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Resolution Relating to

CHURCH STREET MARKETPLACE--
ESTABLISHMENT OF COMMON AREA FEES
FOR FISCAL YEAR 2012

RESOLUTION
Sponsor(s): Councilor Shannon
Introduced: 06/13/11
Referred to: _____
Action: _____
Date: _____
Signed by Mayor: _____

CITY OF BURLINGTON

In the year Two Thousand Eleven.....

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

That WHEREAS, pursuant Sec. 326 of the Burlington City Charter, the City Council is obligated to set common area fees for the Church Street Marketplace District for the ensuing fiscal year; and

WHEREAS, such section provides that the common area fees be set only after public hearing of which all landowners of record in the Church Street Marketplace District receive twelve days notice and opportunity to file a grievance; and

WHEREAS, such notice to the landowners of record in the Church Street Marketplace District was given by letter; and

WHEREAS, the Council in setting fees, as set forth in Attachment A, has considered the extent to which each property within the District has been or will be benefited, including the extent to which the fair market value of the property has been or will be enhanced, by virtue of the construction and/or operation of the Marketplace;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds that the common area fees established for 2011-2012 by this Resolution, as set forth in Attachment A, are set in proportion to the benefits conferred, or to be conferred, upon each such property by the construction and/or operation of the Marketplace during fiscal year period 2011-2012;

36 **Resolution Relating to** CHURCH STREET MARKETPLACE--
37 ESTABLISHMENT OF COMMON AREA FEES
38 FOR FISCAL YEAR 2012
39

40 AND, BE IT FURTHER RESOLVED that common area fees for the Church Street
41 Marketplace District for the fiscal year commencing July 1, 2011 and terminating June 30, 2012
42 are hereby set and established as follows:

43 The budget for that portion of the Church Street Marketplace District Commission to be
44 raised by common area fee assessments is set at \$607,536.

45

46
47 lb/rwh/c: Resolutions 2011/Church St. Marketplace Establishment of Common Area Fees 2011-2012
48 6/7/11

