



Board of Directors Meeting
Tuesday, February 19th, 2019 | 8:00 a.m.
67 Merchants Row | RRPC Third Floor Conference Room

Agenda

- Call to Order John Russell III, President

- Approval of Minutes from January 15th, 2019 John Russell III, President
(see attachment, [pages 2-3](#))

- Guest Speaker: Elizabeth Adams, Procurement Counselor, VT Procurement Technical Assistance Center

- Executive Director's Report Tyler Richardson
 - ACTION ITEM: Approval of New Director
(see attachments, [pages 4-6](#))

- Committee Reports
 - Entrepreneurship (see attached minutes, [page 7](#)) John Casella II, Chair
 - Public Policy Tyler Richardson
 - Finance (see attached minutes, [page 8](#)) Karen Garrow, Chair
 - ACTION ITEM: Approval of Lease
 - Real Estate (see attached minutes, [page 9](#)) John Russell III, Chair
 - Marketing – Joint Committee update Steve Costello, Co-Chair
MaryAnn Goulette, Co-Chair

- New Business

- Old Business

- Adjournment

Upcoming Meetings:

Entrepreneurship Committee – Tuesday, March 5th, 8:00 a.m. – 9:00 a.m.
Policy Committee – Wednesday, March 6th, 8:00 a.m. – 9:00 a.m.
Finance Committee – Tuesday, March 12th, 8:15 a.m. – 9:15 a.m.
Real Estate Committee – Wednesday, March 13th, 8:00 a.m. – 9:00 a.m.
REDC Board Meeting – Tuesday, March 19th, 8:00 a.m. – 9:00 a.m.



Board of Directors Meeting Minutes
Tuesday, January 15, 2019
67 Merchants Row | RRPC Third Floor Conference Room

Members Present: John Russell III, John Casella II, Ed Bove, Dennis Carroll, Steve Costello, Dan Doenges, Mike Doenges, Brennan Duffy, Mark Foley Jr., Karen Garrow, Mary Ann Goulette, Greg McClallen, Rob Mitchell, Jon Reynolds, Jennifer Scott

Members Absent: Mary Cohen, Nicole Kesselring, Amy Laramie, Teresa Leichtnam, Shana Louiselle, Mark Werle

Others Present: Tyler Richardson, Kim Rupe

The meeting was called to order at 8:01 a.m.

Approval of Minutes

Mark moved to accept the minutes from November 27, 2018. The motion was seconded by Greg and passed unanimously.

John Russell III welcomed Dennis Carroll to his first REDC board meeting as a member. Dennis is looking forward to working with everyone and thanked the board for the welcome.

College of St. Joseph Update, Jennifer Scott

Jennifer provided everyone with an update on College of St. Joseph, reporting the accreditation status timeline has been moved up and they now have one year to demonstrate financial improvements rather than two. CSJ is moving forward with the goal of stabilizing the institution and Jennifer assured everyone that the issues faced by CSJ are financial and that the quality of its academics remains incredibly strong. There is now a balanced budget which was adapted to accommodate the fewer students enrolled, which is a big step forward. CSJ must give an update on their financial condition to the accreditation board by April 1, 2019. Although some details can't be announced yet, Jennifer assured everyone that very promising things are happening to move forward, and they are working to consolidate resources with another institution. Jennifer, along with all the faculty and staff at CSJ, remain committed to CSJ. CSJ is currently seeking community support and is incredibly grateful for the support received up to this point. Jennifer encouraged anyone with questions to reach out directly to her to better understand the situation.

Executive Director's Report

Tyler updated the board on the status of the MINT. The REDC staff and the MINT board have been working to identify improvements to strengthen the organization. As previously reported, they lost a significant number of members in August but have since managed to add twenty-three more. Jeff and the Ops team have made steps forward on increasing engagement and outreach and have been very successful in making things happen internally but struggle with leadership, governance, and financial planning. They are working on a new *On-Ramp* program which focuses on entrepreneurial support and programming. A grant was submitted to the ThinkVT Innovation grant program to help fund On-Ramp. Members of the Ops team, along with Erin, are attending training in Burlington this week to prepare them for facilitating the On-Ramp program. Conversations around creating partnerships to rent out the makerspace on a regular basis for training are occurring, and this will generate revenue. The REDC Executive Committee met yesterday to discuss

