with outreach and marketing of the district.

The RRA and Board of Aldermen approved a \$30,000 Special Benefits District RLF for the development of seven housing units at 24 Wales Street.



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 Community Investment Board will hear the amendment application in October. The purpose of the amendment is to allow for the inclusion of high-redevelopment potential areas highlighted by TIF, 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, Act 250 Tier 1A exemption, and Flood Hazard Area regulations.

Moving Forward

- Refine the RRA Annual Workplan for use in FY25.
- Hire part-time office support.
- Prepare TIF Letter of Intent, District Plan, and Application to Vermont Economic Progress Council (VEPC).
- Complete Downtown signage project, in coordination with DRP.
- Support BIAP recipients with a networking event.
- Work with development teams of projects with brownfields assessment and remediation planning work, such as Lynda Lee and Downtown Hotel sites.
- Reevaluate the BIAP program and determine funding levels.
- Finalize designs for Rail Gateway Project.
- Complete the Rutland City Housing Needs Assessment with technical assistance provided by HUD DCTA program.
- Update Ad Hoc Housing Committee *Housing Action Plan*.
- Assist with the final draft of the Local Hazard Mitigation Plan.
- Amend Neighborhood Development Area boundary for TIF and Act 250 exemptions.
- Process Special Benefits District RLF applications.
- Assist the PC with the adoption of the LDR and work on the Master Plan and FHA regs.
- Coordinate TIF and Housing Working Groups.
- Assist property owners with site-specific redevelopment and process tax stabilization applications, if necessary.
- Assist with updates to City of Rutland Water/Wastewater Policy and other incentives.
- Evaluate responses to Rutland 2050 RFP.
- Assist DPW implement USDA Urban Forestry and VT Tree Planting Grants.
- 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 US4/US7 Intersection Scoping Study Committees.



Rail Gateway Concept Plan