Church Street Marketplace District: Common Area Fee														
		Sq. Ft	FY '94	FY '00	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	FY '10	FY '11	FY '12
Common Area Fee for Anchor Properties										1.91	2.00	2.05	2.05	\$ 2.08
47-55	Burlington Town Center (GGP)	24,904	26,320	27,437	28,267	36,570	41,341	42,586	45,076	47,567	49,703	50,946	50,946	\$ 51,710
37-43	Woolworth Building (Pomerleau)	24,013	20,414	21,280	21,923	28,363	32,418	35,969	40,702	45,865	47,925	49,123	49,123	51,937
	Panera Bread	4,000												\$ 10,382
	Outdoor Gear	20,013												\$ 41,555
	Total Anchor Properties	48,917	46,734	48,717	50,190	64,933	73,758	78,555	85,778	93,431	97,629	100,069	100,069	103,647
Common Area Fee for all other Church Street Properties														
	Fee Per S.F.		1.69	1.75	1.81	2.03	2.07	2.14	2.27	2.39	2.49	2.56	\$ 2.56	\$ 2.60
West Side Addresses	Property Owner	Sq. Ft	FY '94	FY '00	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	FY '10	FY '11	FY '12
1-7	One Church St.	8,400	14,230	14,726	15,171	17,068	17,409	17,975	19,053	20,054	20,956	21,480	21,480	\$21,802
11-17	Prelco, Inc.	5,102	8,711	8,945	9,215	10,367	10,574	10,918	11,573	12,181	12,729	13,047	13,047	\$13,242
19-21	CMG Partnership	7,318	11,950	12,829	13,216	14,868	15,166	15,659	16,598	17,470	18,256	18,712	18,712	\$18,994
23	Handy	1,792	3,036	3,141	3,236	3,640	3,713	3,834	4,064	4,277	4,470	4,581	4,581	\$4,651
25-27	Handy	3,944	6,681	6,914	7,123	8,014	8,174	8,440	8,946	9,416	9,839	10,085	10,085	\$10,237
29-35	Nick-Morrissey LLC	16,665	26,605	29,215	30,098	33,860	34,537	35,660	37,799	39,784	41,574	42,613	42,613	\$43,254
57-59	Dana	3,160	5,279	5,539	5,706	6,420	6,548	6,761	7,166	7,543	7,882	8,079	8,079	\$8,202
61-69	Dot Real Estate	4,500	7,623	7,889	8,127	9,143	9,326	9,629	10,207	10,743	11,226	11,507	11,507	\$11,680
71-75	Miller	3,834	6,495	6,721	6,924	7,790	7,946	8,204	8,696	9,153	9,565	9,804	9,804	\$9,951
81-91	Howard Opera	14,415	24,419	25,270	26,034	29,288	29,874	30,845	32,695	34,412	35,960	36,859	36,859	\$37,414
93-95	Howard Opera	2,885	4,887	5,058	5,211	5,862	5,980	6,174	6,544	6,888	7,198	7,378	7,378	\$7,488
97	Flynn Estate	966	1,636	1,694	1,745	1,963	2,002	2,067	2,191	2,306	2,410	2,470	2,470	\$2,507
99-101	Berger	2,310	3,913	4,049	4,172	4,693	4,787	4,943	5,239	5,514	5,762	5,906	5,906	\$5,996
103-105	Grand View Farms	1,846	3,144	3,237	3,335	3,752	3,827	3,952	4,189	4,409	4,607	4,722	4,722	\$4,791
107-109	King	1,200	2,033	2,103	2,167	2,438	2,487	2,567	2,722	2,864	2,993	3,068	3,068	\$3,115
111	Fuller	1,350	3,981	2,367	2,439	2,744	2,799	2,890	3,063	3,224	3,369	3,453	3,453	\$3,504
113-115	Fuller	1,000	1,670	1,753	1,806	2,031	2,072	2,139	2,268	2,387	2,494	2,557	2,557	\$2,595
117	Grand View Farms	1,705	2,853	2,989	3,080	3,464	3,534	3,649	3,867	4,071	4,254	4,360	4,360	\$4,425
123-129	131 Church LLC	7,623	14,946	13,365	13,768	15,490	15,799	16,313	17,292	18,199	19,018	19,494	19,494	\$19,785
East Side Addresses	Property Owner	Sq. Ft	FY '94	FY '00	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	FY '10	FY '11	FY '12
2-10	Two Church St.	12,802	20,942	22,443	23,122	26,012	26,532	27,394	29,038	30,563	31,938	32,736	32,736	\$33,227
12-14	Eastman	1,876	3,178	3,288	3,387	3,810	3,887	4,013	4,254	4,477	4,679	4,795	4,795	\$4,869
16-18	Eastman	1,850	3,073	3,243	3,341	3,759	3,834	3,959	4,196	4,417	4,615	4,731	4,731	\$4,802