REDC staff's time commitment going forward, with the consensus being that more staff time should be dedicated to supporting the MINT. The group agreed that the MINT is operating effectively in terms of programming and member offerings, but they lack a sustainable structure and a plan moving forward. The volunteers are doing an excellent job but need more support. The Entrepreneurship Committee is going to make this their main priority. Over the course of the next few months, a plan will be generated and a vision for sustainability will be presented to the REDC board. The directors agreed the MINT is vital to this community and we must ensure it does not fail, and noted as a board we need to do a better job in introducing the MINT to the community to create connections. Jennifer reported CSJ's MBA students are required to do an internship, and she will follow up to see if there's a chance to connect internship experiences to the needs at the MINT. The directors praised the MINT volunteers for the work they've done and continue to do. Tyler reported the Rutland County Parent Child Center (RCPCC) has around \$6,000 left in the brownfields grant, and we continue to hold the property until this grant has been exhausted. The RCPCC continues to struggle to find financing to complete the renovations on the property. Tyler has been in discussions with the RCPCC and USDA on the possibility of them receiving a USDA loan for purchase and renovation of the property. Although there's an indication they have a good chance of receiving this loan, we would need to hold onto the property until the conclusion of this process for them to qualify, and this will extend our timeline significantly with regards to holding onto the title of the property. There were concerns about holding onto this property much longer, and the consensus of the directors is to execute the plan as originally drafted and transfer the title back as soon as possible. Tyler gave an update on Real Careers and indicated it is funded through 2019, and part-time staff is being hired for the program. Tyler reported REDC newsletters have moved to a bi-weekly frequency and will have a new layout.

Entrepreneurship Committee - No report.

Marketing Committee

Steve Costello reminded everyone that Mondo Mediaworks has restructured their business, resulting in them pulling out of their marketing contract with the Real Rutland campaign. This is merely a vendor switch and will give the steering committee an opportunity to assess the campaign and how they would like to move forward. Mondo has assisted in transferring over all assets which are now in our possession. Media ads have been placed and scheduled through April. Green Mountain Marketing has taken over for the short term to monitor and engage with social media and website maintenance for the transition period. Conversations continue about the strategy moving forward and there is time to be deliberate about our next steps. There has been tremendous progress made over the previous two years about changing the reputation of the Rutland region, both internally and externally, and the committee is confident in the strength of the campaign moving forward.

Policy Committee

Tyler noted the Policy Committee met with Betsy Bishop of the VT Chamber in early December to get an update on the chamber's policy priorities, and Kim attended the VT Chamber annual conference in Castleton last week. Tyler reported the legislative breakfast is scheduled for January 28th at 7:30 a.m. and encouraged the directors to attend.

Finance Committee

Karen reported there was no meeting in January and presented the quarterly financials to the group and everything appears in good order. We have closed two loans within the last month with no new applications pending.

Real Estate Committee - No report.

Old Business - None.

New Business

Brennan reported the city is applying for a Better Connections Program grant for a consultant to look at recreational assets in the area to identify expansion opportunities. They are currently seeking matching money for this grant.

Adjournment 8:52 a.m.

DR. JONATHAN PETER SPIRO

Chief Academic Officer

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ADMINISTRATIVE POSITIONS at CASTLETON UNIVERSITY

- Academic Dean (2016-present)
- Dean of Humanities & Social Sciences (2014-2016)
- Associate Academic Dean (2012-2014)
- Chair of the Department of History, Geography, Economics, & Political Science (2009-2012)

TEACHING EXPERIENCE

Castleton University (2002-2012)

Associate Professor of History

Voted “Outstanding Faculty” (2004)

University of California, Berkeley (2000-2002 and summers 2005-2009)

Visiting Professor

Voted “Outstanding Graduate Instructor” (1996)

El Camino Real High School (Los Angeles, CA, 1983-1994)

Social Studies Teacher, Athletic Director, Student Council Director, Academic Decathlon Coach

Voted “Best Teacher” (1984, 1985, 1986, 1990, 1991)

EDUCATION

Ph.D., History	University of California, Berkeley	2000
M.A., American Studies	Pepperdine University	1994
Teaching Credential	University of California, Los Angeles	1983
B.A., History	University of California, Los Angeles	1982 (Magna Cum Laude)

