

Rutland 360

Public Private Partnership

BOARD OF ALDERMEN MEETING

February 18, 2025





Presentation Purpose & Tonight's Ask

- Hotel-City Public-Private Partnership Overview
- Next steps and timing
- Letter of Intent vote



Site History





A Public-Private Partnership Primer

- How and why PPPs?
- Belden partnership
- Elements





Benefits of Downtown Hotel + Living Project

- Filling in “the Pit”
- No more contaminated soils
- A **downtown hotel**, enticing for business guests and tourists
- Downtown **housing for twenty-six households**
- An anchor **completing the Center Street** block
- **Visual improvement** to the Center Street gateway into downtown, including buried utility lines
- **Job creation**
- Housing for local businesses to **attract new workers**
- **Tax benefits**



- No City partnership – no project
- Infrastructure that is publicly-owned
 - ~\$_____
- Tax stabilization
 - \$3.5M over first 10 years
- Other waivers and reductions
 - \$750k

City's Investment



Infrastructure Funding

- Not final until it goes on the ballot (Fall 2025), and even then not definite!
- Current estimate:
 - \$2.8-3.5M TIF
 - \$1M NBRC Catalyst Grant
 - \$500,000 Sales Tax Reallocation
 - \$ _____
 - \$ _____
- Will continue to look for funds
- Will be back to BOA for approval of the Phase Filing to VEPC TIF maximum
- Other examples



Significant ROI

- In the first 20 years of operations, **~\$600,000** would be paid to the General Fund.
- In the first 20 years of operations, **~\$2.0 million** paid to the Education Fund.
- In the first 20 years of operations, **~\$976,000** in special benefits district taxes.
- Sales tax
- Rooms & meals tax
- Post 20-years, **~\$410K/year** to General Fund and **~\$450K/year** to Education Fund.
- Continuance of payment of existing taxes during life of the TIF.





LOI Highlights

- Non-binding – more to come in Development Agreement
- Expectations of results
- Developer commitments
- City commitments





Next Steps

- TIF Reminder and process
 - Public feedback opportunities!
- Infrastructure funding sources
- Engineering
- Voter education and prep





Questions?