Attachment A

20-26	Chioffi	3,198	5,417	5,607	5,776	6,498	6,628	6,844	7,254	7,635	7,979	8,178	8,178	\$8,300
28	Perkins	1,380	2,727	2,420	2,493	2,804	2,861	2,954	3,131	3,295	3,443	3,529	3,529	\$3,582
30	Read	1,560	3,083	2,735	2,818	3,170	3,233	3,338	3,539	3,724	3,892	3,989	3,989	\$4,049
32	Fenix	1,890	3,202	3,313	3,413	3,840	3,917	4,044	4,287	4,512	4,715	4,833	4,833	\$4,905
34-36	Fenix	2,108	3,571	3,696	3,807	4,283	4,369	4,511	4,781	5,033	5,259	5,390	5,390	\$5,471
38-44	Grand View Farms	5,264	8,917	9,228	9,507	10,695	10,909	11,264	11,940	12,566	13,132	13,460	13,460	\$13,663
46-50	Frank	4,836	8,192	8,478	8,734	9,826	10,023	10,348	10,969	11,545	12,065	12,366	12,366	\$12,552
52-54	Bouchett	6,016	10,191	10,546	10,865	12,223	12,467	12,872	13,645	14,361	15,007	15,382	15,382	\$15,614
56-58	Dana	6,016	10,191	10,546	10,865	12,223	12,467	12,872	13,645	14,361	15,007	15,382	15,382	\$15,614
62	City of Burl./CSM	529	896	928	956	1,076	1,097	1,133	1,201	1,264	1,321	1,354	1,354	\$1,373
66-78	Wood	6,890	12,034	12,079	12,444	13,999	14,279	14,743	15,628	16,449	17,189	17,618	17,618	\$17,883
80-84	WEW Vt.	3,708	6,281	6,500	6,697	7,534	7,685	7,935	8,411	8,852	9,251	9,482	9,482	\$9,624
86-88	Grand View Farms	1,554	2,633	2,725	2,807	3,158	3,222	3,326	3,526	3,711	3,878	3,975	3,975	\$4,033
90-96	C. Durrell Simonds	8,372	15,782	14,676	15,119	17,009	17,350	17,913	18,988	19,985	20,884	21,407	21,407	\$21,729
98-100	St. Albans	3,618	6,129	6,343	6,535	7,352	7,499	7,743	8,208	8,639	9,028	9,254	9,254	\$9,390
102	Pomerleau	1,752	3,740	3,071	3,164	3,559	3,630	3,748	3,973	4,182	4,370	4,479	4,479	\$4,547
104-106	St. Albans	2,080	3,524	3,646	3,757	4,226	4,311	4,451	4,718	4,965	5,189	5,319	5,319	\$5,399
108-110	Pomerleau	2,640	4,472	4,628	4,767	5,363	5,471	5,648	5,987	6,302	6,585	6,750	6,750	\$6,852
112	Berger	1,560	2,643	2,735	2,818	3,170	3,233	3,338	3,539	3,724	3,892	3,989	3,989	\$4,049
114-116	Grand View Farms	3,082	5,201	5,403	5,566	6,262	6,387	6,595	6,991	7,358	7,689	7,881	7,881	\$7,999
118-126	Kennedy Bros	3,413	5,782	5,983	6,164	6,935	7,073	7,303	7,741	8,148	8,514	8,727	8,727	\$8,858
128-130	Fenix	1,440	2,439	2,524	2,600	2,925	2,984	3,081	3,266	3,437	3,592	3,682	3,682	\$3,737
132-134	Fenix	1,620	2,744	2,840	2,926	3,292	3,358	3,467	3,675	3,868	4,042	4,143	4,143	\$4,205
136-140	Walsh	3,726	6,312	6,532	6,729	7,571	7,722	7,973	8,451	8,895	9,295	9,528	9,528	\$9,671
142-144	Grand View Farms	2,548	4,316	4,467	4,602	5,177	5,281	5,452	5,780	6,083	6,357	6,516	6,516	\$6,613
146-148	Mike Williams	2,175	3,685	3,813	3,928	4,419	4,507	4,654	4,933	5,192	5,426	5,561	5,561	\$5,645
150	Farrell	1,518	2,572	2,662	2,743	3,085	3,147	3,249	3,444	3,625	3,788	3,883	3,883	\$3,940
154	Farrell	1,518	2,572	2,662	2,743	3,085	3,147	3,249	3,444	3,625	3,788	3,883	3,883	\$3,940
156	Bohen	1,587	2,688	2,782	2,866	3,225	3,289	3,396	3,600	3,789	3,959	4,058	4,058	\$4,119
	SUBTOTAL	194,141	333,221	340,346	350,634	394,463	402,352	415,429	440,355	463,474	484,331	496,439	496,439	\$503,889
	TOTAL, including Anchor Properties	243,058	379,955	389,063	400,824	459,396	476,111	493,984	526,134	556,905	581,959	596,509	596,509	\$607,536