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

Regular Meeting / August 25, 2026
Minutes

Board Attendance: Edward Clark, Dick Courcelle, Israel Mac, Chris Ettori, Larry Cupoli, Eric Petersen, Lori Arner and *Stephanie Romeo

Absent: Mary Markowski

RRA & Others in Attendance: Sean Adkins, Barbara Spaulding, Allyson Bradley, Corissa Burnell and Stephanie Carvey, Alderman Peter Franzoni

I. Edward called the meeting to order at 8 am.

II. Additions/Deletions – Edward suggested moving the LIFT Application and BIAP Loan Forgiveness for Nail'd It Salon to follow the warrant.

III. Larry moved to approve the minutes of August 11, 2026. Eric seconded. Chris said that he was not present at the meeting and his name should be removed from the list of attendees. Motion was approved 7-0.

IV. Public Comment – None.

V. Warrant – Israel moved to direct the Chair to sign the amended warrant for Fund 800 expenses totaling $6,939.04. Chris seconded. Motion was approved 7-0.

*Stephanie arrived.

VI. New Business – LIFT Application RCPCC 16 Chaplin Avenue. Sean introduced the applicants. Corissa explained that a carbon monoxide alarm alerted them to a leak in the furnace at 16 Chaplin Avenue where they have a child day care center. The cost of a new furnace is approximately $15,000 and they purchased one from Keyser Energy. Corissa discussed alternative funding sources such as the Vermont Community Fund, but they were not awarded any funding. Chris asked if the furnace was a qualified LIFT expense. Sean said fixed improvements are allowable expenses under the LIFT. Sean said the furnace invoice totals $14,599.00 and 50% would be $7,299.50. Eric moved to recommend to the City approval of a LIFT grant of $7,299.50 to RCPCC for the new furnace. Lori seconded. Motion was approved 7-0 with Dick Courcelle abstaining. Barbara said the recommendation will go before the Aldermen on Sept. 8.

BIAP Loan Forgiveness – Nailed It. Barbara said Allyson Bradley was present and had supplied the 3 annual reports in a timely manner per the BIAP Loan agreement.

Allyson said she is still in business and in fact took on a partner and expanded the salon. Chris moved to recommend to the Aldermen forgiveness of the $10,000 BIAP Loan to Nail'd It Nail Salon and Spa. Stephanie seconded. Motion was approved 8-0. The recommendation will go before the Aldermen on Sept. 8.

VII. Old Business – None.

New Business –BIAP Loan Forgiveness – Speakeasy Café. Barbara provided a copy of the final annual report from Bridget Scott saying that all 3 annual reports had been provided per the BIAP Loan Agreement and the café is currently celebrating 13 years in business. Lori moved to recommend to the Aldermen forgiveness of the $10,000 BIAP Loan with Secret Linus LLC dba Speakeasy Café. Chris seconded. Motion was approved 8-0.

BIAP Loan Forgiveness The Mad Rose. Barbara provided a copy of the final annual report from Brooke Lipman of The Mad Rose. She added that all 3 annual reports had been provided per the BIAP Loan Agreement and the establishment continues to do well in Downtown. Chris moved to recommend to the Aldermen forgiveness of the $10,000 BIAP Loan with Mad Rose LLC. Eric seconded. Motion was approved 8-0. These recommendations will also before the Aldermen on Sept. 8.

Treasurer's Report – 7/31/2026. Barbara said the RRA is still waiting on the revenue from the warming shelter grant, but that is the only item left to post for FY26. Chris asked why the RRA has revenue. Barbara said the RRA was reimbursed almost $5,000 for grant administration. Chris moved to receive and file the Treasurer's report for 7/31/2026. Lori seconded. Motion was approved 8-0.

VIII. Executive Director Update – Sean said he is meeting with Sen. Weeks today to discuss Rutland's needs and any potential helpful legislation he could work on that would benefit the RRA & the City. Eric asked him to expand. Sean said they would be discussing expanding Route 22A as transportation is an issue for economic development and more substantial economic development tools.

The City's Tier 1A Exemption pre-application will be heard today and includes a bus tour this morning and a meeting this afternoon at the RRPC from 1:30-3:30 pm.

The C&ED Meeting is at 5:30 pm today to include an update from Stephanie Clarke of White & Burke, a presentation by Stantec and an RRA/TIF update from Sean.

Sean continues to revamp the City's market-rate RLF. While the 1.5% interest rate is favorable, the loan itself is onerous. Sean discussed the Aldermen's reluctance to honor the RRA and City Agreement to include the $65,000 annually and how the RFL may have to cover the RRA's budget deficit. Chris asked if the $65,000 is being invoiced to the City and Sean said yes. Sean added that NWWVT did take 25% ($100k of the $400k) of the fund for administration of the single loan to date.

Eric asked if Sean felt the City would receive the Tier 1A exemption. Sean believes Rutland is the poster child for the exemption due to our professional capacity (staff) and that both the City and South Burlington have submitted preapplications.

Edward asked about the status of Brixmor. Sean said he received an email from higher level management of Brixmor following the plaza article in the Mountain Times. He believes they are open to a possible subdivision of the north end of the plaza in order to do a mixed-use development

Edward discussed the Mayor's absence from the RRA meetings and concern over continuation of the RRA's regular contract with the City. He also asked about the reticence of the Aldermen to develop the plaza. Sean said it is a "rough look" for developers to invest in a place where the council opines on property that is not municipally owned.

IX. BOA Update –Larry reported that much of the Aug. 17 Aldermen's meeting had to do with listening to the residents of Evergreen Avenue about serious issues with regard to a property that has had 21 calls to the RPD. Larry discussed how the Department of Corrections has fallen behind on the terms of an agreement with Probation and Parole for a property that houses people coming out of jail. He added that the Mayor is being proactive with the RPD and Corrections. Larry said several ordinances were updated and approved by the Board that will now go to the City voters on the November ballot.

Alderman Franzoni added that Rebekah Stephens also attended the Aldermen's meeting inviting the public to an open house at the ReStore and saying Habitat for Humanity had secured enough signatures to be on the November ballot. Sean discussed the language of the ballot question being incorrectly written and how the petition needed to be signed by 5% of the City's voting base to be valid, but they only received 171 to his knowledge. Eric suggested that Sean's talk with Sen. Weeks include the need for clearer processes.

X. All items on the agenda were addressed. The meeting adjourned at 8:36 am. The next meeting will be held on September 8th at 8 am.

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

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Lori Arner, Secretary