



Special City Council Meeting - Tuesday, November 1, 2022, 5:30 pm, Contois Auditorium OR REMOTELY via ZOOM 11/1/2022

BURLINGTON CITY COUNCIL – SPECIAL MEETING

CITY HALL, CONTOIS AUDITORIUM *OR*

REMOTE MEETING WITH CALL-IN

BURLINGTON, VERMONT

MINUTES OF MEETING

November 1, 2022

.

MEMBERS PRESENT: Karen Paul

Joan Shannon

Ali Dieng

Sarah E Carpenter

Zoraya Hightower (via Zoom)

Mark Barlow

Joe Magee (via Zoom)

Gene Bergman

Ben Traverse

OTHERS PRESENT: Miro Weinberger

Katherine Schad

Stephen Ellis

Jordan Redell

Lori Olberg

Tim Sampson

Dave Farrington

Michael Monte

David White



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Laura Wheelock

1. CALL TO ORDER and AGENDA

1.01 Motion to amend/adopt agenda

The meeting was called to order by City Council President Paul at 5:35 PM.

MOTION by Councilor Traverse, SECOND by Councilor Shannon, to adopt the agenda.

VOTING: unanimous; motion carries.

2. PUBLIC FORUM

2.01 Verbal Comments

Forum opened at 5:36 PM.

COMMENTS:

Burlington residents (in person):

- Clare Wool thanked City Councilors for their support and acknowledged the work done by the Council, Board members, and citizens for getting out the vote to support the school bond. She spoke about the importance of having a safe and non-toxic high school, both for the purposes of education and the central role a school plays in a community. She acknowledged the high cost of constructing a new high school and said the City should look to the State to help take the burden off the Burlington taxpayers by providing funding for PCB cleanup.

Forum closed at 5:40 PM.

3. CONSENT AGENDA

3.01 Motion to adopt the consent agenda and take the actions indicated

3.02 Resolution: Appointment of Acting Ward Clerk and Acting Inspector of Elections for Ward Eight (Councilor Paul) – waive the reading and adopt the resolution.



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MOTION by Councilor Shannon, SECOND by Councilor Traverse, to adopt the consent agenda and take the actions as indicated for items 3.01-3.02.

VOTING: unanimous; motion carries.

4. DELIBERATIVE AGENDA

4.01 Resolution: Authorization To Execute Second Amended And Restated Development Agreement (ARDA 2.0) And Other Associated Documents With CityPlace Partners LLC (Councilor Paul)

Dave Farrington spoke briefly about the work done by the City and its partners to revise the project. Michael Monte of Champlain Housing Trust spoke about their partnership and involvement in the project going forward.

Mayor Weinberger said that this is a major step towards one of the City's longstanding goals for its downtown. Further, he noted that the project has faced challenges in recent years, and could still face challenges in future. Finally, he said that the revised development agreement is designed such that even if there are future challenges, the City's taxpayers are well-protected from negative impacts. He provided background on the goals for this project in the context of reimagining Burlington's downtown. He said that the update to the agreement will allow CityPlace Partners to construct the podium of the project, which is the foundation of the three buildings and parking garage included in the project. He said that the three buildings that will be constructed on top of the podium should be viewed as projects in and of themselves, and that the CityPlace Partners are working with Champlain Housing Trust and other partners on planning for the construction of those buildings as well. He said that there is a lot less uncertainty now about the project than there had been in the past, though he acknowledged that there are always uncertainties in construction projects. He said that even if there are unexpected delays or challenges, the City's taxpayers are in a better position with this revised agreement than they had been in the past. He said that the CityPlace Partners will repay the TIF district for the years of lower taxation on the property that were not anticipated. He said that the value of the property will begin rising once built structures are put into the ground. He added that this agreement would increase the amount of reimbursement for the City for various fees incurred (such as legal fees) around this agreement.

Mr. Sampson, the lead attorney for the project, outlined changes in the amended and restated development agreement. He said that the first notable change is a change in ownership for the project. Secondly, the State legislature enacted legislation that extended the time in which the City can issue TIF bonds related to the project from June 2022 to June 2023. He said that in terms of material changes to the agreement itself, the amended agreement would allow the CityPlace Partners to commence construction of the project this fall. It would also adjust the TIF milestones in the project to align with State legislation to extend TIF deadlines. Additionally, it would allow for the partnership between the CityPlace Partners and Champlain Housing Trust (CHT) and for CHT to take over the development of one of the three new building towers, which would provide inclusionary housing. Finally, the agreement would allow for the City to access additional federal grant funds for the public improvements to streets and sidewalks in the project, which would augment the TIF funding as a substantial source (potentially up to \$15 million).

MOTION by Councilor Shannon, SECOND by Councilor Dieng, to waive the reading and adopt the resolution.



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DISCUSSION:

- Councilor Shannon said that this amended agreement is more responsive to some of the public's priorities than the previous agreement, in that it involves working more with local developers and includes more (and more affordable) housing.
- Councilor Bergman asked about the communication plan around this project. He said that the timeframes in this amended agreement are tight, and expressed the importance of prompt communication of any changes to the project to the City Council. He said it would be helpful for the Council and the public to receive as much communication as possible around the project, including a clearly-outlined schedule.
- Councilor Dieng said that active communication around this project will be important.
- Councilor Carpenter asked for confirmation that 15-20% of the building that will be worked on by CHT will be affordable. Mr. Monte of CHT confirmed that that is accurate. She asked whether the developers will prioritize procuring services from local contractors, subcontractors, and tradespeople. Mr. Farrington replied that yes, the CityPlace Partners have deep ties in the community with contractors and tradespeople, and will leverage those relationships to the extent possible.
- Councilor Traverse said that the partnership between CityPlace Partners and CHT boosts his confidence in the success of this project. He noted that a number of constituents have expressed concern about the current state of downtown, and said that this project could help to improve that situation by investing in the area.

VOTING (by roll call): Councilor Barlow – aye, Councilor Bergman – aye, Councilor Carpenter – aye, Councilor Dieng – aye, Councilor Hightower – aye, Councilor Magee – aye, Councilor Shannon – aye, Councilor Traverse – aye, City Council President Paul – aye (9 ayes, 1 absent [Councilor Freeman]); motion carries.

5. ADJOURNMENT

5.01 Motion to Adjourn

MOTION by Councilor Bergman, SECOND by Councilor Carpenter, to adjourn the meeting.

VOTING: unanimous; motion carries.

The City Council meeting adjourned without objection at 6:36 PM.

RScty: AACoonradt