

RRA QUARTERLY REPORT

April 1 – June 30, 2025



UPCOMING DATES

Ribbon Cutting

August 2 10 am – 1 pm
Clover Exploration
146 West Street

National Night Out

Aug 5
4 – 7 pm
Meadow Street Park

Downtown Rutland Street Party & Sidewalk Sales

Aug 23
9 am – 5 pm

Labor Day

Office Closed

Sept 1

Whoopie Pie Festival

Sept 13
Noon – 4 pm

Welcome New Executive Director



The RRA has hired Sean Adkins, formerly the Town Manager of St. Albans, as the new Executive Director. Ed Clark said “We are very happy to have found a candidate who has the knowledge and enthusiasm of Sean when it comes to economic development.” Sean will be relocating to Rutland and hopes to be able to be in the office on July 31.

Rutland receives NBRC grant for Center Street

The City was awarded \$3 million through the Northern Borders Regional Commission Catalyst Program to support the redevelopment of Center Street. CEDRR will be the LDD for the project and the RRA will provide the grant administration. Barbara has experience with NBRC grants having successfully administered the City’s 2020 NBRC award for the purchase of the athletic facility of the former College of St. Joseph. The mandatory new grantee training session was attended on July 10.

Other Grant News

In May the City received a \$75,000 VTrans grant to repair 730 LF of sidewalk on Church Street and 890 LF of sidewalk on Seabury Street. The project also includes safety improvements. The total project costs are expected to be \$150,000 with matching funds coming from the sidewalk bond.

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

Bailey's Place



The RRA assisted the City in applying for two VTrans Bike-Ped Grants. The small-scale application is for crosswalk improvements and the large-scale application is for full streetscape rebuild of Center Street.

Grand List and Job Development

The RRA assisted four applicants this quarter through the BIAP process and the Board of Aldermen approved 3 loans and 1 grant.

Heritage Workshop



Camille's Experienced Clothing



BIAP Awards 12/1/2022-6/30/2025	Businesses Created/Expanded	#Jobs Created
\$5,000	Bellaluccias	3
\$10,000	Camille's Experienced	0
\$10,000	Bailey's Place	9
\$10,000	Heritage Workshop	3
\$10,000	EIR Wellness Spa	2
\$10,000	Clover Exploration	2-3
\$10,000	Townline Grill	5
\$10,000	Prouty's Parlor for Ice Cream	2
\$10,000	Make It Sew	2
\$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	DownValley 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
295,000	33	97-110

The Agreement between HFCU and the City for the Rutland City Business Incentive Assistance Revolving Loan Fund expired on June 30. The Aldermen approved the Mayor signing a new agreement that will expire June 30, 2030. The RRA continues to meet with HFCU bi-monthly to discuss potential applicants for the RLF.

Housing, Economic and Community Development

The RRA continues to support Ed Bove with advancing the TIF District. The following is the most recent update:

The next VEPC Board Meetings will be on July 31 and August 28 to review and approve the Phase Filing for the Hotel/Center & Wales St project. Ed Bove will update roles and participation in these meetings by RRA Board and Staff in the next week.

The City is targeting an October bond vote with the new RRA director being critical to garner support from Downtown businesses and entire (non-Downtown) community for a successful bond vote.

Ed continues to work with the City Clerk on ballot language for an October vote, ballot materials will need to be ready by mid-August.

Meetings are ongoing with the Hotel Task Force, PR/Communications group, Parking Garage working group, and Downtown business/construction information working group. The new RRA Director will be heavily involved.

Rutland 360: Rutland 360 is a collaborative initiative led by a task force that included the RRA, the City, CEDRR and the DRP. These stakeholders have developed the Rutland TIF District Master Plan, a strategic effort to drive economic growth and revitalization of Rutland City. For more information, visit the Rutland 360 website: <https://www.rutlandvtbusiness.com/tax-increment-financing/>

In June, the SBD Revolving Loan Fund Committee recommended to the Aldermen, approval of a \$30,000 loan at 5% fixed interest for 30 years for C Street Holding Corp. The loan will assist the property owner with installation of heat pumps and roof repair at 42, 45 and 25/29 Center Street buildings. The Aldermen approved the loan and the closing was held July 10.

Planning and Land Use

The RRA, on the City's behalf, received an extension to finalize the work to be done with the Bylaws Modernization Grant through January 2026.

The City received a Municipal Planning Grant on June 10. The funds will be used for data collection and synthesis, mapping assistance, public outreach and engagement, and document formatting/design assistance to update the City's Municipal Plan due to expire in 2028. The Aldermen approved an RFP for consulting services in the amount of \$20,000 to hire a consultant or consultants to help with the project.

MOVING FORWARD

- Increase marketing and promotion of the SBD RLF
- Explore working with additional banks to provide BIAP loans
- Coordinate TIF Working Group and work with VEPC to approve TIF District Application
- Work with development teams of projects with brownfields assessment and cleanup planning work, such as the Downtown Hotel and Lynda Lee sites
- Finalize designs for Rail Gateway Project
- Refine the RRA Annual Workplan for use in FY26
- Support BIAP recipients with a networking event
- Complete the Rutland City Housing Needs Assessment with technical assistance provided by HUD DCTA program
- Assist with the final draft of the Local Hazard Mitigation Plan
- Assist the Planning Commission with the adoption of the LDR and work on the Master Plan and FHA regs
- Assist property owners with site-specific redevelopment
- Assist with updates to City of Rutland Water/Wastewater Policy and incentives
- 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
- Create BIAP annual report tickler system to assure consistent and timely reporting

