CITY OF BURLINGTON
PARKS, ARTS & CULTURE COMMITTEE

Councilor Joan Shannon, Chair, South District
Councilor Ali Dieng, Ward 7
Councilor Karen Paul, Ward 6

Staff: Holli Bushnell, Office Assistant
Lakeview Cemetery
hbushnell@burlingtonvt.gov

AGENDA

Parks, Arts & Culture Committee Meeting

Wednesday, September 11, 2019, 5:30 – 7:00pm
City Hall, Contois Auditorium

Approval of agenda
Approval of draft minutes from July 11, 2019
Public Forum
Old Business

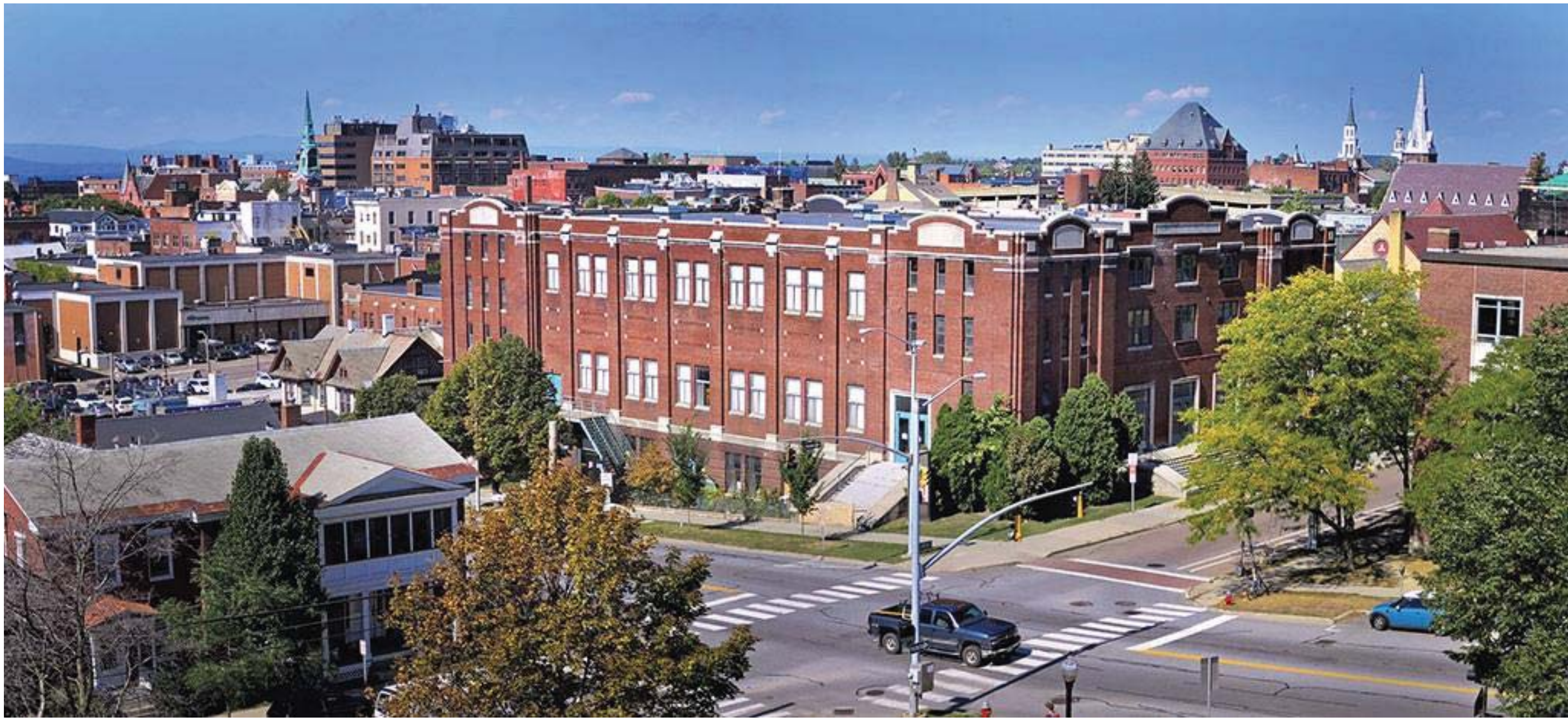
1. BCA - "Everyone Loves a Parade" Mural/City Council Resolution (20 min Doreen Kraft, Ron, Eileen)
2. CEDO - Moran Update (20 min, Luke McGowan, Kirsten Merriman-Shapiro)
3. CEDO - Memorial Auditorium Update (35 min Jesse Freedman/Jeffrey Glassburg)

