Community and Economic Development Committee Meeting

Date: January 21, 2026

Topics: CBDG application for Templewood Court, downtown informational signage at Madison and S. Main, and tax stabilization for a commercial housing development at 101/103 Franklin St.

The Community and Economic Development Committee of the Rutland City Board of Aldermen met on Tuesday, January 21st at 5:30 P.M. in Chambers at City Hall.

Committee members were present including Chair Donahue, Vice Chair Davis, Alderman Gillam, Alderwoman McClure and Alderman Whitcomb. A quorum was present and voting.

Also in attendance: Aldermanic Board President Allaire, Alderman Cupoli, Alderman Adams, Alderwoman Tadio and Alderman Talbot

City officials attending included: Mayor Doenges and Rutland City Planning Director, Ed Bove.

Other officials included: Sean Adkins, Executive Director of the Rutland Redevelopment Authority (RRA) and Barbara Spaulding, RRA Director of Grants and Outreach, and Kevin Loso, Executive Director of the Rutland Housing Authority.

Members of the public included: Developer Claire Purcell; President of Sussera Properties, LLC, and resident Elizabeth Kulas.

Members of the media included City Reporter Gordon Dritschilo of the Rutland Herald. Additionally, the meeting was recorded for broadcast and can be viewed on PEGTV, PEGTV.com and on their Facebook page and their YouTube channel.

Chair Donahue opened the meeting at 5:32 P.M.

1) <u>The Committee heard from Director Loso on the details and merits of the project at Templewood Court</u> and after a presentation on the upgrades, followed by Q&A, and discussion; the committee unanimously approved the following motion made by Chair Donahue and seconded by Alderman Gillam:

The Community & Economic Development Committee recommends the Board of Aldermen authorize the City of Rutland to apply to the Vermont Community Development Program (VCDP) for a Community Development Block Grant (CDBG). The proposal is to apply for up to $350,000 in CDBG funds to be used to accomplish the following activities: replacement of electrical service to buildings at Templewood Court in Rutland, a 60 unit very low income senior living community owned by the Rutland Housing Authority (RHA).

Chair Donahue noted that this project is north of $1M so the funds leveraged by this grant to the City would be about three to one. Also noted that there is a public hearing on the project scheduled at 6:45 PM at City Hall on Tuesday, February 17, 2026. Copies of the application are available at City Hall.

2) Chair Donahue spoke to the status of the directional / point of interest street signage at S. Main and Madison St. The signage is currently being addressed by the Downtown Rutland Partnership in communication with The Giancola Company. Including language for the sign as well as the production and installation date. Chair Donahue expressed his thanks to Hal Issente, Executive Director at the DRP for his time and attention to this and his communication with company president Dave Giancola. We find no further action necessary at this time however this item will remain in committee until such time as installation of the desired signage is complete.

3) The Committee heard a presentation from developer Clair Purcell on the details of the proposed two building; twelve-unit commercial housing development and the merits of the project at 101/103 Franklin St. followed by Q&A, and a robust discussion. Chair Donahue referenced the Vermont State Statute and City adoption providing the authority to the Board of Aldermen to enter into tax stabilization agreements for commercial development.
The committee then unanimously approved the following motion made by Chair Donahue and seconded by Alderwoman Davis regarding tax stabilization for the commercial housing development:

Pursuant to Title 24: Municipal and County Government, Chapter 075: Economic Development, Cited as V.S.A., Sub Section 2741, Letter A, Number 3 and as authorized by the City voters in 2012; the Community & Economic Development Committee recommends the Board of Aldermen enter into a ten-year tax stabilization contract with Sussera Properties, Inc. for the commercial development of a two building, twelve-unit, multi-family dwelling at 101/103 Franklin St. by fixing the amount of money which shall be paid as an annual tax upon such property for the municipal portion only (and not the education portion) according to the following schedule commencing April 1st:

Year 1 -5: $10,000 annually (2026 – 2030)

Year 6-10: $15,000 annually (2031-2035)

The tax rate being normalized year 11 (2036)

Alderwoman Davis moved to adjourn, seconded by Alderwoman McClure, motion passed unanimously and the meeting concluded at 5:42 P.M.

Respectfully submitted:

Tom Donahue, C&ED Committee Chair