MINUTES

Park, Arts and Culture Committee Meeting
Tuesday, February 17, 2015
6:00 – 7:00 PM
Planning & Zoning Public Records Room, City Hall

Participants

Committee Members: Councilor Kurt Wright, Ward 4 (KW)
Councilor Vince Brennan, Ward 3 (VB)

Staff: Jen Francis, Parks Comprehensive Planner, BPRW (JF)
Nate Wildfire, Assistant Director, CEDO (NW)
Kirsten Merriman Shapiro, Special Projects Manager, CEDO (KMS)

Others: James Lockridge, Big Heavy World

1) Approval of agenda & draft minutes from 1/20
   • Meeting came to order at 6:12 pm
   • Motion to approve January minutes and February agenda with amendment of public forum at time certain of 6:40 (Brennan/Wright); approved

2) Public Forum
   • James Lockridge (shares Jan 25 open letter)
     o Concern that there are significant issues in local government regarding the management of arts resources in terms of transparency and fairness; wants to ensure that PACC understands that these issues exist.
     o Fear that these issues are not being heard; presentations have been made to the Council, BCA Board and PACC, yet this discussion has not materialized on subsequent agendas.
     o Seeking guidance for how these issues related to arts resources can be better received.
     o (VB) There will be something coming to the Council March 9.

3) PIAP Update (Wildfire)
   • New Moran
     o Update since Nov 15 report (City perspective)
       ▪ Ken Braverman was hired to support MOU/due diligence process
       ▪ Review led by CEDO; meetings held Dec-Feb with staff, partners, art space managers, real estate experts, etc.
       ▪ Key points from report needing clarity
• Project budget between concept proposal and due diligence report went up by 24%, essentially a whole quarter... why?
  o Substantially more extensive waterproofing determined to be necessary in order to use the basement as NM team intends
  o Making the elevator go from the bottom of the facility to the top
  o Other reasons – but good answers so far, and good exchange of information
• Questions about project cash flow between years 1-6; in part because much of the space is dedicated to public use
  ▪ Funding/fundraising
  • City uncertain as to whether a bank will fund this without answering key questions: who backstops the project?
  • City requiring significant contingency reserve to protect the City’s interest (precedent: White River Junction aquatics facility)
  • City seeking more information about tax credit allocates’ support for NM proposal
  • NM team has $11m charitable raise; $250k in the bank; NM team anticipates that funding will not be in place for another year; project’s traditional debt is minimal
  • (KW) Would City have to invest tax payer money? Or other sources? (NW) TIF investment would not be made until other funding sources secured; other sources of City investment include staff time, building maintenance & upkeep
  • (VB) What is the deadline on use of TIF funds? How does this impact? Is more private fundraising necessary in the formula? (KMS/NW) 2025, we can only collect the state increment until this time; impacts the capacity of the district
• (KW) **Request to have NM Team return to Council in March**
  ▪ Permitting
  ▪ Access (site tours, etc.)
  ▪ Dewatering & security
  o Update since Nov 15 report (NM Team perspective)
    ▪ Fundraising continues to happen
    ▪ Web launch
    ▪ December open house at Dealer.com
    ▪ Design (thermal envelope & site), responding to City
    ▪ New advisors
    ▪ Weekly meetings with City
  o Next steps
    ▪ Ken Braverman brings capacity
• Marina
  o **Likely City Council visit in March for discussion & MOU approval**, involves a new floating breakwater that would protect the water from the north
• Community Sailing Center
  o CSC Team working on long-term lease and business plan
• ECHO
  o Project might be phased and smaller than originally anticipated
• Waterfront Park
  o Parks has issued RFPs for both boardwalk and park improvements
4) Other items
   • None

5) Confirmation of next meeting date
   • TBD

6) Adjournment
   • Meeting adjourned at 6:55 PM