New Business

1. BPRW – Off-Leash Dog Area Ordinance/Off-Leash Policy (15 min, Cindi Wight)

Councilor Items
Adjournment

Cost Report



Capital Cost

(Up front cost)

- Construction
- Design
- Operating Costs
- Reserves

Operating Cost

(Annual cost over time)

- Utilities
- Insurance
- Maintenance
- Taxes
- Contribution to Reserves

Construction Cost Estimate

ELEMENT		Total 66,125 GSF		Renovation 55,010 GSF		Addition 11,115 GSF		Sitework	
		Cost	Cost/GSF	Cost	Cost/GSF	Cost	Cost/GSF	Cost	Cost/GSF
Direct Trade Cost									
Direct Trade Cost Details		$19,225,946	$290.75	$13,480,863	$245.06	$5,020,132	$451.65	$724,951	$10.96
Design and Pricing Contingency	10.0%	$1,923,000	$29.08	$1,349,000	$24.52	$503,000	$45.25	$73,000	$1.10
Direct Trade Cost Total		**$21,148,946**	**$319.83**	**$14,829,863**	**$269.58**	**$5,523,132**	**$496.91**	**$797,951**	**$12.07**
Burdens and Markups									
General Conditions and Project Requirements	10.0%	$2,114,900	$31.98	$1,483,000	$26.96	$552,400	$49.70	$79,800	$1.21
Insurance	1.25%	$290,800	$4.40	$204,000	$3.71	$76,000	$6.84	$11,000	$0.17
Performance and Payment Bonds	0.85%	$200,300	$3.03	$140,400	$2.55	$52,300	$4.71	$7,600	$0.11
Permit	waived	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
Fee	3.5%	$740,300	$11.20	$519,100	$9.44	$193,400	$17.40	$28,000	$0.42
Estimated Construction Cost Total		**$24,495,246**	**$370.44**	**$17,176,363**	**$312.24**	**$6,397,232**	**$575.55**	**$924,351**	**$13.98**
Escalation Allowance from now to Start of Construction Spring 2020	6.64%	$1,628,000	$24.62	$1,142,000	$20.76	$425,000	$38.24	$62,000	$0.94
Estimated Construction Cost Total at Start of Construction		**$26,123,246**	**$395.06**	**$18,318,363**	**$333.00**	**$6,822,232**	**$613.79**	**$986,351**	**$14.92**

City Development Cost

City develops the building using up to $15M General Obligation (GO) Bond

Costs ('Uses')

Construction:	$26,123,246
Design:	$1,886,000
Soft Costs:	$1,279,493
Reserves:	$1,000,000
Contingency:	$2,500,000
Total:	$32,788,739

Sources of Funds ('Sources')

GO Bond:	$15,000,000
Total:	$15,000,000
Gap:	$17,788,739

Or: A Public Private Partnership Approach

City partners with developer to use tax credits to augment $15M GO Bond

Costs ('Uses')	
Construction:	$23,575,169
Design:	$1,886,000
Soft Costs:	$4,133,586
Reserves:	$2,535,888
Contingency:	$2,500,000
Total:	$34,695,643