PUBLICATIONS

• “Measuring Manhood” (review of <i>Measuring Manhood: Race and the Science of Masculinity, 1830–1934</i> , by Melissa Stein), <i>American Historical Review</i> (June, 2016)
• “Sterilized by the State” (review of <i>Sterilized by the State: Eugenics, Race, and the Population Scare in Twentieth-Century North America</i> , by Randall Hansen and Desmond King), <i>American Historical Review</i> (December, 2014)
• “Feminist Eugenics” (review of <i>Cornelia James Cannon and the Future American Race</i> , by Maria Diedrich), <i>American Historical Review</i> (April, 2012)

<ul style="list-style-type: none"> • “From Old Dominion to New South: Eugenics in Virginia” (review of <i>Segregation’s Science: Eugenics and Society in Virginia</i>, by Gregory Michael Dorr), <i>The Journal of the Gilded Age and Progressive Era</i> (October, 2010)
<ul style="list-style-type: none"> • “Race and Science” (review of <i>Race and Science: Scientific Challenges to Racism in Modern America</i>, by Paul Farber and Hamilton Cravens), <i>Isis</i> (December, 2010)
<ul style="list-style-type: none"> • “Inventing America’s ‘Worst’ Family” (review of <i>Inventing America’s “Worst” Family: Eugenics, Islam, and the Fall and Rise of the Tribe of Ishmael</i>, by Nathaniel Deutsch), <i>American Historical Review</i> (February, 2010).
<ul style="list-style-type: none"> • <i>Defending the Master Race: Conservation, Eugenics, and the Legacy of Madison Grant</i> (University Press of New England, 2008)
<ul style="list-style-type: none"> • “Eugenic State” (review of <i>Eugenic Nation</i>, by Alexandra Minna Stern), <i>H-Net Book Reviews</i> (November, 2007)
<ul style="list-style-type: none"> • “The Scopes Trial” (review of <i>The Scopes Trial</i>, by Jeffrey P. Moran), <i>Teaching History: A Journal of Methods</i> (Fall 2004)
<ul style="list-style-type: none"> • “A Committed Life,” <i>Connection: The Journal of the New England Board of Higher Education</i> (Summer 2004)
<ul style="list-style-type: none"> • “American Museum of Natural History,” <i>Dictionary of American History</i> (New York: Charles Scribner’s Sons, 2002)
<ul style="list-style-type: none"> • “Conservation,” <i>Dictionary of American History</i> (New York: Charles Scribner’s Sons, 2002)
<ul style="list-style-type: none"> • “Nordic vs. anti-Nordic: The Galton Society and the American Anthropological Association,” <i>Patterns of Prejudice</i> (January 2002)
<ul style="list-style-type: none"> • “Eco-Wars,” (review of <i>Eco-Wars: Political Campaigns and Social Movements</i>, by Ronald T. Libby), <i>H-Net Book Reviews</i> (June, 2000)
<ul style="list-style-type: none"> • “Conversation in a Sculpture Garden: The Evolution of Mahayana Buddhism,” <i>Epoche: Journal of the History of Religions</i> (1980)
<ul style="list-style-type: none"> • <i>Student Handbook for History Majors</i> (unpublished 75-page pamphlet distributed to History majors at Castleton University, 2008-10)

CONFERENCES and PRESENTATIONS

<ul style="list-style-type: none"> • Presentation: “The Triumph of Nature: Scientific Racism in America,” Sophomore Year Plenary Speaker, Green Mountain College (2016)
<ul style="list-style-type: none"> • Presentation: “Anti-Semitism and Conservationism: What is the Connection?” Rutland Jewish Center (2015)
<ul style="list-style-type: none"> • Presentation: “The American Eugenics Movement and the Roots of the Nazis,” Manchester Historical Society (2012)
<ul style="list-style-type: none"> • Presentation: “The End is Near!” Castleton University (2012)
<ul style="list-style-type: none"> • Presentation: “We Stand at Armageddon: The Centennial of the Election of 1912,” Manchester Historical Society (2012)
<ul style="list-style-type: none"> • Presentation: “When Nature Was Supreme,” Friends of the Castleton Library (2012)

