

BTV Mall Development Agreement Public Advisory Committee (DAPAC)

Tuesday, December 22, 2015, 6:00pm

City Hall Conference Public Records Room

City Councilors: Jane Knodell & Karen Paul

Planning Commissioners: Jennifer Wallace-Brodeur

Staff: David White and Meagan Tuttle, Planning; Peter Owens and Ken Braverman, CEDO

1. Agenda

No changes

2. Approval of Minutes

Deferred

3. Discussion of January 5 public meeting

M. Tuttle walked the Committee through the proposed agenda and plan for the public meeting. The purpose of and goals of the meeting are to:

- 1) Communicate a major milestone in the multi-year process from adoption of planBTV to the redevelopment of the most important site in downtown Burlington;
- 2) Unveil revised plans for the mall redevelopment based on a year of public input, technical review and feasibility analysis;
- 3) Present framework of a prospective public-private development agreement between the City and the owner;
- 4) Understand community support and remaining concerns regarding the revised plans & conceptual agreement; and
- 5) Outline next steps in the redevelopment process.

A presentation will outline the current plans for the mall redevelopment, the framework of a development agreement and identify next steps. Following the presentation and Q&A, stations will further identify how public opinion, tech team/DAPAC review, and developer's analysis of financial feasibility have led to this iteration of the project. Public engagement is focused on getting the temperature of public support for the current plan and elements of the development agreement by teasing out any major areas of concern, and gaining general recognition of/support for the various tradeoffs that will make the project feasible.

It's very important to be clear about the purpose and expectation of the meeting for the public – to share information about the plans as they have progressed, and the key legs of the City's commitment. Not looking to significantly redesign the project, but want to get the public reaction and level of support.

Framework for the development agreement will center on:

- Parking
- Housing mix
- Zoning changes
- TIF investments for street and pedestrian connections at St. Paul and Pine
- TIF investments for streetscape improvements to Cherry and Bank
- Conditions of TIF closing

Parking is not currently part of the anticipated public expense, and the proposed capacity has been independently analyzed to the City's satisfaction. Development will build 900+ spaces and potential for another +200 available off-site through agreement with nearby properties. City Assessor currently analyzing the potential tax increment capacity that will be generated, and how the assessment of the property will evolve during construction.

4. Executive Session

J. Knodell: Moved that disclosure of real estate negotiations will be adverse to the public interest. Second by J. Wallace- Brodeur. Passed unanimously.

J. Knodell: Moved to go into executive session at 7:10pm based on the finding. Second by K. Paul. Passed unanimously.

J. Knodell: Moved to come out of executive session at 7:28pm. Second by K. Paul. Passed unanimously.

5. Adjournment – 7:30 pm