



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

Regular Meeting / January 27, 2026
Minutes

Board Attendance: Edward Clark, Mary Markowski, Israel Mac, Chris Etori and Stephanie Romeo (by phone)

Absent: Lori Arner and Larry Cupoli

RRA & Others in Attendance: Sean Adkins, Hali Issente and Eddie Ryan from the DRP, and Eric Peterson.

- I. Edward called the meeting to order at 8:09 am.
- II. Additions/Deletions – None.
- III. Chris moved to approve the minutes of January 13, 2026. 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 \$354.17. Chris seconded. Motion was approved 6-0.
- VI. DRP Quarterly Report for 12/31/2025 – Hali provided an overview of DRP activity for the quarter ending December 31, 2025. He outlined the marketing initiatives and activities throughout the holiday season. Eddie Ryan provided a detailed review of the financial statements and noted that net income of \$6,036 was better than budgeted for the quarter. The net loss of (\$24,537) for the 1st six months of the FY was better than budget by \$3,415. Budget variances were reviewed, bank accounts are reconciled through December 2025, results of the worker's comp audit are pending, thin insurance policy was renewed and the Center Street lease expires on May 3, 2026.
- VII. Executive Director Update – Sean provided an update of the proposed stabilization agreement for the Franklin Street project was discussed by the CED committee. The recommendation will be submitted to the BOA at the meeting on February 2nd, Sean formally introduced Eric Peterson and noted that Eric is interested in serving on the RRA Board. The nomination will be presented at the BOA meeting on February 2nd. Sean noted that there was meeting regarding the NBRC grant program and there may be an opportunity for grant funding for the Creek Path project. Sean continues to work with the State about the Opportunity Zones. This program should go hand and hand with the TIF district.

- VIII. BOA Update – Larry was not present for the update.
- IX. Old Business - LIFT Application from Patty Ryan for the property at 67-71 Center Street was presented by Eddie Ryan. The property is a mixed-use property and includes 3 one-bedroom apartments on the second floor and two commercial spaces and one owner occupied apartment on the first floor. The total cost of the project is \$27,100 and includes converting the existing rooftop section into a rooftop deck, repairing the existing wooden door and replacing the existing fence with a permanent 4ft rail aluminum fence. Sean noted that the project is eligible for the \$10,000 LIFT grant. Following a brief discussion, Chris made a motion to recommend the \$10,000 LIFT grant to the BOA, Israel seconded. Motion approved by a vote of 5-0.
- X. New Business – Sean presented the “Meet the Candidates” event that is planned for February 19th at Treviso. (Update during minutes editing – it will be on February 18th instead). The event will be sponsored by the RRA in partnership with the “Let’s Build Homes” coalition.
- XI. Adjourn – All items on the agenda were addressed. The meeting ended at 8:46 am. The next meeting will be held on February 10th at 8 am.

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

Mary A. Markowski, Secretary