<ul style="list-style-type: none"> • Panel Chair: "Creating History: Recollections and Remembrance," New England Historical Association (University of Vermont, 2009)
<ul style="list-style-type: none"> • Presentation: "Happy Days: The Artist in History," Postmodernism Lecture Series (Castleton University, 2009)
<ul style="list-style-type: none"> • Keynote Address: "The Historian as Researcher," Phi Alpha Theta (Castleton University, 2009)
<ul style="list-style-type: none"> • Keynote Address: "Good vs. Evil: The United States in the Twentieth Century," Teaching American History conference (Castleton University, 2006)
<ul style="list-style-type: none"> • Capstone Lecture: "Who was Our Greatest President?" Vermont Humanities Council Lecture Series (Manchester, 2006)
<ul style="list-style-type: none"> • Commencement Address: Castleton University (2004)
<ul style="list-style-type: none"> • Judge for the Vermont Women's Studies Conference (Castleton University, 2003)
<ul style="list-style-type: none"> • Conference paper: "From Conservation to Preservation: Madison Grant and the Role of Elite Organizations in American Environmentalism," Annual Meeting of the American Society for Environmental History (Tacoma, 2000)
<ul style="list-style-type: none"> • Panel Organizer: "Environmental Life-Writing: International Perspectives and Prospects," Annual Meeting of the American Society for Environmental History (Tacoma, 2000)

PROFESSIONAL AFFILIATIONS

- ✓ American Historical Association
- ✓ American Society for Environmental History
- ✓ American Studies Association
- ✓ Association of American Colleges and Universities
- ✓ Forest History Society
- ✓ National Council for History Education
- ✓ National Council for the Social Studies
- ✓ New England Historical Association
- ✓ Organization of American Historians
- ✓ Phi Alpha Theta
- ✓ Professional and Organizational Development Network in Higher Education
- ✓ Society for Historians of the Gilded Age & Progressive Era
- ✓ Vermont Alliance for the Social Studies



Entrepreneurship Committee Meeting Minutes
February 8, 2019
67 Merchants Row | RRPC Third Floor Conference Room

Present: John Casella II, Brennan Duffy, Rick Gile, Jerry Hansen, Russ Marsan, Tyler Richardson, Kim Rupe

The meeting was called to order at 8:02 a.m.

John addressed the committee stating the main agenda item is to establish a plan on best ways to support the MINT. The REDC board feels the committee and staff needs to be more engaged with the MINT to strengthen the organization.

It is evident that there is a strong need for some organizational support, business planning, financial guidance, and marketing. The current volunteers have done a tremendous job in program building and are doing great things but need leadership assistance. Most of their current funding is coming from memberships and classes which alone is not sustainable. There are currently conversations with CCV and VTC regarding opportunities for engagement that will generate rental income. Business buy-in and community support is key – there are plenty of people who will be willing to help in a variety of capacities. Exploring options with businesses and constructing a curriculum that aligns with their business needs will benefit The MINT while addressing workforce development.

The committee discussed the need to increase marketing efforts and awareness of the opportunities at the MINT. Castleton University students previously conducted a marketing study for the MINT. The committee felt it would be beneficial to revisit their recommendations. Tyler will send this out for committee review. A deeper engagement with area schools was discussed. Two major barriers for increasing membership are the monthly fees and a skill barrier to partake in classes.

The use of the equipment is at around 10%. Further exploration of the current equipment should be evaluated to determine it is the best use of technology and resources available to members. It is determined that a solid plan of action needs to be developed to focus on building out the MINT with a goal for the MINT to sustain itself with a full-time Executive Director. There are grants worth exploring and the MINT Ops Team have applied for several. Many agreed that surrounding town financial buy-in would be valuable to encourage these towns to support entrepreneurial growth. Several names were discussed to tap as a resource, and other names were discussed as potentially willing and able to fill the role as Executive Director. Tyler proposed taking on the ED role for the MINT on an interim basis until a more concrete decision can be made with additional funding. Tyler has discussed this with the REDC staff, and they are on board to assist in any way possible to support the MINT. Next steps will be proposing this idea to the REDC board and MINT board. The next Entrepreneurship Committee meeting will be a working meeting to build a structure of areas of focus.

Adjournment at 9:02 a.m.



**Finance Committee Meeting Minutes
Tuesday, February 12, 2019
67 Merchants Row | RRPC Third Floor Conference Room**

Members Present: Mark Foley, Jr., Karen Garrow, Rolf Hirschmann, Chris Keyser, Andrew Simonds

Staff Present: Tyler Richardson, Kim Rupe

The meeting was called to order at 8:16 A.M.

