



CITY-OWNED PROPERTIES COMMITTEE

MEETING NOTES

FRIDAY, DECEMBER 5, 2025, 4:00PM

Downstairs Conference Room, 52 Washington St.,
Rutland, VT 05701 rutlandcity.org

Attendance: Ed Bove, David Allaire, Sean Adkins, Tom Donahue, John Ruggiero, and Devan Maniery.

1. CALL TO ORDER – Meeting called to order by Bove at 4:00 PM.
2. ADDITIONS & DELETIONS TO AGENDA – No changes to Agenda.
3. NEW BUSINESS – Review Applications for 52 Pine Street

Bove reviewed the two highest bids: John Ruggiero (\$80,000) and Devan Maniery (\$70,000).

John Ruggiero discussed the tax situation at 10 Cleveland Avenue and agreement with the City of Rutland from 2023. He discussed potential redevelopment at the site and CAP implementation/TIF funding. John discussed plans for improving the Pine/Maple Street corner.

Devan Maniery discussed plans for rehabilitating 52 Pine Street as a single-family dwelling.

Donahue motioned to recommend to the Rutland City Board of Alderman, sale to Devan Maniery for \$70,000. Second by Adkins. Approved 3-1 (Bove voted against motion)

4. PUBLIC COMMENT – No additional comments
5. OLD BUSINESS – No old business.
6. ADJOURN – Meeting adjourned at 4:25 PM.