



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

Regular Meeting / March 10, 2026
Minutes

Board Attendance: Mary Markowski, Israel Mac, Chris Etori, Lori Arner, Larry Cupoli and Stephanie Romeo

Absent: Edward Clark, Eric Petersen

RRA & Others in Attendance: Sean Adkins, Ed Bove, Barbara Spaulding, Chris Sabataso, Shianne Webster, Mayor-elect Tom Donahue, Alderman-elect Peter Franzoni

- I. Chris as Acting Chair called the meeting to order at 8 am.
- II. Additions/Deletions – Barbara suggested moving the LIFT application to after the warrant.
- III. Larry moved to approve the minutes of February 24, 2026. Stephanie seconded. Lori pointed out that the time the Executive Session exited was incorrect and should be 8:57 am. Motion was approved 6-0.
- IV. Public Comment – None.
- V. Warrant – Israel moved to direct the Chair to sign the warrant for Fund 800 expenses totaling \$28,129.85. Larry seconded. Motion was approved 6-0.
- VI. LIFT Application – Chris Sabataso said he has a lease to own with Mark Foley for 89 State Street which is next door to his business Last Cup Café. He has plans to renovate the building at 89 State Street into an event space that could also host pop-up shops. Chris Etori asked if this would be in addition to the coffee shop. Chris said yes, there is more opportunity with two spaces. Mary asked if any of the work was started. Chris said he had started a little of the demo, but the space is currently used as storage. Ed said the project would need to go through design review and require a zoning permit. Chris said that would be his next step after the LIFT application. Sean said the application meets the minimum threshold for the maximum reimbursement. Stephanie moved to recommend approval of an up to \$10,000 LIFT grant to Chris Sabataso and Shianne Webster for 89 State Street in Rutland. Larry seconded. Motion was approved. The recommendation will go to the Aldermen on March 16.

VII. Grant and BIAP Updates – Barbara provided the following updates:

East Creek Commons Grant – The Env Rev public hearing notice needs to be warned to allow for a 15 day comment period. With the change in Mayor, it has been suggested that, if the developer can wait, to draft the notice for publication on March 17 with the comment period to end April 2.

Templewood Court VCDP application – The required public hearing was held on Feb. 17 and the Aldermen signed the resolution in support of the application. The application was submitted on February 28.

Outreach – Barbara met with Kara Wevurski and Jillian Vitagliano who said work at 26 Center Street is proceeding and they hope to do a soft opening of Max & Dot, an Après Ski women’s clothing store, at the end of March with an official ribbon cutting in April.

Barbara met with Tracy Adams of HFCU on Feb. 20 to discuss preliminary plans for a business women event at the Hub. Once dates and times are solidified, she will bring more information to the Board.

Barbara spoke with Katrina Parker of EIR Wellness Spa to discuss the first anniversary of her BIAP loan as well as the challenges she is having and her proposal for relocation. Katrina provided a letter discussing the challenges at her current location and a request for information regarding whether her BIAP loan would transfer to a new location. The Board requested a copy of the EIR application and business plan. Larry suggested tabling the discussion for the next meeting.

On Tuesday March 3 Barbara won reelection as Clerk of Elections for Ward 1 and she will be joining the Mentor Connector Board of Directors on March 19.

Mary said the balance of BIAP funds, including the approved LIFT grants, is \$207,000. She suggested that the RRA lobby the Aldermen to include funding from the solar revenue for the BIAP/LIFT in the next budget. She also suggested that the Aldermen be brought up to speed on the program through the C&ED Committee. It was noted that the BIAP is already in committee and that once the new Aldermanic assignments are made, Barbara will request a meeting.

VIII. Executive Director Update – Sean said Sen. Welch’s portal to Congressionally Directed Spending has opened and that there will be a request for \$4.5 million for the Creek Path. The BUILD grant, formerly RAISE, is in motion. Sean discussed how Killington hired VHB for \$50,000 to prepare their application. Mary (Chris?) asked which projects would benefit from this funding. Sean said there would be several projects with emphasis on upgrades to the Downtown. Sean said the easement from 80 West Street to allow for the utility portion of the TIF hotel project has finally had some movement.

- IX. BOA Update – Larry welcomed both Mayor-elect Tom Donahue and Alderman-elect Peter Franzoni. He said Tom will be sworn in on Sunday at 3 pm. Larry thanked the DPW and RPD for their assistance with the broken water pipe at West Street and Woodstock Avenue. He said Morgan Via was approved for the Planning Commission 10-0 and Police Chief Prouty’s contract was referred to the Committee of the Whole. Lori asked if there will be new assignments for the Aldermen and if they will vote on a new President. Larry said both of these will happen. Barbara added that the LIFT application for Joanna Gould was approved by the Aldermen on March 2.
- X. Old Business – Sean said Dick Courcelle requested an application for the RRA Board.
- XI. New Business – Mayor-elect Donahue said he is currently wearing three hats, but that he looks forward to wrapping things up at BROCC and to attending RRA meetings.
- XII. Adjourn – Larry moved to adjourn. Lori seconded. Motion was approved 6-0. The meeting ended at 8:30 am. The next meeting will be held on March 24 at 8 am.

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

Mary A. Markowski, Secretary