Approval of Minutes: Chris moved to accept the minutes from November 29, 2018. The motion was seconded by Andrew and passed unanimously.

REDC Internal Financials and Cash Flow:

Tyler presented the financials for review. It was brought to the committee's attention that we are waiting on revenue that is not reflected in this month's financials for membership, state contracts, and IRP interest. Through the audit process, we have written off tenant security deposits from 2005.

REDC Lease:

The committee reviewed the proposed lease agreement. The agreement aligns with what was previously agreed upon.

Motion: Chris moved to recommend to the board approval of the lease as presented. The motion was seconded by Andrew and passed. Mark abstained from voting.

The MINT:

The committee discussed REDC's financial commitment to the MINT and the state of the MINT's finances. The financial reporting is severely lacking and we do not currently receive any financial reports. The Finance Committee discussed the possibility of Valente & Seward taking over the MINT's finances. The MINT is due to begin paying utilities in 2019 and the committee agreed to begin billing them quarterly in the same fashion as Ellison is billed. The committee is concerned that their finances haven't been a priority and feel they need to provide adequate reporting before we determine the amount of continued financial support. The salary for the part-time employee is running out next week, and he has agreed to continue working with an increase in wages. Tyler will discuss with the MINT board the necessity of getting their financial reporting in order and suggest they determine if they will proceed with paying for the part-time employee for the time being.

Old Business:

The committee asked for an update on the delinquency report on the loan clients. Tyler reported there aren't any delinquencies at this point but he will provide a more detailed loan client report at the next meeting. The committee discussed the RCPCC, and Tyler reported he has a call today with the RCPCC and various state agency representatives with the goal of winding this project down. Tyler reported the RCPCC is behind on two water bills due REDC.

New Business:

None.

Adjournment at 9:03 A.M.



Real Estate Committee Meeting Minutes
Wednesday, February 13, 2019
67 Merchants Row | RRPC Third Floor Conference Room

Members Present: Nicole Kesselring (via phone), John Russell III, Jim Watson, Mark Werle

Others Present: Tyler Richardson, Kim Rupe

The meeting was called to order at 8:04 a.m.

Approval of Minutes: Mark W. moved to accept the minutes from November 14, 2018. The motion was seconded by Jim and passed unanimously.

Discussion of Housing Development

Tyler provided a handout for a Rutland Regional Housing Assessment grant application from 2017 in collaboration with RRPC. The intent was to identify county-wide housing needs as we work to increase population through the regional marketing initiative. The committee agreed this would be worth pursuing again, and Tyler agreed to work with Ed Bove to continue the discussion and determine next steps.

Quality Lane Update

The new draft regulations are now available for storm water permitting and the fines are potentially extensive for properties beyond the three-acre threshold. Nicole stated that the property is 2.3 acres, unless they consider the entire industrial park as one. Nicole will research for the committee to review the regulations, and the committee will need to monitor this. Tyler reported the building is in good shape, but he still needs to work with Nicole on the surface grading in the southern parking lot to prevent issues of flooding near the bay doors. Ellison reached out to inform us we have some items that belong to REDC in the Ellison space that need to be hauled away, and John will connect Tyler with Terry Keith to help dispose of the items. The committee discussed the roof and Tyler reported no issues have been reported. There have been some furnace issues but nothing major or expensive to fix. We are due to begin billing The MINT utilities.

Old Business

The committee discussed Opportunity Zones and the types of projects developers are leveraging the zones for, and there is still a gray area on how and when to take advantage of this. The committee discussed the status of the downtown hotel development, and the project is still waiting on the new market tax credit designation decision which was delayed by the government shutdown. The committee discussed SP Land's development in Killington and asked Tyler to reach out to Steve Selbo for an update for the board. The committee discussed the pending closure of Green Mountain College, and staff reported there is a meeting on March 7th in Poultney with local and state officials – REDC is closely monitoring this. The committee discussed the town of Mendon, which has recently established an economic development committee, and staff has been working closely with them. The committee asked staff to reach out to the Diamond Run Mall representatives for an update and to extend our support.

New Business

The committee discussed the new makeup of the district's Act 250 Commission.

Adjournment at 9:04 a.m.