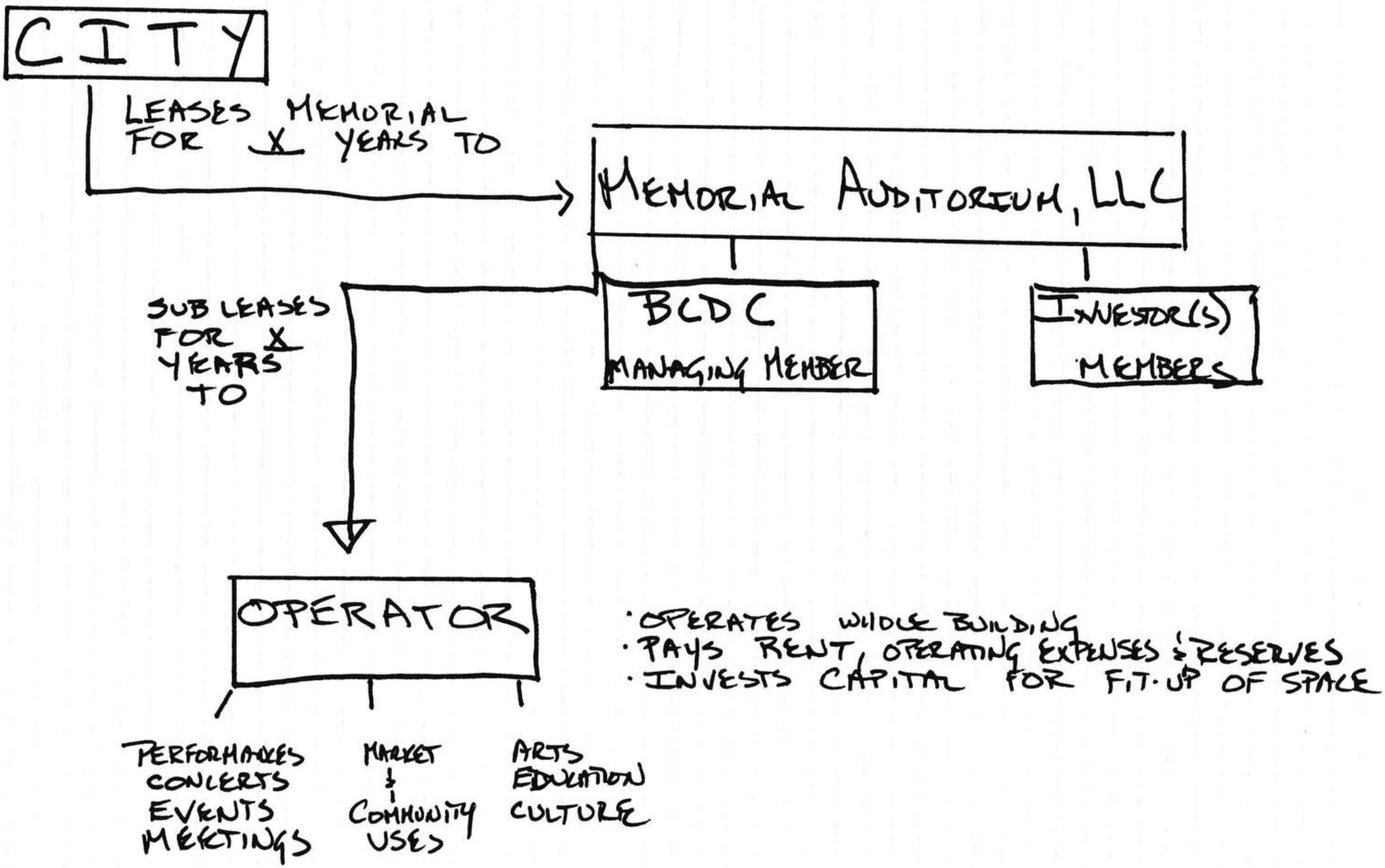
Sources of Funds ('Sources')	
GO Bond:	$15,000,000
Historic Tax Credit	$4,559,866
NMTC	$5,553,000
Loan	$1,500,000
Total:	$26,612,866
Gap:	$8,082,777

Annual Operating Costs

Utilities	$112,495
Insurance	$23,719
Maintenance	$92,371
Taxes	$81,430
Contribution to Reserve	$33,844
Total	$343,859

MEMORIAL AUDITORIUM REDEVELOPMENT
POTENTIAL STRUCTURE

8/14/19



9/11/2019

Memorial Auditorium
Redevelopment Finance

Current Scenario

	12/6/18 Presesentation City Dev'd	Pub Private Partnership	1/31/2019 Reduce Cost + TIF+PPP	2/14/2019 Full Reno+ TIF + Fed $+PPP	**8/14/2019 Reduce Cost + TIF+PPP**
Uses of Funds					
Construction	26,123,246	23,575,169	22,640,028	26,123,246	22,640,028
Soft Costs & Financing	3,165,493	6,084,586	3,489,855	3,793,773	3,489,855
Reserves	1,000,000	2,535,888	936,633	962,198	936,633
Project Contingency (in add to line items)	2,500,000	2,500,000	1,500,000	1,500,000	1,500,000
Total Uses of Funds	32,788,739	34,695,643	28,566,516	32,379,217	28,566,516
Sources of Funds - Permanent					
Federal RITC		4,209,866	3,732,656	4,243,967	3,732,656
State RITC		350,000	350,000	350,000	350,000
New Markets		5,553,000			
Tenant Fit Up Capital					1,500,000
Senior Loan		1,500,000	1,500,000	1,500,000	1,500,000
City GO Bond Proceeds	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
TIF Bond Proceeds - Muni Lot			3,875,000	3,875,000	
TIF Bond Proceeds - Adj Lot			2,625,000	2,625,000	
TIF Proceeds - Hotel Y Redevelopment					3,320,000
Federal Funding				4,785,250	
Total Sources of Funds	15,000,000	26,612,866	27,082,656	32,379,217	25,402,656
(GAP)	(17,788,739)	(8,082,777)	(1,483,860)	0	(3,163,860)

