



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

ROOM 32 ▪ CITY HALL ▪ BURLINGTON, VERMONT 05401
 (802) 865-7144 ▪ (802) 865-7142 (TTY) ▪ (802) 865-7024 (FAX)

Date: January 7, 2013
 To: Burlington City Council
 Cc: Peter Owens, CEDO Director
 Darlene Kehoe, Assistant Director of Finance, CEDO
 From: Kirsten Merriman Shapiro, Special Projects Manager, CEDO
 Re: Moran Update – Expenditures

This communication is intended to provide information on City expenditures for the Moran Center project through June 30, 2012. It also contains information on City expenditures related to the Moran building since July 1, 2012.

The table below shows the previous predevelopment budget and expenditures for the Moran Center project from October 2010 until the Mayor's decision not to continue with the Moran Center project on July 2, 2012.

| Moran Budget as of 6/30/12 | | | |
|--|--|-----------------------|-----------------------|
| | | As of | |
| Sources | | 10/21/10 | Sources |
| City General Fund FY09 – Capital Reserves | | \$215,856 | \$215,856.00 |
| City Hall Capital Expense FY09 | | \$4,000 | \$4,000.00 |
| City Capital Funds –FY10 | | \$305,000 | \$305,000.00 |
| City Capital Fund FY 11 | | \$150,000 | \$150,000.00 |
| City Capital Fund FY 12 | | | \$75,000.00 |
| sub-total city funds | | \$674,856 | \$749,856.00 |
| | | | |
| Brownfield Economic Development Initiative | | \$260,000 | \$312,000.00 |
| Section 108 Guaranteed Loan | | \$522,750 | \$627,300.00 |
| Community Development Block Grant - Recovery | | \$25,000 | \$25,000.00 |
| Burlington Electric Department Settlement | | \$100,000 | \$100,000.00 |
| Community Development Block Grant | | \$3,522.43 | \$3,522.43 |
| Petroleum Cleanup Fund (PCF) | | | \$26,502.92 |
| FEMA reimbursement | | | \$6,843.73 |
| sub-total outside funds | | \$911,272.43 | \$1,101,169.08 |
| | | | |
| Total Sources | | \$1,586,128.43 | \$1,851,025.08 |
| | | | |
| Uses | | | |

| Consultants | Current contracts | As of 10/21/10 | Paid as of June 30, 2012 |
|---|--------------------------|-----------------------|---------------------------------|
| Freeman French Freeman (fff)* | \$956,899.00 | \$579,315.95 | \$912,226.22 |
| White + Burke Real Estate Investment Advisors ** | \$257,900.00 | \$157,875.38 | \$275,649.95 |
| Grindline Skateparks | \$42,750.00 | \$21,375.00 | \$42,550.00 |
| New England Preservation Collaborative | \$6,733.75 | \$2,893.75 | \$6,733.75 |
| Vanasse Hangen Brustlin, Inc. | \$47,650.00 | \$24,227.69 | \$47,650.29 |
| Pomerleau Properties | \$1,000.00 | \$1,000.00 | \$1,000.00 |
| DEW Construction Corporation | \$11,000.00 | \$4,000.00 | \$11,000.00 |
| SE Group | \$2,225.00 | \$0.00 | \$2,225.00 |
| Burak, Anderson and Melloni | \$30,044.63 | \$0.00 | \$29,881.58 |
| Arace & Company | \$18,500.00 | \$0.00 | \$18,500.00 |
| Barden | \$617.50 | \$0.00 | \$617.50 |
| sub-total | \$1,375,319.88 | \$790,687.77 | \$1,348,034.29 |
| Brownfield Remediation & testing | | | |
| Alderson Consulting, Inc. | \$28,208.80 | \$15,681.80 | \$28,208.80 |
| Waite Environmental Management Engineering Ventures, Inc. | \$23,136.22 | \$900.00 | \$23,136.22 |
| Environmental Products & Services | \$5,905.00 | \$3,936.25 | \$5,905.00 |
| Prosons, Inc. | \$4,255.96 | \$0.00 | \$4,255.96 |
| P&P Septic | \$1,500.00 | \$1,500.00 | \$1,500.00 |
| Lincoln Applied | \$6,643.00 | \$320.00 | \$6,643.00 |
| Vermont Department of Taxes | \$2,336.70 | \$2,336.70 | \$2,336.70 |
| Heindel & Noyes | \$2,070.45 | \$0.00 | \$2,070.45 |
| GMP for ECS/ENPRO on "former switchyard" | \$10,000.00 | \$0.00 | \$36,502.92 |
| Vermont Dept. of Environmental Conservation | \$18,750.00 | \$0.00 | \$0.00 |
| Stantec Consulting | \$56,421.00 | \$0.00 | \$52,089.61 |
| sub-total | \$315.00 | \$0.00 | \$315.00 |
| sub-total | \$159,542.13 | \$24,674.75 | \$162,963.66 |
| Misc | | | |
| zoning permit fees to the City | \$106,937.00 | \$43,937.00 | \$44,388.75 |
| Dion's Security | \$142.03 | \$136.45 | \$142.03 |
| Curtis Lumber | \$85.53 | \$21.63 | \$85.53 |
| Burlington Free Press | \$403.50 | \$136.00 | \$403.50 |
| Lafayette | \$9,838.50 | \$0 | \$9,838.50 |
| Hills | \$113.37 | \$0 | \$113.37 |
| Hulbert | \$151.01 | \$0 | \$151.01 |
| Camp Precast | \$930.40 | \$0 | \$930.40 |
| Essex Equipment | \$669.73 | \$0 | \$669.73 |
| Moran to DPW Engineering | \$1,507.56 | \$0 | \$1,507.56 |
| Shattuck Welding | \$1,116.00 | \$0 | \$1,116.00 |
| Ducks Unlimited | \$68,629.50 | \$0 | \$68,629.50 |
| Checkers | \$3,441.32 | \$0 | \$3,441.32 |
| Salaries & Benefits | \$46,766.97 | \$0 | \$46,766.97 |
| sub-total | \$240,732.42 | \$44,231.08 | \$178,184.17 |
| Total Uses ± | \$1,775,594.43 | \$859,593.60 | \$1,689,182.12 |

