



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

Regular Meeting / April 14, 2026  
Minutes

**Board Attendance:** Edward Clark, Eric Petersen, Mary Markowski, Israel Mac, \*Chris Etori, Lori Arner, Larry Cupoli and Stephanie Romeo

**RRA & Others in Attendance:** Sean Adkins, Ed Bove, Barbara Spaulding, Alderman Peter Franzoni

- I. Edward called the meeting to order at 8 am.
- II. Additions/Deletions – None.

\*Chris arrived.

- III. Larry moved to approve the minutes of March 24, 2026. Lori seconded. Edward suggested correcting the amount on page 2 from [\$470,00] to \$470,000. Motion was approved 8-0.
- IV. Public Comment – None.
- V. Warrant – Israel moved to direct the Chair to sign the warrant for Fund 800 expenses totaling \$26,345.38. Chris seconded. Motion was approved 8-0.
- VI. RRA Quarterly Reports for March 31, 2026 – Barbara emailed the reports to the RRA Board. Larry moved to email the reports to the Mayor and Board of Aldermen per the City/RRA contract. Eric seconded. Motion was approved 8-0.
- VII. Executive Director Update – Sean said he continues to meet with BRIXMOR and was informed there is a tenant planned for the former mattress store in the plaza.

He is working with Mary and Katie to prepare the bond with advice from Sara Macy and expects the funding this summer.

The DRP will be presenting their FY27 budget at the first May RRA meeting during which the RRA can also inquire about the break from the DDC. Sean has suggested going forward that the DRP prepare to discuss budgets and workplans in the fall.

Sean met with Sanders' office to discuss the CDS request for the Rutland Creek Path. He had hoped to use the expenses for earlier segments toward the match requirement of \$900,000, but that was denied. The request was amended to \$400,000 with \$100,000 towards Phase 1 of Segment 5 and \$300,000 towards final

engineering. This would satisfy the requirement to begin work on Segment 5 and not have to pay back the \$135,000, as well as, lower the matching requirement to \$80,000 which could come from the City's Grant Match fund. Sean will continue to look for matching funds including a request to the Walton Foundation.

Sean is working toward creating a City-wide Opportunity Zone to be ready for the Governor's announcement later this year. An opportunity zone would bring developers and partners to Rutland who would benefit from decreased capital gains tax. Currently the City has three census tracts considered for opportunity zones that expire in 2027. The zones are renewed every 10 years, and the next proposed OZ currently has two in the City. Eric discussed how this could be tapped for development outside of the Downtown and suggested getting the word out before the Governor's announcement.

Sean will be in Montpelier on Wednesday for a Land Banking meeting as he is on the State's Land Bank working group. He also invited the Board to a public meeting on May 14 at 6 pm at the HUB to discuss Center Street Streetscape Design Alternatives.

Ed asked when the bond funds would be available. Mary said the application is due mid-May with funds available in August.

VIII. BOA Update – Larry said the nomination of Barry Beauchamp for Aldermen was approved and Barry was sworn in on April 6. The nominations for Dick Courcelle for the RRA Board and Matt Whitcomb for the Police Commission were tabled until April 20. The Aldermen approved both Pat Brougham and Peg Flory as Chair and Vice-Chair of the Police Commission. Larry added that both the special permit requests for the Loyalty Day Parade and Pride Festival were approved. He said both Barbara and Sean were at the meeting and their requests were approved including the LIFT grant for 24 Center Street.

IX. Old Business – EIR Relocation Request. The Board consensus was that Katrina Parker be allowed to relocate her business within Rutland City with no penalty on the BIAP Loan. She would also be asked to let the Board know when she has found a new location.

RRA FY25 Audit Reports – The RRA Board was emailed copies of the audit. Mary said she has arranged for the auditor to present at the first May meeting. She noted there were two recommendations in the audit and she plans to meet with Sean and Barbara to conduct a risk assessment while the other recommendation is for both the City and RRA.

X. New Business – Clover Exploration BIAP Annual Report. Lori moved to approve and file the first annual BIAP report from Clover Exploration. Larry seconded. Motion was approved 8-0.

Larry mentioned the recent ribbon cutting for a new business on North Main Street, Captain Aquatics Fins & Scales. Patrons will be able to interact with a variety of reptiles, amphibians, arthropods, and aquatic life. This business serves as a rescue, rehabilitation and eventual adoption of animals once they are healed.

Eric invited the Board to attend the Green Mountain Gala on May 15 at Roots. This is a hospital fundraiser for acquiring a Da Vinci Robot. The da Vinci Surgical System is a robotic-assisted platform that enables minimally invasive surgery through small incisions and shorter hospital stays.

- XI. Adjourn – All items on the agenda were addressed. The meeting ended at 8:37 am. The next meeting will be held on April 28 at 8 am.

These minutes were approved this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Mary A. Markowski, Secretary