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Resolution Relating to

Mulvaney Stanak Community Development & Neighborhood Development Com.

RESOLUTION

Sponsor(s): Councilors Berezniak,

Introduced: 02/07/11

Referred to: _____

Action: _____

Date: _____

Signed by Mayor: _____

APPROVING THE DOWNTOWN TAX INCREMENT
FINANCING DISTRICT PLAN AND MAKING A FINDING
AS TO THE PURPOSE OF THE DISTRICT

CITY OF BURLINGTON

In the year Two Thousand Eleven.....

Resolved by the City Council of the City of Burlington, as follows:

That WHEREAS, Tax Increment Financing is a critical tool for the City to have in its economic toolbox to provide revenues beyond normal municipal revenue sources, for those infrastructure improvements that serve the Designated Downtown and are essential to enable and stimulate development or redevelopment within the district, provide for employment opportunities, improve and broaden the tax base, and enhance the general economic vitality of the municipality, the region, and the state (*See 24 VSA §1893*); and

WHEREAS, for the City of Burlington to remain healthy and economically vibrant regional center it must continue to make substantial public investments that encourage private investment and development in our community; and

WHEREAS, a Tax Increment Financing district will provide the City with the supplemental funds necessary to make public investments that enable beneficial, planned development and redevelopment, provide for employment opportunities, improve and broaden the tax base and enhance the general economy of the City; and

WHEREAS, the City of Burlington is responsible for developing and maintaining all public infrastructure and facilities necessary for the continued success and development of its Designated Downtown; and

WHEREAS, Burlington will be economically strengthened through continued public improvements and private investments to public infrastructure and facilities; and

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40 WHEREAS, new real property development would not likely occur or would occur in a
41 significantly different and less desirable manner without the use of Tax Increment Financing;
42 and

43 WHEREAS, on June 7, 2010, the City Council established the Downtown Tax Increment
44 Finance district with boundaries as shown on the map attached hereto as Exhibit A; and

45 WHEREAS, on August 9, 2010, the City Council approved the Downtown Tax
46 Increment Financing District Plan and made the requisite finding as to the purpose of the
47 District; and

48 WHEREAS, the City has since been informed that the Vermont Economic Progress
49 Council has now added an additional requirement to application process required of
50 municipalities to satisfy the eligibility requirements in order to exercise municipal use of State
51 funds derived from a TIF District; and

52 WHEREAS, said new additional requirement has delayed submission of Burlington's
53 TIF application in a manner that, given that a municipality may only incur debt and subsequently
54 finance said debt with TIF revenues for a five year period, it is incumbent upon the City to
55 supersede all prior authorizations and findings relative to its new proposed Downtown TIF
56 District (as shown on the map attached hereto as Exhibit A) with this resolution in this calendar
57 year of 2011; and

58 WHEREAS , the City may realize the full benefit of this District which will be given a
59 commencement date of April 2011 by law and by virtue of passage of this superseding
60 resolution; and

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68 WHEREAS; public hearings regarding the creation of the above referenced TIF District
69 and corresponding TIF District Plan have been warned and held on Monday, February 7, 2011
70 in full satisfaction of the public notice requirements of 24 V.S.A. §1892;

71 NOW, THEREFORE, BE IT RESOLVED that pursuant to 24 V.S.A. § 1892(a) the City
72 Council hereby finds expressly, and expressly supersedes any prior finding as to same, that the
73 creation of the above referenced TIF District (as shown on the map attached hereto as Exhibit A)
74 in which proposed public improvements as described in the above referenced Downtown TIF
75 District Plan represent improvements which could not occur without the availability of TIF
76 District financing as a tool, and *but for* the availability of TIF District financing, the City would
77 not be able to make these improvements that serve the district and related costs which, in
78 keeping with the purpose of tax increment financing as described at 24 V.S.A. § 1893, will
79 stimulate development or redevelopment within the district, provide for employment
80 opportunities, improve and broaden the tax base and/or enhance the general economic vitality of
81 the municipality, the region and the state; and

82 BE IT FURTHER RESOLVED that the City Council establishes, and expressly
83 supersedes any prior establishment of same, the Downtown Tax Increment Financing district
84 with boundaries as shown on the map attached hereto as Exhibit A, which map shall be recorded
85 with the Office of the City Assessor along with this Resolution; and

86 BE IT FURTHER RESOLVED that the City Council, pursuant to 24 V.S.A. 1892(a),
87 hereby adopts, and expressly supersedes any prior adoption of same, the Downtown TIF District
88 Plan attached hereto as Exhibit B; which plan shall be recorded with the Office of the City
89 Assessor along with this Resolution; and

92 **Resolution Relating to** APPROVING THE DOWNTOWN TAX INCREMENT
93 FINANCING DISTRICT PLAN AND MAKING A
94 FINDING AS TO THE PURPOSE OF THE DISTRICT
95

96 BE IT FURTHER RESOLVED that the City Council authorizes (and expressly
97 supersedes any prior authorization of same) the Community & Economic Development Office to
98 submit the full application for the Downtown Tax Increment Financing District to the State of
99 Vermont Economic Progress Council, with this Resolution representing the City's positive vote
100 to establish the Downtown TIF District as delineated on Exhibit A and its pledge to reserve
101 seventy-five percent (75%) of incremental City tax revenues towards the retirement of TIF debt
102 incurred; and

103 BE IT FURTHER RESOLVED that the City Council pledges, and expressly supersedes
104 any prior pledge of same, that a minimum of seventy-five percent (75%) of the incremental City
105 property tax revenues received from properties within the Downtown TIF District shall, during
106 the legal life of the district, be allocated solely towards the retirement of debt incurred pursuant
107 to the approved TIF District Plan in keeping with the provisions of 24 VSA §1897(a),
108 representing the utilization of incremental City property tax receipts in the same proportion as
109 the utilization of incremental education property tax revenues for the purposes in the TIF District
110 Plan.