

Neighborhood Planning Assembly Draft Minutes



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| NPA: (choose one) | Wards 1 & 8 | Wards 2 & 3 | Wards 4 & 7 | Ward 5 | Ward 6 |
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Date of Assembly : __10__ / __09__ / __19__

Start Time: (Commence): 7PM _____

Location: __McLure Conference Room_____

Finish Time: (Adjourn): _____ 9:10 _____

Note taker: _____ Kelt Wilska _____

Steering Committee Members in Attendance:

Cindy Cook, Jonathan Chapple-Sokol, Carol Livingston, Caryn Long, Linda Rizvi, Olivia Pena

Discussion Topics

- Introductions and NPA Business
- Speak Out
- Champlain Parkway Announcement
- Update and Discussion of Status of City Place
- Burlington Tenants Union
- City Councilors' Updates
- City-wide Reappraisal Project
- Update on Sidewalk Projects
- UVM Enrollment and Housing Statistics; Salt Shed Permitting

Actions Taken / Decisions Made

- N/A

Agenda Items and Actions:

Speak Out

- Urge the reconstitution of neighborhood parking committee. Lack of it has been seen
- On 10/23 City Council voted to renew 2009 memorandum of understanding, what is it?
- The city is a total mess. Serious problems including homeless people. Trying to found a new Burlington college/VICII (international involvement) think tank
- 20 Allen Street. Have had two discussions so far
- 10/13 party at Schmanska park was fantastic. Barn needs some more money, we need your support!
- Hannah King, Ward 8 resident, running for steering committee
- Shout out to Tony Redington
- Justice for All has a big initiative underway for Change Vermont's agenda. Game On, where you can bring out your boardgames, 1st congregational church. JFA birthday party 10/19
- Thank you to everyone for coming to the Schmanska park party. Over 100 people in attendance. Contact Cindy White about barn building
- How does everyone feel about police visit at last NPA meeting re: cutting down on enforcements? Need to get a message out about speeding enforcement

Tony Reddington/Champlain Parkway

- Main Street to S. Burlington border
- Made comments at last parkway hearing in 2006
- New folder from the federal highway administration
- Winooski is not a roundabout. It is a traffic circle. Burlington getting its first roundabout in a couple years

- Anyone who wants to comment on the parkway can do so now for first time since 2006
- High minority population in King and Pine. Proposed parkway goes through the highest concentration low income neighborhoods
- Second lane in roundabouts for bicycles is possible
- Not a single inch of new sidewalk in this project
- Disconnects the south end from Hannaford
- Hope to stop it and start with a blank slate
- Contact [safestreetsburlington.com/pine street coalition](http://safestreetsburlington.com/pine-street-coalition)

Jeff Glassberg/ City Place lawyer for the City of Burlington

- Development has unfolded differently than expected
- Progress has stopped
- The project that was permitted is not going to be constructed. What comes next? Hard to know. Many steps still to unfold. Will there be a proposal from BTC Mall Associates? Yes, I expect so. Can't assure you, but that appears to be where it's going
- Part of the challenge and delay is a changing cast of characters and lack of agreement among owners of BTC
- Issues still being worked out, outside of city's control
- City's typical role is that of a regulator. Streets and sidewalks are to be paid for with TIF funds, city will acquire certain pieces of land, including St. Paul and Pine, part of Great Streets Initiative.
- This developer has not continued construction. The funds that have been expended at this point have been primarily the developer's funds. City expenditures have been engineering and design costs. In terms of dollars expended, dollars associated with demolition have been developer's
- Next steps: we can expect a new proposal would include a new review process. Entire regulatory process would restart. Time-consuming but with opportunity and potential. If there's a new project, it's likely to be smaller in scale and more responsive to this marketplace

Q: What was the ownership of BTC and who is it now?

A: Has not necessarily changed. Made of constituent partners. First partner was Don Sinex. Brought in Rouse Properties. Rouse was subsequently purchased by Brookfield

Q: Brookfield has a history of pushing for oil pipelines in the Amazon. Looking to buy off and privatize public assets. Why would we want to work with them?

A: Can't answer. Owner of the property at this point

Q: Has all of the money that's gone into this project gone to the developer?

A: Explained previously. Contract for city expenditures was 1.1 million dollars. Work was put on hold, so somewhere around 700,000 into that contract

Q: Is someone paying property tax on that property?

A: Property was not removed from taxrolls, cannot give number

Q: Property tax has been reduced by 200,000 dollar. Less is being collected. Property is worth less than when it had a building on it.

