

MINUTES

Park, Arts & Culture Committee Meeting

Tuesday, July 21, 2015

5:30 – 7:00 PM

Fishing Pier Pavilion

Participants

Committee Members: Councilor Dave Hartnett, Chair, North District (DH)
Councilor Selene Colburn, East District (SC)
Councilor Karen Paul, Ward 6 (KP)

Staff: Jen Francis, Parks Comprehensive Planner, BPRW (JF)
Jesse Bridges, Director, BPRW (JB)
Kirsten Merriman Shapiro, Special Projects Manager, CEDO (KMS)
Nate Wildfire, Assistant Director, CEDO (NW)
Peter Owens, Director, CEDO (PO)
Doreen Kraft, Director, BCA (DK)

Others: General Public

1) Approval of agenda & draft minutes from 5/20

- Meeting came to order at 5:30 pm.
- Motion to approve May minutes and 7/21 agenda (SC/KP); approved.

2) Public Forum

- James Lockridge: plea for more public participation in the governance of BCA; support for PACC continuing to meet every month; invitation to Councilors to consider transparency and equitable representation of the arts

3) PIAP Update

- Intro by Councilor Hartnett
- Overview by Nate Wildfire
 - TIF (Tax Increment Financing) as financial mechanism for the waterfront district; comprised of growth upon the baseline of taxes (increment) generated by properties in a district; increment can support new infrastructure improvements; in order to accomplish projects, the city takes on debt in the form of a bond
 - PIAP (Public Investment Action Plan) was developed as a public process to generate concepts and project proposals; 50 proposals received, 9 projects moved forward, 5 of those projects moved forward as part of the Mayor's project slate

- Some projects are driven by public interests, while others are driven by private
- Up to \$9.6 million in waterfront TIF investment approved by the voters
- Burlington Harbor Marina (Jack Wallace & Chuck Deslauriers, developers of Hotel Vermont)
 - Proposal to develop a 160-slip northern marina on the site where we sit now (adjacent to the Fishing Pier); project will include the relocation of the Fishing Pier pavilion north of existing site
 - Project will provide amenities that are not currently available in the Burlington waterfront; 40% of slips will be kept open for transient boaters, which can deliver economic benefit
 - Project includes the installation of a floating breakwater which will be open to the public per the same hours as parks facilities; project includes a floating boathouse to provide services and concessions
 - This proposal optimizes the land-side configuration; phased parking plan being considered, which includes the reconfiguration of the existing Fishing Pier parking lot
 - Project is currently in a due diligence phase; anticipate permitting over the fall and winter with construction next year for partial operation
- Waterfront Park Improvements (Jesse Bridges)
 - BPRW submitted three proposals in the PIAP process; outcome was that improvements to waterfront park were partially funded through TIF
 - Boardwalk was the first phase of this work, completed last spring; the Burlington Bike Path Rehabilitation Phase 1a also recently completed in conjunction with the WFP improvements which included the realignment of the path, widening the Bike Path to 2-11-2 standards, the creation of a drivable grass access road
 - Next phase of the WFP improvements includes lighting upgrades (energy efficient, dark sky compliant), electrical upgrades, minimization of generator noise, potable water runs; the RFP for design work is currently in development
- New Moran (Tad Cooke, Charlie Tipper, Erick Crockenberg)
 - Transforming the 1954 coal plant into a facility that can be used year-round
 - What is Moran going to become? A financially sustainable, net zero endeavor:
 - 1st story: arts organizations, markets, local small businesses, non-profits, etc.
 - 2nd story: community events space for art, music, conferences, conventions
 - 3rd story: business incubator space
 - 4th story: overlook
 - 5th story: preserving former conveyor hall
 - Schematic design completed and estimating underway for a \$33.7M budget with increased contingencies and reserves; paid for through 5 sources of funding (\$6.3M TIF, \$14M in historic & new market tax credits (federal), \$2M in low-interest loans, \$11M charitable fund-raising campaign)
 - This process is intended to be run as a public process/platform (e.g. Kickstarter)
 - We have a chance to not spend millions of dollars to tear it down, but to create a year-round public resource that tells the story of what Burlington is about
- Community Sailing Center (Mark Naud)
 - CSC is currently housed in the Water Department building and serves upwards of 6,000 people per year
 - Mission is lake access and life lessons for all; providing access for everyone
 - Building design by the CSC founder Marcel Beaudin (who also designed the Community Boathouse)
 - PIAP project proposes to build a 2-story, 21,000 SF waterfront facility with space for programming, education, registration, facilities, storage, drive-through capacity to get in and out of launch access

