



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

Regular Meeting / October 28, 2025  
Minutes

**Attendance:** Edward Clark, Mary Markowski, Chris Ettori, Stephanie Romeo, Lori Arner and Israel Mac

**Also attending:** Mayor Doenges, Alderman Gillam, Hal Issente, Alex Jakab, Eddie Ryan, Sean Adkins, Ed Bove and Barbara Spaulding

**Absent:** Larry Cupoli

- I. Edward called the meeting to order at 8:01 am.
- II. Additions/Deletions – Edward added DaSilva's Karate annual report and discussion of the November meeting schedule to the agenda.
- III. Lori moved to approve the minutes of October 14, 2025. Israel 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 \$459.36. Chris seconded. Chris asked about the \$253.94 charge for Freshy and Go Daddy. Barbara explained that Go Daddy invoice covered the 1-year renewal of Microsoft 365 and the balance of \$46.76 for Freshy is a monthly charge. Motion was approved 6-0.
- VI. DRP Quarterly Report 9/30/2025 – Hal provided the quarterly report in the RRA Board packet and presented the following highlights:

Marketing: Advertising – there was a two-page spread in the Mountain Times every two weeks over the summer, NYVT media was emailed to nearly 60,000 recipients in Rutland County and Washington County, NY. In the fall the NYVT media printed \$10,000 copies and online of their media guide, there were 40,000 monthly views and an email blast to 25,000 subscribers. Facebook posts increased from July to September of 2,348 followers.

Events – Hal discussed the success of FNL and the Street Party and Sidewalk Sales. He said they are looking at 2026 and how street parties and sidewalk sales will work with the planned hotel construction. He added that a lot of planning is done in this quarter for the next quarter events including two new events Soul Santa with the

NAACP and Green Mountain Pug Rescue with Jan Barret's event at the Paramount Theater on Nov. 28.

Business Development – Hal and Alex attended the Downtown Annual Retreat in Waterbury, VT and discussed the benefits of networking, educational sessions and support of other downtowns. The final Women in Business mixer, funded by a 2024 grant, will be held Nov. 18.

Streetscape – Hal said the Rutland Garden Club has been a generous partner in bringing innovated ways to enhance Downtown. Hal discussed the success of the monthly Volunteer Meet-ups for street and trash cleanup.

Eddie Ryan provided the quarterly financials in the RRA Board packet and presented the following highlights saying the accrued expenses on the balance sheet were estimates and he hopes to have the final numbers soon. He discussed on the income and expenses sheet that there is a net loss of \$26,085 which is \$2,622 worse than budgeted. He expects that the FNL and Street Party variance will be reversed in the coming months. Lastly, Eddie said the DRP's FY25 IRS Form 990 has been filed.

Mary asked about the sponsorships. Hal said he and Alex are planning a robust sponsorship campaign for January. Mary asked about the office overhead. Eddie said that line fluctuates with which events the staff attend.

Chris said to keep up the good work and Alderman Gillam thanked Hal for his work on the TIF marketing committee. Bill also said he had a conversation with John Casella and more trash receptacles are coming to Downtown.

- VII. Executive Director Update – Sean discussed Lyle Jepson's departure from CEDRR saying he and Lyle met and Lyle handed over all of the working groups including TIF, Plaza and Housing. Lyle's last day is Oct. 31. The CEDRR annual meeting is Oct. 28 and Sean will be a part of the pitch competition. Sean will be meeting with White & Burke to discuss interest in the second TIF project. He added that the Beldens are planning demolition of the newsroom soon which will be followed by 10 weeks of soil mitigation at the site.

BIAP Loan Discussion and referral to Aldermen – Sean said the Aldermen approved the LIFT program therein ending the \$10,000 BIAP loan program and suggested that the RRA Board recommend to the Aldermen forgiveness of the BIAP loans and to start the new program on a clean slate. Sean added that it would be good PR considering the upcoming construction of the hotel with most of the loans being to Downtown businesses. Mary was not inclined to forgive the loans. Edward discussed how some of the loan recipients could perhaps have the loans converted to grants. Sean said forgiveness of all the loans was less subjective. Lori could see how the Downtown businesses, who will be directly impacted by the construction, would benefit from loan forgiveness. Stephanie asked if plans were in place to protect the downtown businesses during construction. Sean said a construction company knows

what needs to happen to mitigate disruption to businesses. The Mayor asked the Board to consider the forgiveness of all the loans to maintain Rutland's business positive outlook and avoid negative PR. Stephanie said the forgiveness should not be retroactive and not include the defaulted loan to Blush Salon. Chris asked for more information on the status of the BIAP loan recipients including which will be at the 3-year forgiveness stage, which have filed their annual reports and the percentage of loans to downtown businesses by the next meeting. No action was taken.

- VIII. BOA Update – Aldermen Gillam provided an update saying the Public Works Committee is very busy with engineering of Center Street and removing the tank under Meadow Street Park. He added that Cottage Street is almost done. Bill said the Community & Economic Development Committee is also busy working with Sean on the second TIF project, a bike path and bridge, and the conceptual plans for the Plaza. Mary asked about the status of the names brought forward to the Aldermen for the RRA Board. Both Gina Grove and Alex Adams nominations were tabled at the Oct. 20 Aldermen's meeting and will be voted on Nov. 3.

- IX. Old Business – Annual Report from Nolan's Auto Repair. The report and receipts were provided to the Board in their packet. Chris moved to receive and file the first annual BIAP report from Nolan's Auto Repair. Stephanie seconded. Motion was approved 6-0.

DaSilva's Karate LLC – The report and receipts were provided to the Board in their packet. Lori moved to receive and file the first annual BIAP report from DaSilva's Karate LLC. Stephanie seconded. Motion was approved 6-0.

Chris asked for an update in regards to the Rutland Housing Initiative 1, 120 Maple Street grant and potential sale. Sean said there was a meeting with the State who set the parameters for the sale. He believes the Hales will meet those parameters, but that they will no longer be eligible for CDBG funding. Barbara added that she is working on closing out the City's grant and is waiting on information from Zak.

- X. New Business – Treasurer's Report 9/30/2025. Mary said for the first quarter ended with expenses at 23%. The up to \$10,000 CEDRR Donation is not reflected in this report.

November meeting schedule: Edward said the first regular meeting of the RRA in November falls on Veterans' Day. Mary said City Hall is closed on Veterans' Day. Edward suggested having only one meeting in November on Nov. 25. He asked the Board, due to the date being so close to Thanksgiving, if a quorum would be possible. The Board agreed to meet on Nov. 25.

Alderman Gillam addressed the Board saying he attended the Alternatives meeting on Oct. 23 during which the conceptual alternatives to improve safety at two key intersections (Woodstock Avenue and US Business Route 4) and 2025 estimates were presented. Alderman Gillam said there were four alternatives: do nothing \$0,

realign 4/7 \$3 million, move lanes and take property \$5 million, or two roundabouts, which would also involve taking property, \$9 million. These plans were conceptual, and no action was taken by the Board.

- XI. Adjourn – All items on the agenda were addressed. The meeting ended at 8:50 am. The next meeting will be held on November 25 at 8 am.

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

---

Mary A. Markowski, Secretary