Q: We live in a city where people make a decision to live here for a year. Why are they not putting more purchasable units for people who have skin in the game?

A: Can't speak to developer's reasoning. From a regulatory perspective, the use as residential is controlled by city. Tenure of rental is not a regulatory issue. Demand in the market.

Q: Relationship between TIF funds and a scaled-down project. What happens where the scale of the project doesn't match the TIF funds?

A: Correct, less increment. Language that voters approved prioritized how funds would be spent. There would be fewer available blocs completed. Different ways to allocate funds. Might not be two completed blocs, could be opportunities to split that in other ways

Q: How much the city has spent was not available. Obtainable from DPW and CEDO, will try to obtain. If this project gets designed, it's an opportunity to take another look at it. Wanted to create workforce housing. We don't need to pay back TIF if we don't borrow as much as expected.

Q: What do you see as opportunities for public input for project review

A: At a baseline, there will be an opportunity to participate in the regulatory process. One would hope from a PR perspective that they would do so.

Q: Do you anticipate the city renegotiating the project?

AA: Yes, because the agreement to some extent will be moot. Significant amendments or a new sheet of paper.

-The streets that are Pine and St. Paul are now included on the official city map. Affects new proposal in that it stakes out that ground for that purpose.

Q: How will we build those streets if we don't have the TIF funding?

A: The cost of that ground was part of the overall transaction.

Tenants Union

-15-20 core members

-Ramping up

-Picketing known slumlords

-60% of Burlington residents are tenants

-Average 40% of income goes to housing. Unacceptable

-High rent inflation

-City has done very little for low income residents

-Luxury housing is being built while low-income housing is disappearing

-In Vermont 10,000 naturally occurring affordable units have disappeared since 1990

-Bissonet legally evicting Section 8 tenants and other low-income tenants

-Bissonet charging 200\$ for credit checks

-Offering tenant resources including counseling. 2 on 1 just lost state funding. Hoping to develop a central resource base. Solidarity case management. Code enforcement process is incredibly confusing. Interested in pushing forward rent control policies. Want landlords to be licensed. Want Code Enforcement to be doing their job. Want Mayor and City Hall to create a landlord database. Students face high rents from UVM.

-11/3 12-5pm Tenant Summit at Fletcher Free Library. Hope to clarify needs and goals. Housing is a human right. Lunch and childcare provided. Burlingtontenantsunion.com

City Councillors Updates

-Sharon Bushor

- Sponsored a resolution that talked about funds received from selling BT. How we will reinvest them. Door is open, identified a process. 6-7 million dollars.
- Housing policy. Mayor held some housing summits. September meeting was different, tenants came to that meeting and voiced concerns about policy not focusing on their needs. Adopted a resolution for efficiency of housing, revising requirements for parking spaces, regulating short-term housing. CEDO will create a report on tenant protections. Joint meetings on changing ordinances regarding housing topics. Begins next Tuesday. Fletcher Free Library @6PM. Second meeting 10/22 Miller Center, Third date not identified
- Love representing this ward. Planning to seek reelection

-Jack Hanson

- Been working on two items
 1. Energy efficiency in rental units.
 2. Elimination of mandatory parking minimums. Big implications. As we eliminate minimums, need to invest in alternate forms of transportation.

-Adam Roof

- Special committee on policing. Opening in that committee.
- Now that city has done five star review on all properties, putting it into an application where you can search properties and landlords.
- 5 star review is where landlords can pass tests and get a certain amount of years to be reassessed depending on their results
- Met with new UVM president, talked about housing and quality of life. Positive, another meeting next week
- Another application about voting, knowing where to vote in Burlington. Voter education
- Bringing forward a contemplation on whether Burlington should afford those with non-citizen status the ability to vote on local matters.

Q: Can you speak about whether the memorandum of understanding is public?

A: Thank you for reminding. It is public. It is not a renewal, it is an extension. Intention is to engage in negotiations as president gets his bearings

Q: Housing research on excel spreadsheets is very helpful

A: We'll provide those

John Vickery/City Assessor

-Been 14 years since we did last city evaluation

-In process of complying with mandate to reevaluate

-Switching over to new system

-2-year reevaluation

-New tax bills will be July 2021

-Hired Tyler Technologies, people in the office and out in the field. Appraisers are all certified and trained.

Will try to notify about inspections

-Take a look at our website

Q: Reassessment is required to be revenue neutral, correct?

A: For municipal tax rate

Q: If it's assumed that many properties are under-assessed, would tax rate go down?

AA: That's correct.

Q: How does it look like to be a winner/loser in the reevaluation process?

