

Resolution Relating to

MARCH 3, 2015 ANNUAL CITY MEETING -
PLEDGING THE CREDIT OF THE CITY TO SECURE
INDEBTEDNESS FOR PUBLIC IMPROVEMENTS WITHIN
THE DOWNTOWN TIF DISTRICT

RESOLUTION _____

Sponsor(s): Bd. of Finance
Introduced: _____
Referred to: _____

Action: _____
Date: _____
Signed by Mayor: _____

CITY OF BURLINGTON

In the year Two Thousand Fifteen

Resolved by the City Council of the City of Burlington, as follows:

- 1 That WHEREAS, on June 7, 2010, the City Council established the Downtown Tax Increment Financing
- 2 (TIF) district; and
- 3 WHEREAS, on June 23, 2011, the Vermont Economic Progress Council (VEPC) issued a Master TIF
- 4 District Determination which approved the Burlington Downtown TIF District Plan and TIF Financing Plan
- 5 subject to conditions requiring VEPC’s subsequent approval of the specific development phases within the
- 6 district for which TIF public improvements would be made and TIF debt would therefore be incurred; and
- 7 WHEREAS, with City Council authorization, the City submitted its first phase filing for the district
- 8 and said phase filing received unanimous VEPC approval on December 17, 2014 for the City’s proposed
- 9 investment of up to \$20,000,000 of TIF public improvements and related costs in support of development
- 10 projects contemplated by the approved TIF District Plan; and
- 11 WHEREAS, the City is now prepared to seek voter approval for up to \$10,000,000 of those VEPC
- 12 approved TIF public improvements and related costs; specifically such street scape, parking and related
- 13 improvements, as identified in the attached memorandum to City Council from CEDO Director Peter Owens;
- 14 and
- 15 WHEREAS, the City has established that there is projected capacity to finance this proposed slate of
- 16 Downtown TIF public infrastructure improvements and related costs; and
- 17 WHEREAS, the Community & Economic Development Office (CEDO), with review and approval
- 18 from the City Attorney and the Chief Administrative Officer, presented an analysis at the January 5, 2015 City
- 19 Council Work Session meeting as to how the Downtown TIF District’s projected increment going forward
- 20 should be sufficient, even under conservative estimates, to finance this proposed \$10,000,000 slate of
- 21 Downtown TIF public infrastructure improvements and related costs; and
- 22 WHEREAS, the Board of Finance, at its January 12, 2015 meeting approved advancing the proposed
- 23 slate of Downtown TIF public infrastructure improvements and related costs for City-wide consideration and a
- 24 public vote at the City’s Annual Meeting on March 3, 2015;

25 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby requests, pursuant to Sec. 25
26 of the City Charter, that the following question be placed on the ballot of the March 3, 2015 Annual City
27 Meeting:

28 “Shall the City Council be authorized to pledge the credit of the City to secure indebtedness or make
29 direct payments for the purpose of funding one or more public improvements and related costs
30 attributable to projects serving the Downtown Tax Increment Financing (TIF), specifically:
31

- 32 (a) **Main Street Streetscape Upgrades:** (the two blocks between Church Street and
33 Pine Street inclusive of all intersections) to include streetscape, stormwater, utility,
34 lighting and transportation upgrades;
- 35 (b) **St. Paul Street Streetscape Upgrades:** (the two blocks between Main Street and
36 Maple Street inclusive of all intersections) to include streetscape, stormwater, utility,
37 lighting and transportation upgrades;
- 38 (c) **Brownfields Remediation/Brown’s Court:** relating to preparation of site for
39 redevelopment;
- 40 (d) **Marketplace Garage Improvements and Repair:** as a supplement to other funding
41 for this project;
- 42 (e) **Related Costs:** reimbursement for TIF eligible related costs incurred by the City for
43 the creation, implementation and administration of the Downtown TIF District,
44 including direct municipal expenses such as departmental or personnel costs related
45 to creating or administering the district to the extent they are paid from the municipal
46 and not education taxes and are otherwise reimbursed in accordance with law;

47
48 in a total principal amount not to exceed \$10,000,000 (which will bring the total Downtown TIF
49 District debt approved since the Downtown TIF District’s creation to \$10,000,000), and to issue bonds,
50 notes or make interfund loans for such purpose with the understanding that tax increment from the
51 properties within the Downtown TIF District shall be pledged and appropriated for the payment of
52 such indebtedness or direct costs of the improvements; and with the further understanding that that the
53 City may utilize more than the statutory minimum requirement of 75 % of all municipal increment, up
54 to and including 100 % of same, in meeting the financial obligations of the district?”
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