- \$500k TIF allocation helps to partially fund a \$4M campaign; ¾ of that is a capital reserve fund to sustain long-term viability
- Quick 3-month build-time upon ground-breaking, anticipated for next spring if not sooner
- ECHO Sustainability “Park” (Phelan Fretz)
 - Why this investment: ECHO is on 2.7 acres that is part of a long-term lease with the City; ECHO is positioned at the base of College street where there are opportunities to build 1) more community access to water and 2) to communicate the story of what it means to be a sustainable community
 - What is it: Entire project cost is roughly \$2M; \$300k has been raised (which is supporting rain gardens and interpretation among other things); \$500k TIF allocation; in the process of fund-raising for an additional \$400k
 - Program includes space that supports smart parking, dockage space for lake access, outdoor classroom space and a dwelling that enables ECHO to move and be present outside
 - Where are we in this process: working with the City to develop an MOU which will be followed by a development agreement
 - Plans in the works to do a master plan for the whole ECHO site which may inform the PIAP work
 - TIF work anticipated to be constructed in the fall of 2016 or 2017

4) PIAP Q&A (Public)

- New Moran
 - How much would it cost to tear it down? Roughly \$2M.
 - What are the new market credits? Federally supported tax credit program that bring new development to areas that need support that have a positive impact on a community. It is a competitive process that is a much-utilized tool for urban development.
 - Will there be a restaurant on top? No restaurant on the roof; vendors on the ground floor and food can be brought up to the top. The top will be maintained as a public outlook.
 - What’s driving the desire to have meeting space? It’s not just meeting space, arts, concerts, etc. – it’s all of these things. There is a demand to create meeting space of multiple sizes; there is a capacity to bring events here that may not happen somewhere else.
 - Have there been conversations about starting artist-in-residence programs? Yes, there have been many conversations with artists and this is something the team is looking into.
- Private Marina
 - Do plans include winter boat storage? Boat storage is not currently part of the plans and will not affect the Urban Reserve.
 - Will there be pump-out facilities and fuel? There will be pump-out facilities to start with, fuel may come later.
 - How will parking fit into overall parking plan? Parking drives all of these project, both through permitting and use lenses. City in the midst of a parking plan to look at options for shared/smart parking.
 - The Fishing Pier has a beautiful uniqueness about it and I hope that the Fishing Pier will not be dwarfed with a new marina next to it.
- General
 - These projects are all great, but how will charitable fund-raising need play out with all of this demand? NM is sourcing \$11M - planned for a 12-14 month timeline; have already raised \$650k in cash with \$1.2 raised in challenge grants; we all take very seriously how crowded the charitable playing field is; in terms of partnership, we are all pulling for each other. Per ECHO, we are clear in our process and the messaging of our investment for the community; while there is some overlap, these projects are all very different and offer a wide variety of

opportunity. Per CSC, if we do our jobs right we'll shine light on compelling stories and compelling needs to earn the resources.

- Thanks for doing what you are doing.
- Does the downtown parking study identify the parking that will be available once these projects are completed? The success of all of these projects will dramatically increase parking need. Are there plans for a connection between the Waterfront & Downtown (e.g. mass transit)? The Downtown Parking Plan will anticipate demand by day, season, etc. It will not have the refined information from each developer on how many spaces are needed. The DPP will also identify tools to create a great parking experience. Other modes of connection have been and are being considered; the city is committed to supporting connection and better transit accessibility. Need to communicate where parking access and opportunities exist.

5) PIAP Q&A (Councilors)

- New Moran
 - Who are the programming coordinators? Working with Alex Crothers with Higher Ground on business plan.
 - What's the timeframe for the public campaign? 12-14 month capital campaign (starting in August) with the intention of breaking ground in the summer of 2016.
 - Can NM team come to Council in August? Yes, let the NM team know when.
- Private Marina
 - Concern: is the marina open to being welcoming to the public? Per Chuck, there are piece of this plan that can support the already welcome environment. This project does not include heavy landside development.
- General
 - Now and through the end of the month – these projects are being looked at for perspective on how the viability of these projects is being understood? A report by Dufresne Group is being produced and the findings look good. The hurdles do not look insurmountable but must be considered: chemical delivery, berm and water department needs.

6) Other items

- None

7) Confirmation of next meeting date

- Monday, July 27, 5:30 pm, City Hall Room 12

8) Adjournment

- Meeting adjourned at 7:15 PM.