A: "Losers" have been benefitting in last few years. Want assessments to reflect market. There will be folks who will also be paying less in taxes. Opportunity to visit the Tyler team and ask questions.

Q: Sector shift from commercial to residential to commercial. Residential ended up paying more. Will shifting occur this time around, and will the 08 devaluation affect it?

A: 2005 shift was not as large as last one. Don't think we're going to see that kind of dramatic shifting. Hope it will go smoothly

Q: When would I expect an appraiser to come? When will appraisal period end? When could owners petition for another value?

A: Fewer personnel but much more highly trained appraisers. Will request inspections of properties that have had some changes. Bit more targeted in that way. Over the next year or so. Informal hearings will be in January 2021.

-We will do our best to talk to everyone who stops by

DPW/Chapin Spencer/Laura Wheelock

-Circulating information on Champlain Parkway

-Exceeded 3 mile benchmark of sidewalk reconstruction

-Installed over 12 crosswalks

-Multiple significant sections of sidewalk being replaced

-City council approved an additional ~\$500,000 for sidewalk improvement

- Barrier Score paired with Activity Score= Priority Score
- Money goes into safety improvements, remainder focused on long runs for a sustainable future, block by block replacements
- Alternative repair speaks to sidewalk cutting program
- What informs our work plan? Infrastructure plan, walk/bike plan. Respond to public input and address accordingly. Trying to prioritize safety fixes ahead of long runs
- Next steps: finish work plan, finalize 2020 work plan, including additional funding allocation, continue planning for next citywide sidewalk assessment
- Use other funding sources: CCRPC, VTRANS, UDOT
- Ward 1 projects
 - Replace sidewalk from S Prospect to East Ave to better accommodate bicycles and pedestrians. In final contract phases
 - Getting Mansfield sidepath up and running
 - Traffic calming, with public outreach. Consultant working on alternatives, meeting upcoming in November. Hoping to finalize design by spring and get to construction by fall

- Feel free to reach out to DPW

Q: What's the prognosis for E Avenue traffic calming?

A: It's on the list, 3rd or 4th. Meeting this winter to be responsive. Will keep you posted.

Q: How do we make it a safe street?

A: Looking at whether there are quickbuild options. Doing behind the scenes work to get this project moving forward

Q: Sidewalk on East avenue, no sidewalk on west side of East avenue. Will there be?

A: Currently not in the grant area. Could be put under repairs.

Q: How will you do outreach on Mansfield Ave?

A: Need to finalize concepts. Will have as many public meetings as possible. Will work with design consultants to narrow down alternatives

Q: How exactly will you reach out?

A: Will follow DPW communication plan. Can't speak specifically. But there will be flyers

Q: University Heights Center intersection. Heavily trafficked and unsafe

A: DPW commenced a study to review intersection design. Meeting with consultants next week to review data. Maybe will change signal timing. Peak hour there are as many students as there are cars. Will need to pursue funding for implementations

Q: Why do we do traffic calming on Mansfield.

A: Neighborhood submitted a traffic calming request in 2015

Q: Already put up a stop sign. What am I missing?

A: Neighbors can update request, there will be a public meeting

Q: disappointed that we haven't heard from DPW about sidewalk safety report.

Lisa Kingsbury

-Salt sheds behind Centennial Field

-Physical plant has a maintenance area behind centennial field. Lots of materials stored there, including salt. Currently one salt shed. Does not hold enough to get us through winter. Need another shed.

-Hoping to install two additional salt sheds

-Associated projects: hoping to replace two dilapidated sheds in similar area. Brine tanks.

-Salt trucks are 250ton tandem dumptrucks. That will stay the same. Will not increase truck traffic, maybe a slight increase towards end of winter

-Delivery hours during physical plant working hours 7am-3:30pm generally. Exceptions for emergencies

-Housing at UVM

-Had consultant on housing a few weeks ago, will bring info to NPA when ready

-Slight uptake in undergraduates by 100

-Current five-year projection is to remain stable. Hope to maintain that stability. 10,535 undergraduates. 1600 graduate, 475 medical. 6,411 beds on campus

-Housing capacity has gone up with enrollment.

-Housing cost info available on res life website

-Cost per year, most expensive is a private single: 10,600 dollars per year. Least expensive is quad: 5,700. 9 month years

-Most common room type is a double

Q: What's going into establishing those costs?

A: Monthly cost is close to market rate. Not totally apples to apples though.

Q: Could we have a list to make a comparison?

A: Yes

Q: How many beds are currently filled?

A: 5,800 filled. Occupancy rate is over 100%

Q: Why are we still losing homes if more students are being housed?