



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

Regular Meeting / January 13, 2026
Minutes

Board Attendance: Edward Clark, Mary Markowski, *Chris Etori, Larry Cupoli, Stephanie Romeo and Israel Mac

Absent: Lori Arner

RRA & City Staff Attendance: Sean Adkins, Barbara Spaulding and Ed Bove

- I. Edward called the meeting to order at 8:04 am.
- II. Additions/Deletions – None.
- III. Larry moved to approve the minutes of December 23, 2025. Israel seconded. Motion was approved 5-0.
- IV. Public Comment – None.
- V. Warrant – Israel moved to direct the Chair to sign the warrant for Fund 800 expenses totaling \$25,558.38 and recommend to the Board of Finance payment of Fund 100 expenses totaling \$8,235.80. Stephanie seconded. Motion was approved 5-0.
- VI. Grant and BIAP Updates – Barbara provided the following updates.

Hospital Heights aka Mahoney Grove Apartments - Finalizing closeout documents and preparing to submit final report by Jan. 23.

Rutland Housing Initiative 120 Maple Street – Finalizing closeout documents and preparing to submit final report by Jan. 23.

Housing Planning Grant – The Jan 15 progress report and requisition is being prepared.

HTRC/NWWVT Merger Planning Grant – The award conditions previously submitted require modifications and Barbara is working with Melanie Paskevich to finalize the changes. The progress report for 12/31/2025 was submitted.

East Creek Commons – The City was awarded an enhancement of \$400,000 on Dec. 12. Barbara is working with Jan Bounanno at Cornerstone to finalize the award conditions so the City can receive the grant agreement offer. The progress report for 12/31/2025 was submitted.

Capital Improvement Plan – Barbara is working with Susan Powers to finalize the closeout documents necessary to complete the grant. An extension of time to provide the documents was given through Jan. 30.

Bylaws Modernization Grant – The closeout documents are being prepared and are due Jan. 30.

VCDP Implementation application – The C&ED Committee will meet Jan. 21 to hear from RHA on their request that the City apply for funds to implement electrical upgrades at Templewood Court. A meeting with VCDP staff was held on Dec. 11 and RHA was encouraged to apply for other funding to offset the \$650,000 gap in addition to the VCDP application.

BIAP & Outreach – Barbara met with Kara Wevurski and Jillian Vitagliano who want to open Max & Dot an Après Ski women's clothing store in the former Kismet Kitchen location. The business currently there, Willow Bee Exchange is relocating and expanding to a new location on Merchants Row. The women are deciding which program to apply for and will be submitting an application in the coming weeks.

Patty Ryan has asked to be added to the Jan. 27 agenda for her LIFT application.

Barbara is continuing to work on the remaining five VCDP annual reports for the City's loans managed by the RRA and the RRA quarterly reports for December 31 will be provided at the Jan. 27 meeting.

- VII. Executive Director Update – Sean said there has been no hard progress on TIF but there are two potential projects in development. He discussed applying for what used to be called a RAISE (now called BUILD) grant similar to the one awarded to Killington for \$25 million. Funds would be used for Downtown infrastructure and the application would be a heavy lift that would require lobbying and support from Senator's Sanders and Welch.

Sean discussed the Opportunity Zones as interpreted by the Governor saying that Rutland City was just outside the parameters with 19.03% poverty rate and 70.43% MFI and the criteria being 20% and 70% respectively. There are still 4 zones to be filled in Vermont and Sean will be working hard for Rutland to be at least one of them. The importance being that in conjunction with TIF, Opportunity Zones are an effective tool for incentivizing development by offering breaks on capital gains tax over time. He will be preparing letter templates to the Governor and Legislators in support of Rutland's OZ designation which would go into effect 2027 and lasts 10 years.

*Chris arrived.

- VIII. BOA Update – Larry discussed the request from The Bus at the last meeting for additional funds from the City to close the \$300,000 funding gap. The request is to

increase the ballot amount from \$46,000 to \$116,000 without a petition. The request failed and The Bus will need to get signatures on a petition to change the ballot item. Larry said he has concerns because of the need for buses to get people to the hospital for work and appointments. Mary asked if there were other grants or resources available. Barbara said typically grants do not cover operating expenses.

IX. Old Business – Grant Administration Policy Change -tabled from Nov. 25

Mary moved to approve the proposed change to allow the RRA to negotiate grant administration fees up to the maximum allowed by the grant program. Chris seconded. Sean said the flexibility will allow the RRA to work with the applicants upfront and this will provide additional needed revenue. Motion was approved 6-0.

Treasurer's Report 11/30/2025 – Mary discussed the status of the loan funds saying that West Street Grille paid off the HFCU BIAP loan while Marble Valley Catering is still in repayment. Regarding the City's Market Rate RLF, the West Street property loan has been paid off and there is only one SBD loan which is in repayment. Mary said she is working on forecasting the end of year budget for the RRA and will be meeting with Sean before she makes a report to the full Board. She added that the Auditors are preparing the City audit, but have not inquired yet about the RRA.

RRA Holiday Party – The consensus is to hold the party on Jan. 23 at 6:30 pm at the Rutland Bowlerama and family is invited.

X. New Business – Barbara said she will be meeting with Jay Sabatso to discuss City funding availability for the conversion of one unit of market-rate housing on the second floor of his building on Center Street.

Sean said the sign for the Howe Center (Giancola) is in process.

XI. Adjourn – All items on the agenda were addressed. The meeting ended at 8:32 am. The next meeting will be held on January 27, 2026 at 8 am.

These minutes were approved this ____ day of _____, 2026.

Mary A. Markowski, Secretary