



CITY OF BURLINGTON, VERMONT  
CITY COUNCIL PARKS, ARTS & CULTURE COMMITTEE  
c/o Community & Economic Development Office  
City Hall, Room 32 • 149 Church Street • Burlington, VT 05401  
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Councilor Nancy Kaplan, Chair, Ward 4  
Councilor Mary Kehoe, Ward 6  
Councilor Karen Paul, Ward 6

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Minutes to the Parks, Arts, and Culture Committee 10/27/10 in Room 12, City Hall

For the Committee: Chair Nancy Kaplan (NK), Karen Paul (KP), Mary Kehoe (MK)

Staff present: Kirsten Merriman-Shapiro, Larry Kupferman, Warren Spinner (P&R), David E. White (P&Z), Sara Katz and Doreen Kraft (BCA), Joe Reinert (Mayor's office), Ron Redmond (Church St. Marketplace)

Others present: Helen Hossley, Linda Deliduka, John Bosange, Greg Roy, Patrick Kearney, Todd Corren, Kate Marsi, James Lockridge, Andrea Tusini and Glenn McRae (Intervale Center), Joe Speidel (UVM), Dan Albrecht (CCRPC), David G. White (White and Burke)

Chair Kaplan called the meeting to order at 5:05 pm.

1. Approval of the agenda and minutes of the 8/25/10 committee meeting:

KP moved to accept the agenda with 2 additions under New Business: Champlain By-Way update and public drinking fountains on Church St. and City Hall Park; MK 2nds and so moved. KP moved to accept the minutes as drafted; MK 2nds and so moved.

2 & 3. Old Business:

John Bossange, a citizen concerned about the Main Street median asked the committee for an update on proposed improvements to the state and appearance of the median.

Doreen Kraft, Director of Burlington City Arts, told the committee that a group discussion is underway with congressional staff so as to complete the "Gateway/Main Street" project.

Warren Spinner, City Arborist, told the committee that he is concerned that not enough space within the right of way is available which affected the condition of the plants selected for the median.

NK asked that the group of people involved in the discussion include members of the public and asked for a report to the committee on progress and next steps.

4. Moran Redevelopment Project Update:

David G. White, White and Burke Real Estate Investment Advisors, Inc., discussed key provisions of the development agreements and leases to be negotiated with Moran Center tenants as provided in the 10/21/10 memo to the committee. Key provisions include:

- Intent to proceed process
- Contingencies for all parties
- Structures with clear benchmarks and contingencies

- Built in protections for the city

Kirsten Merriman-Shapiro discussed the most current sources and uses budget with the committee.

5 & 6 . Public Forum at time certain of 5:30 and Moran update follow up to the public forum:

- a) Helen Hossley asked for a follow up about an issue she is concerned about and raised with the committee in the past: teen activities at the Miller Center; she requests further discussion at the next PACC meeting in conjunction with Parks and Rec Dept.
- b) Patrick Kearney asked specific questions about the Moran development project particularly around financial capacity of the tenants and specific questions about Ice Factor International.

The committee members suggested other pieces of information to be made available to the public such as the channel 17 interview with Jamie Smith, the last meeting of the Blue Ribbon Committee recorded by Channel 17. Staff will collect and distribute relevant pieces of information.

David G. White stated that in developing the current financial structure, it will be critical that we make no risk to the city, define financial surety in each step of the development agreements, and protect the city taxpayers. The current structure, which is designed very carefully to protect the taxpayer, does not rely on the capacity of the tenants to pay rent in order to support the debt service incurred by the City.

#### 7. Executive Session:

There was no executive session.

#### 8. Intervale Management Plan:

Glenn McCrae and Andrea Torsini joined Joe Reinert in introducing the Intervale Center Land Management Plan in which the requirements as described in the June 2007 agreement conveying approximately 232 acres of land to the Intervale Center. Council had referred the plan to the PACC for its recommendation, but that process was held up by the recently completed floodway mapping process undertaken by FEMA.

NK asked what will happen to the site at which the current compost operation is located. Plans are underway to situate a drop off point for leaves and yard waste, but compost will not be received after 3/31/11 and CSWD plans to have the operation moved to another location by 6/30/11. The current site will be restored to agricultural purposes.

ACTION: KP moved to recommend the adoption of the Land Management Plan by the Intervale Center and recommend approval by City Council. MK 2nds and so moved unanimously.

#### 9. New Business:

Dan Albrecht, CCRPC Senior Planner, distributed and showed an update of the Champlain Byway Corridor Management Plan, a part of the National Scenic Byway and announced that a formal update process will start up.

Ron Redmond, Director of the Church St. Marketplace, was present to discuss the recent “Drinking Fountain Resolution.”

NK asked how the proposal to install drinking fountains turned into a public art process RFP. Ron stated that there were no funds made available for the installation and that the Marketplace generally RFP’s for creative ways to approach new installations. There are 16 specific sites where water is close by for the installations to take place (not necessarily at all 16 locations).

MK moves to adjourn at 6:54 pm; so moved.

The next meeting, December 1<sup>st</sup> at 5-6:30 pm.

Notes submitted by Larry Kupferman