Community & Economic Development Committee Report
RE: Center Street Marketplace

Date: April 6, 2017

Chair: Christopher Ettori
Other committee members present: Aldermen Humphrey, Larson, Ryan
Other Aldermen present: President Davis, Alderman Donahue

Others present:
Brennan Duffy, RRA
Tara Kelly, City Zoning Administrator
Mayor David Allaire
Treasurer Wendy Wilton
Cindi Wight, Rec Dept
Lyle Jepson, REDC
Mark Foley, Property Owner
Alan Keays, VTDigger

The meeting convened at 5:30 to discuss the progress of the Center Street Marketplace redevelopment and to review an application for Zamias funds. Tara Kelly opened the meeting with a presentation on the original plans for Center Street Marketplace and the changes that needed to be made to bring the project into line with available funds. Changes include reducing the amount of pavers in favor of planting grass and changing other materials such as the accessibility ramp. Mark Foley discussed his plans for the Strand Theater building which included retail and restaurant space and are all dependent upon the successful redevelopment of the Alley into the Marketplace, as well as the investment of other local property owners due to the potential of the Marketplace. Brennan Duffy then discussed the role of the RRA moving forward and the financing of this project, including the Zamias application. He noted that the city would be going out to bid with a few alternates in addition to the main project – elements that could be cut if the costs were too high but are an important part of a finished space. Those alternates include gates and fencing to provide nighttime security and lighting, for which the city received a grant to cover most of the cost.

After a long, robust, and productive conversation regarding the necessity of the Center Street Marketplace and its impact on future economic development, the current and future status of the Zamias fund, and the need to have safety and security elements as part of the completion of this project, Alderman Humphrey moved to recommend to the full board the approval of an amount not to exceed $200,000 from the Zamias fund to fund the Center Street Marketplace redevelopment project to include the funding of the gate/fencing alternates with any remaining amount to return to the Zamias fund. The motion passed 4 – 0. And I so move.

The meeting adjourned at 6:50pm.
Respectfully submitted,

Christopher Ettori, Chair