*FFF includes following subs: SE Group, LN Consulting, Engineering Ventures Inc., DEW and Pizzagalli,

**W+B includes following subs: Polaris (Weems), VHBP

± does not include costs for MBRC, staff time or \$27,568 in costs incurred before the March 2008 vote for technical investigations, regular maintenance and security along with minor miscellaneous expenses.

The table above is unchanged since reported to the Parks, Arts and Culture Committee on July 19, 2012. We are still waiting on confirmation of the amount of reimbursement to be received by FEMA. As mentioned in the last report, a portion of the project area has been approved to access the Petroleum Cleanup Fund (PCF). There is a \$10,000 deductible for all eligible sites and that is what is shown as the contract amount. Total expenditures to date for this work are \$53,006.97. As is the case with most PCF sites, the total cost of the work was not known at the time the contract was executed. Also mentioned in the last report, that even with the decision by the Mayor not to continue with the Moran Center project, the City will need to continue to fund at a minimum ongoing security needs for the building, pumping the water of the basement, staff salaries and Brownfield monitoring to comply with the Corrective Action Plan.

New expenditures since July 1, 2012 include additional Brownfield related work, measures taken to secure the building from trespass and measures to stay in compliance with Corrective Action Plan (CAP) requirements are shown in the table below. Additionally, Freeman French Freeman was retained to evaluate low cost options to stabilize the building to provide public access and use. CEDO is investigating the possibility of using the remaining Brownfield Economic Development Initiative (BEDI) and Section 108 Guaranteed Loan funds to stabilize the building and complete the required remediation.

| Brownfield Expenditures - CAP (since July 2012) | Budget | Paid to date |
|---|--------------------|---------------------|
| P&P Septic Service | \$570.00 | \$570.00 |
| Curtis Lumber | \$5.62 | \$5.62 |
| Waite-Heindel Environmental Management | \$870.00 | \$870.00 |
| Heindel and Noyes | \$16,504.05 | \$16,504.05 |
| <i>Sub –total Brownfield</i> | \$17,949.67 | \$17,949.67 |
| | | |
| Security Expenditures (since July 2012) | | |
| Shattuck Welding | \$630.00 | \$630.00 |
| <i>Sub –total Security</i> | \$630.00 | \$630.00 |
| | | |
| Miscellaneous | | |
| Freeman French Freeman | \$14,000.00 | \$14,000.00 |
| <i>Sub-total Miscellaneous</i> | \$14,000.00 | \$14,000.00 |
| Total | \$32,579.67 | \$32,579.67 |

I will be at the January 7 City Council meeting, if you have additional questions or comments.