



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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Date: May 21, 2012

To: Parks, Arts and Culture Committee

Cc: Kirsten Merriman Shapiro, Special Projects Manager, CEDO

Darlene Kehoe, Assistant Director of Finance, CEDO

Ed Antczak, Economic Development Specialist, CEDO

From: Larry Kupferman, CEDO Director

Re: Moran Center Update – Expenditures and Predevelopment Budget **as of March 31, 2012**

This communication is intended to provide an update on the working budget for the Moran Center project and city expenditures to date (March 31, 2012). I have updated the table for comparison with the October 21, 2010 figures.

Since the advisory vote in March, 2008, to date the City has had expenditures of \$1,636,125.40 for the Moran redevelopment project. The City has assembled \$1,848,758.83 in sources for interim expenditures of which only 40.5% are from City funds.

The financial plan for Moran currently anticipates refunding all the City's Capital Budget expenditures from the proceeds of the final financing of the project. If this is done, it will reduce the City's investment to \$375,000 (cost of acquisition of Moran) and greatly increase the effective leverage of other funds for every City dollar.

Below is the current *short term* budget and expenditures

Moran Budget as of 3/31/12			
Sources		As of 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 -		\$25,000	\$25,000.00

Recovery			
Burlington Electric Department Settlement		\$100,000	\$100,000.00
Community Development Block Grant		\$3,522.43	\$3,522.43
Petroleum Cleanup Fund (PCF)			\$24,236.67
FEMA reimbursement			\$6,843.73
sub-total outside funds		\$911,272.43	\$1,098,902.83
Total Sources		\$1,586,128.43	\$1,848,758.83
Uses			
Consultants	Current contracts	As of 10/21/10	Paid to date
Freeman French Freeman (fff)*	\$956,899.00	\$579,315.95	\$892,875.62
White + Burke Real Estate Investment Advisors **	\$257,900.00	\$157,875.38	\$252,876.56
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	\$30,044.63
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	\$1,306,073.35
Brownfield Remediation & testing			
Alderson Consulting, Inc.	\$26,031.80	\$15,681.80	\$26,031.80
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
P&P Septic	\$6,643.00	\$320.00	\$6,643.00
Lincoln Applied	\$2,336.70	\$2,336.70	\$2,336.70
Vermont Department of Taxes	\$2,070.45	\$0.00	\$2,070.45
Heindel & Noyes	\$10,000.00	\$0.00	\$34,236.67
GMP for ECS/ENPRO on "former switchyard"	\$18,750.00	\$0.00	\$0.00
Vermont Dept. of Environmental Conservation	\$56,421.00	\$0.00	\$52,089.61
sub-total	\$157,050.13	\$24,674.75	\$158,205.41
Misc			
zoning permit fees to the City	\$106,937.00	\$43,937.00	\$44,388.75
Dion's Security	\$136.45	\$136.45	\$136.45
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	\$40,435.02	\$0	\$40,435.02
sub-total	\$234,394.89	\$44,231.08	\$171,846.64
Total Uses ±	\$1,766,764.70	\$859,593.60	\$1,636,125.40

*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.

As mentioned in the last report, other changes include increases to Waite Environmental Management for additional work related to the Brownfield issues and spring flooding, some of which should be reimbursed by FEMA.

Also changed was the Heindel & Noyes contract for services relating to the Corrective Action Plan addressing the petroleum issues so that the city could access the Petroleum Cleanup Fund (PCF). The PCF is a program that allows for the full reimbursement of cleanup and consulting costs for petroleum sites, provided that insurance does not cover the cleanup. Since over 70% of contaminated sites in Vermont are petroleum related, often caused unknowingly by leaking underground tanks, this program is highly effective and is used often. The PCF is funded by a gasoline tax. 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 \$34,236.67. As is the case with most PCF sites, the total cost of the work was not known at the time the contract was executed. The Vermont Department of Environmental Conservation (VT DEC) has approved this site for the PCF. The site was not covered by the city's insurance, so the city is liable for the first \$10,000 in expenses; all expenses over \$10,000 will be reimbursed by the Vermont DEC.

Additionally there was a \$1,115.10 credit as a correction on the Burak, Anderson and Melloni billing in the last quarter.

If you have additional questions or comments, please send them to me in advance of the meeting, so we can be as prepared as possible to respond.