



Ward 1 and 8 NPA
UVM Medical Center, McClure Lobby Conference
October 12, 2016
Draft

Steering Committee Members Present
Richard Hillyard-Ward 1, Dana Kamencik-Ward 1.

Start time 7:04pm

City Council Updates

Sharon Bushor-Ballots have Capital Plan and Tax Increment Financing(TIF) for overlay zoning to open up streets. Not supportive for some of traffic charter change due to the funds going into parking and feel that this should not be done through bonds. Went through lengthy process to change a zone from institutional to residential in order to protect the character, hoping that residential medium will go forward. A development is being built across the street of Fletcher Place. The development going through Development Review Board and Conservation Board. There are some concerns that the development is on a slope and might not hold due to the capacity of the project.

Selene Colburn – Did not support zoning changes and is glad to hear from the public about this zoning proposal change. There was support and favor for the project but not for the size of the project. Wish there was more of a conversation to reach a middle ground on compromising instead of a black or white yes or no. Sharon did a tremendous work with zoning review. Chair Development and Revitalization Committee is meeting on the 18th to review consultants from inclusionary zoning, the report has not been released by the administration. Originally was going to vote on TIF but a group petitioned to put zoning on the ballot too. If zoning doesn't pass, then we'll need to go back to the developer to work with existing zoning, although the developer has stated that this is the way the project will be. If TIF passes, the money will still be there to open up the streets. The current zoning does not allow to open up the streets.

Brian Cine - lives in Ward 2, but under Chittenden 6-4 due to redistricting. Cine wants to work on legislative level to apply background in social work to make public change, also currently on the School District Board.

Selene Colburn running for 6-4 Legislative District. Currently serving 2nd term in City Council, Librarian at UVM. Colburn wants to run on state level because hits some barriers of advocating for opiates recovery and limited access to mental health services on a municipal level. She also works on environmental and Housing issues.

Fire Department Bonds

Chief Steven Locke- Item #1 is Capital bond and includes replacing 4 firetrucks. Trucks have over 100k and sometimes trucks are out of service and need to borrow trucks from South Burlington. Also waterline is unable to deliver water flow due to the rotting infrastructure. This inhibits the quality of services that can be delivered.

Community and Economic Development Office-CEDO

Noelle MacKay- New CEDO Director. Her previous employer was with Smart Growth Vermont and also Commissioner of Housing and Community Development. In CEDO there is Community Justice Center which works with re-entry and Restorative Justice in schools. CEDO also supports projects such as Moran Plant and other development projects. MacKay has been doing CEDO chats to understand what's working and what's not with staff, past staff, Dept., and community partners. This will help understand what CEDO can do and should do. In CEDO there has been a history of creativity of community and economic development. CEDO has Burlington Lead Program (BLP) to make homes safer and more livable. This year hit 100 homes in BLP and looking at diversifying funding streams beyond grants. New Housing staff will start Nov. 1st and also recently filled in new finance staff too. Looking to ramp up communication, re-branding, and marketing. CEDO has three teams and each has Assistant Directors. The teams are Sustainable Housing and Economic Development (SHED), Community Housing and Economic Opportunity Programs (CHOP) and Community Justice Center (CJC). Housing is in all three Teams. TIF history has a long history of modification and change. The most recent is on the Town Center and Waterfront. Currently reviewing Consultant report on how inclusionary zoning has worked in other cities to making small changes and tweaks before releasing it to the public. Had a 3rd party to study a feasibility study and there is not a full ROI report to produce. Some of the information is confidential and developers need this information to produce intent letters. In terms of getting money worth there are several terms in the predevelopment agreement that need to be done first. On the CEDO website, there is information about what we are getting back.

There was a question for Noelle regarding the unallocated Community Development Block Grant (CDBG) money from last year and using it for the opioid crisis. After the NPA meeting Mary Esbjerg provided this answer to the question. "There are unallocated funds from our CDBG Program Years 2015 and 2016 which will be advertised along with CDBG funds for 2017 beginning in December 2016, with new grants being available July 2017. We will include, as an eligible activity, health-related projects with a focus on opiate addiction related services. The application process is an open and competitive one; all decisions are made by a citizen advisory group, presented to the Mayor and confirmed by City Council."

Devonwood-The zoning overlay shape and design

Jesse Beck and Elizabeth Murray. Liz- Started last January when pre-agreement started. Jesse one of the Architect-Freeman French Freeman. Specialty has been doing complex projects such as the airport and statehouse so Beck is used to this size of development. Devonwood properties are Macy's to LL Bean, Old Parking Garage. Does not include Free Press and Bank building. The overlay district that was passed starts past lakeside garage and larger than Devon Wood Properties. Phase 1 will deconstruct the entire mall. Phase 2 will be small to medium retailers. In the upper level there will be a 3 level garage, housing, 2 floors for UVM Medical Center offices and a public terrace. New streets restored will be on St. Paul and Bank street. There will be 60ft wide street between phase 1 and 2. Height is 160ft. Free Press is 105

to offer some perspective of 160ft tower next to it. Project signed on to 2030 challenge to reduce energy consumption. Any TIF district has to have economic development that is produced from a project. Three million dollars will be generated from property taxes and 75% will go to paying it back in 15 years. Taxes will not go towards schools until TIF district is paid for. The developer has a Facebook and Twitter Feed. Search Burlington Downtown Redevelopment. Opinions differ but from the developer's point the City requested to reconnect city streets. To minimize risk and disruption the first phase will be away from Church Street. The permitting process will take 4 or 5 months which will go into 2017. Developer will have to get the project financing done and development agreement finalized with the City and Council. The development agreement will also show community benefit. Pieces will have job fair and housing. TIF is reimbursement to the developer for the public streets only. What you see now is conceptual design that will evolve when going through Development Review Board.

Coalition for a Livable City (CLC)

Genese Grill, Charles Simpson, Steve Goodwin. The 160ft and 105ft are not 4 stories than what Devonwood has claimed and is much higher. There are two items on ballot and if item 3 of the zoning gets voted down then CLC would like to offer consultant services to help develop a new project. If Mayor would work with community's vision of Plan BTV then it would be better project. The Mayor and Council promise developer TIF and Zoning change in the interest of developer. CLC is not against development but wants a more affordable and sustainable project. Glad to see that some of the parking can be wrapped but there are still three open floors. If we want more parking there is the suggestion to dig underground to reduce height. A sustainable idea is to look at less parking downtown and more on the need for an electric trolley system. Also the 80 student units should be eliminated from the project and these units should be on campus. The developer needs streets for the plan not for public connectivity. The developer should pay for the streets not the taxpayers. What happens to TIF is taxes are frozen and 100% goes to pay bond holder and will continue for the life of the TIF. There has never been a developer in history that has the tax payer pay public streets. They are asking voters to make a decision but numbers are not available. The Business Associate hired a lobbying to advocate for ballot items. CLC filed a Freedom of information Act for the feasibility report but was denied.

9:20 pm End

Notes submitted by Phet Keomanyvanh
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