



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

Regular Meeting / September 22, 2026
Minutes

Board Attendance: Mary Markowski, Edward Clark, Dick Courcelle, Israel Mac, Chris Etti, Larry Cupoli, Stephanie Romeo and Lori Arner

Absent: Eric Petersen

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

- I. Edward called the meeting to order at 8:02 am.
- II. Additions/Deletions – None.
- III. Mary moved to approve the minutes of August 25, 2026. Larry seconded. Motion was approved 8-0.
- IV. Public Comment – None.
- V. Warrant – Israel moved to ratify the 9-8-26 warrant for Fund 800 expenses totaling 26,250.38 and Fund 100 expenses totaling 2,657.95. Chris seconded. Motion was approved 8-0. Israel directed the Chair to sign the 9-22-26 warrant for Fund 800 expenses totaling \$266.93 and recommend to the Board of Finance approval of the Fund 100 expenses totaling \$540.00. Chris seconded. Motion was approved 8-0.
- VI. Old Business – None.
- VII. New Business – LIFT Application Little BeeHive Childcare Center LLC. Sean explained that the owner Ashley Oberg was unavailable to attend this meeting due to a staffing issue. He said the application meets the criteria of the Lift program for the cost of fencing and would be eligible for up to \$6,172.87. The childcare center will fill a vacant location at Howe Center, first floor, building 18 south. Larry asked about the potential for contamination at that site. Edward said the Giancolas cleaned the area when it was purchased. Lori moved to recommend to the Aldermen approval of a LIFT grant of up to \$6,172.87 for Little BeeHive Childcare Center LLC. Dick seconded. Motion was approved 8-0. The application will go before the Aldermen on Oct. 5.

Treasurer's Report 8-31-26. Mary said at two months into the fiscal year the budget included the balance sheet and income and expenses through August. She discussed the TIF expenses and how these were reflected in the total expenses but accounted

for under Professional and Business Development . She discussed the importance of submitting the quarterly invoice for TIF services as delineated in the RRA-City contract. Mary said salaries are on target with the budget, but that she is seeing a higher than budgeted payroll service fee expense and will need to contact PayData for an explanation. The Partnership contract is on target while the health insurance is showing higher because it includes 3 months. Mary asked the Aldermen to go out to bid for 3-year audit services which includes the RRA. The FY28 budget templates have been provided to the Mayor for discussion.

VIII. Executive Director Update – Sean said once the IRS approves his placement to TAP’s Business SEED Capital (BSCI Inc) Board there will be a letter of intent/MOU to the RRA for our upcoming partnership with BSCI.

Sean has been lobbying with Sen. Weeks and Joan Goldstein (VEDA) about creating more financing programs for market rate, compared to the State’s history of affordable housing programs. Sean pointed to the similar price of construction (per unit) between affordable and market rate, so the financing should be available to private developers to build their preference. He thinks it will really unlock more investment in Rutland and throughout the state. One effort is to allow VEDA to finance more than the current cap of \$5M, perhaps \$10M, but also to remove the cap entirely, which is Sean’s hope. He discussed why Rutland hasn’t seen a significant (50+ unit) private housing development in a long time including the perception that the government will involuntarily subsidize housing projects to make them affordable. This opinion was communicated to Sean, and makes him think it has been circulated for a long time so people need to be educated. Alderman Franzoni said this has been a self-fulfilling prophecy and public opinion needs to be change.

Sean said he has withdrawn the RRA’s Wal-Mart Act 250 party status request. He spoke about the intense negative feedback that he and the RRA received including an email from a Rutland resident saying he was going to actively work towards Sean’s removal because he was told by Aldermen that Sean spoke on behalf of the City taxpayers and Aldermen at the Act250 interested party filing hearing. Sean has confirmed with others in the room, including legal counsel, that this was not factual. When Sean responded to the citizen and presented this information to them, they replied “you should talk to the elected Aldermen, because they said they had it on good authority that you did.”. Sean said any intentional miscommunication and/or personal attacks need to stop. The Board expressed support for Sean and all the work the RRA is doing. Dick said when under assault continue to focus on the job and tune out the noise. Chris added that the issue is bigger when the undermining is coming from the same team that is working for a better Rutland. He suggested showing support when the Board is having conversations. Larry said the Board wants more conversation from the RRA when it comes to the City and especially regarding TIF. Sean said both he and Edward attended an executive session back in May with the Aldermen regarding this issue, which some folks seem to have forgotten. Alderman Franzoni asked what the Board can do to have more conversations with the RRA. Larry said the Aldermen need to get together on issues

and the factions need to stop, it is not healthy. Common sense, not politics, needs to prevail. Edward praised Sean for the work he did at the investors' event.

- IX. BOA Update –Larry reported that Board approved the term “firefighter” over firemen, but the motion to increase the residential requirement to a 15-mile radius failed. Instead, the Aldermen approved a 10-mile radius. Larry said this is going to be a recruitment problem. There was also a special meeting of the Whole regarding 43 Evergreen Avenue which has received many police calls and where there has been a death. The meeting was attended by the Department of Corrections, Pathways of Vermont and Probation and Parole. While the DOC made a presentation, no solutions were offered. The Mayor has asked for the location to be closed down. Larry questions whether the location is legal considering the proximity to a school. Mary said she checked with Building & Zoning and there have been no complaints filed against the property other than the police calls. Lori asked if the Rutland delegation had been involved. Larry said they were at the meeting. Dick discussed how these types of establishments follow the money. Sean suggested traction on the idea of performance agreements, which is how he was able to get economic development projects across the finish line during his time in Virginia.

Larry said the Mayor also thanked everyone involved with the recent train derailment and burning off of propane.

- X. All items on the agenda were addressed. Dick moved to adjourn. Larry seconded. Motion was approved 8-0. The meeting adjourned at 8:53 am. The next meeting will be held on October 13 at 8 am.

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

Lori Arner, Secretary