

## **BTV Mall Development Agreement Public Advisory Committee (DAPAC)**

**Tuesday, February 2, 2016, 5:30pm**

**City Hall Conference Room 17 -- DPZ**

**City Councilors:** Jane Knodell & Karen Paul

**Planning Commissioners:** Jennifer Wallace-Brodeur & Bruce Baker

**Staff:** Meagan Tuttle, Planning; Peter Owens, Ken Braverman & Kirsten Merriman-Shapiro, CEDO; Brian Lowe, Mayor's Office; Mayor Weinberger

**Others:** Jeremy Farkas, MSK attorney for City; Liz Miller, Devonwood Representative

### **1. Agenda**

K. Paul called meeting to order at 5:37 pm. The agenda was approved unanimously on a motion from J. Knodell and a second from P. Owens.

### **2. Approval of Minutes of November 12, 2015 and December 22, 2015 meeting**

The minutes were approved on a motion from Bruce Baker and a second from P. Owens with J. Knodell abstaining.

### **3. Report on January 2015 Public Meetings**

M. Tuttle and P. Owens provided an update on the January 5 and 21 mall presentations. The two shared that the January 5 presentation attracted nearly 300 people, and the January 21 event between 50-100 people. January 5 focus was on the presentation and Q&A and the January 21 focused on three focus group discussions following the presentation. During the second event, nearly all of the attendees had a chance to speak with either a mall representative or staff about the project. M. Tuttle shared that a summary of the events will be prepared.

J. Knodell asked if there were themes that emerged from the public comment. M. Tuttle and P. Owens shared that there were many clarifying questions about topics such as: building height, implementation of the affordable housing component, retention of current retailers and market segment for future retailers, urban design, street connectivity, ensuring TIF investment is successful and that taxpayers' investments are protected. In general, the questions were informational, and many attendees voiced support for the project with only a handful of critical comments.

K. Paul added that a few comments have been received from an individual concerned about the height of the project, but overall project seems to be supported.

K. Braverman spoke about the market segment for the retail component of the project and shared that Devonwood's analysis shows that Burlington is not a "high-end" market, so retailers are likely to be ones in which average Burlingtonians might shop.

M. Tuttle and L. Miller added that a resident has made contact with both the City and Devonwood to discuss how to help share information with neighbors through NPA's and other community groups to build support for the project. L. Miller will be meeting with the resident to discuss. B. Baker noted that one aspect that needs to be clearly articulated is the tradeoffs if the project cannot achieve the height. L. Miller noted that clearly articulating the City's commitment through TIF is important.

L. Miller reported that Don Sinex, of Devonwood (mall owner), is willing to attend future DAPAC meetings if it will be helpful to the committee and to provide an update to Council at any time. Furthermore, Devonwood is working to update the economic impact model for the redesign of the mall and developing "first person" views of the mall from locations such as the lake, coming down the hill into downtown and from the surrounding neighborhoods. Devonwood will also have a meeting with all of the state agencies that will be involved with this project later in the week.

J. Knodell stated that the Council agenda should have a fair amount of time on February 8, 2016 for a presentation from Devonwood and an executive session regarding pre-development agreement if D. Sinex is available. L. Miller will coordinate. J. Knodell stated that this meeting should include a discussion on how Council and the DAPAC will be involved in the project going forward.

#### **4. Executive Session**

A motion was made by J. Knodell to adjourn to an executive session because the premature disclosure of information regarding the pre-development agreement would be detrimental to the City's financial interests. Motion further stated that all meeting attendees except L. Miller permitted to participate in the executive session. Motion was seconded by J. Wallace-Brodeur and approved unanimously.

A motion was made by J. Knodell based on the finding to adjourn to an executive session. Motion was seconded by J. Wallace-Brodeur and approved unanimously. The executive session convened at 5:57 pm.

A motion was made by J. Knodell to adjourn the executive session at 7:14pm. The motion was seconded by K. Paul and approved unanimously.

#### **4. Next Meeting**

Upon the advice of P. Owens and K. Braverman, the committee determined to wait to schedule another meeting until after the City Council meeting on February 8, to include a discussion of the future role of DAPAC and City Council in this project.

#### **5. Adjournment**

With no objections from the Committee, K. Paul adjourned the meeting at 7:15 pm.