



RUTLAND REDEVELOPMENT AUTHORITY  
CITY OF RUTLAND  
1 Strong's Avenue  
RUTLAND, VERMONT 05701  
(802) 775-2910

Regular Meeting / April 22, 2025  
Minutes

**Attendance:** Edward Clark, Dick Courcelle, Israel Mac, Larry Cupoli, Chris Etori and Lori Arner

**Also attending:** Tyler Richardson, Ed Bove, Hali Issente, Eddie Ryan, Alexandra Jakab, Mose Cassaro, Cooper Babbit, Trevor Weltman and Barbara Spaulding

**Absent:** Mary Markowski and Stephanie Romeo

- I. Edward called the meeting to order at 8 am.
- II. Additions/Deletions – An SBD RLF application was added under New Business.
- III. Dick moved to approve the minutes of April 8, 2025. Larry seconded. Motion was approved 6-0.
- IV. Public Comment – None.
- V. Warrant – Israel moved to direct the Chair to sign the warrant for 800 expenses totaling \$203.18. Chris seconded. Motion was approved 6-0.
- VI. StartUp Rutland Update – Cooper Babbit introduced the StartUp Rutland Team and discussed the history of the project and how the \$125,000 from the RRA was used to leverage additional funding to bring a Tech Eco System to the region. He said in two years the program has yielded 3 accelerators, 5 start-ups and one local job, reached 4,500 people, had 450 events, 30 companies incubated and 60 advised.  
  
Mose Cassaro discussed the Generator Program, which is a global accelerator venture fund that provides on-going support to founders at every stage. It has yielded 3 local startups, two out-of-state, 70 applications of which 15 local and 10 remote. There has been 100% feedback and zero drop outs, but it takes a time.  
  
Trevor Weltman discussed how he works with businesses at every level and the success of the G-Alpha program which had participants driving 2-3 hours to attend. Dick said he appreciates the time and resources this work takes. Chris asked for a list of the G-Alpha attendees. Tyler suggested that the Board attend events.
- VII. DRP Quarterly Report - March 31, 2025. Hali discussed the Quarterly Report that was distributed to the RRA Board in their packet. He highlighted under Marketing the social media metrics; under Events the Women in Business Mixer, Snow

Sculptures, Downtown Poetry Walk and Valentines to Rutland. Hali thanked the Rutland Garden Club, DPW and Rec Department for their work under Streetscape and said the parklets are expected in mid-May.

Eddie discussed the financials saying the organization is better than budget by \$15,000. He added that they are working on the FY26 budget for the May 27<sup>th</sup> RRA meeting, the DRP Annual meeting will be June 18 to vote on the final budget and June 24 will be the RRA public meeting. Dick asked about the advisory vote. Hali said he believed the last vote was done in 2022 and he will work with Barbara on what is needed. Chris asked if the FY26 budget will seek an increase. Eddie said there may be a small increase. Ed Bove said the DRP has been very helpful with the TIF Committee.

Chris said he needed to leave soon and asked to move items that required a vote earlier in the agenda.

VIII. Old Business – BIAP application Camille’s Experienced Clothing expansion

Dick moved to recommend to the Aldermen approval of a \$10,000 BIAP Forgivable Loan to Camille’s Experienced Clothing. Lori seconded. Motion was approved.

IX. RRA Quarterly Report – March 31, 2025. Barbara provided the quarterly report and grant/loan spreadsheet in the Board packet. Chris moved to approve the reports and forward them to the Mayor and Aldermen per the City/RRA contract. It was seconded. Motion was approved 6-0.

X. New Business – Rutland City Rental Repair RLF Program. Barbara said she received a request from Melanie Paskevich of Cornerstone Housing Partners to add to the May 13 RRA agenda discussion of new rental unit construction to the RLF program. The Board consensus was that this should be sent to a committee of the BOA and not the RRA Board. Barbara will inform Melanie.

Special Benefits District RLF application – Barbara received an application from Erika Jukinen, C Street Holding Corp., requesting \$30,000 towards the following repairs:

- New rubber roof at 42 Center Street
- New heat pump at 46 Center Street
- 3-4 new heat pumps at 25-29 Center Street to prolong the life of the boiler

Barbara said the application policy requires the RRA Board to convene a meeting of the RLF Committee which consists of 2 members of the DRP Board, 2 members of the RRA Board and the Mayor or his designee. She will research who are the members from the RRA Board and schedule a meeting of the RLF committee.

- XI. Old Business – Tax Stabilization Update for 24 Wales Street. Barbara reported that the C&ED Committee did not go with the RRA recommendation for tax stabilization on 24 Wales Street. Instead, on Monday April 21 the committee recommended to the full Board tax stabilization for 5 years on the current assessment of \$387,700 and the Board so moved and approved.
- XII. TIF Update – Ed Bove. Ed said the Aldermen approved the administrative amendment to the TIF District boundary which carved out the 24 Wales Street property due to its ineligibility because of significant progress in construction. VEPC is expected to vote and approve the City’s revised application for a TIF District on Thursday. Ed said work continues on the phase filing with compiling the sources and use budget for Center Street infrastructure and the hotel in hopes that it will be submitted to VEPC in June. Currently he is working on an NBRC grant application for \$3 million for the project.
- XIII. BOA Update – Larry said that the Mayor’s appointments were approved and a resolution drafted by Alderman Talbott was also approved and signed by the Board.
- XIV. Adjourn – All items on the agenda were addressed. The meeting adjourned at 8:58 am. The next meeting will be held on May 13 at 8 am.

These minutes were approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Mary A. Markowski, Secretary