1.5 Memorial Development Budget - Construction Cost Estimate Adjustments

8/14/2019

Line	%		Cost	Notes
Direct Cost		$	2,733,997	Subtract: $2.49M entire Theatre Consultants estimate (lighting, sound, curtains), $243,600 seating. Assume these items are provided as fit-up by operator.
Contingency	10%	$	273,400	
Direct Total		$	3,007,397	
GC & Reqs	10%	$	300,740	10% of Direct Trade Total
Total + GC		$	3,308,136	Direct Trade Total + GC & Req's
Ins	1.25%	$	41,352	1.25% of Total + GC Req's
Total + Ins		$	3,349,488	Direct Trade Total + GC & Reqs + Ins
P&P	0.85%	$	28,471	0.85% Direct Trade Total + GC & Reqs + Ins
Total + P&P		$	3,377,959	Direct Trade Total + GC & Reqs + Ins + P&P
Permits	0	$	-	N/A
Total + Permits		$	3,377,959	Direct Trade Total + GC & Reqs + Ins + P&P + Permits (N/A)
Fee	3.50%	$	105,259	3.5% of Direct Trade Cost Total
Total Reduction		$	3,483,218	

8/14/2019

1.2.1 Memorial Auditorium- TIF Increment Analysis

	ANALYSIS OF REDEVELOPMENT OF YMCA - 266 COLLEGE STREET				Current Assessed Value			
1	LOT - 266 College Street	7,821	sq. feet		3,892,300			
2	Development Plan	Sq. Ft.		Use	# Units	Value/sf	Value/unit	Assessment
	Hotel				142		$ 100,000	$ 14,200,000
3	New Increment - Net (currently -0-)	$ 14,200,000						
11	% allocable to TIF District	75%						
12	Total New TIF Increment	$ 10,650,000						
13	Current Non-Res Tax Rate	$ 2.81						
14	Gross New TIF Revenue	$ 299,372						
15	Assumed Interest Rate	4.25%						
16	Assumed Loan Term	15	TIF district runs to 2036; Place in Service 2021					
17	Debt that can be serviced	$ 3,320,000						
18	Annual Debt Service Payments	$ 299,708						

2.1 Memorial Auditorium Development Budget - Source & Use Detail

8/14/2019

			% of Total	Cost / SF	Justification / Reference
Sources of Funds				67,768	
	Equity				
	Federal Historic Tax Credit (RITC)	3,732,656	13%		RITC Eligible
	State Historic Tax Credit	350,000	1%		VT Downtown Credit eligible
	New Markets Tax Credit (NMTC)	-	0%		Eligible but not competitive
	Tenant Fit-Up Capital	1,500,000	5%		Assumption of Selected Propser
	Grants & Other Support/Cost Reduction				
		3,163,860	11%		Researching Opportunities
	City				
	GO Bond	15,000,000	53%		Requires 2/3 Voter Approval
	TIF Loan 1 - Hotel Y Redevelopment	3,320,000	12%		Requires Voter Approval
			0%		
	Debt				
	Senior Loan	1,500,000	5%		Maximum Potential Loan based on Rents and Debt Svc Capacity
Total Sources:		28,566,516	100%	$421.53	
Uses of Funds					
	Acquisition				
	Building	-	0.00%		No Acquisition Cost - Lease to BCDC-controlled entity
	Closing Costs	65,000	0.23%		Appraisal, Title, Insurance, Phase 1 & 2, and Recording
	Total Acquisition Cost	65,000	0.23%	$0.96	
	Hard Costs		0.00%		
	Total Hard Costs (incl contingency)	22,640,028	79.25%	$334.08	12/18 Estimate, less $3.4M cost reductions
	Design				
	Architectural & Engineering	1,358,402	4.76%		6% of total hard costs
	Landscape Architecture	50,000	0.18%		Allowance
	Civil Engineering	150,000	0.53%		Allowance
	Commissioning	35,000	0.12%		Allowance
	Energy Modeling	15,000	0.05%		Allowance
	Environmental	25,000	0.09%		Allowance for asbestos removal oversight & monitoring during const.
	Fit - Up A&E	15,000	0.05%		Allowance
	Historic Preservation	20,000	0.07%		For NPS Part 2 and 3
	IT/Data/Tel/Acoustic	50,000	0.18%		Allowance for additional acoustic & related consulting
	Environmental Certification	50,000	0.18%		Allowance for LEED or other
	Permit Applications & Hearings	30,000	0.11%		Allowance for work on regulatory and approvals
	Contingency	269,760	0.94%		15%
	Total Design	2,068,162	7.24%	$30.52	9.1% of hard costs
	Other Soft Costs				
	Accounting & Audit	40,000	0.14%		For RITC audit and construction period accounting
	Lender Inspector	25,000	0.09%		Reasonable estimate - 1 year construction period
	Legal	135,000	0.47%		Allowance for structuring SPE, negotiation of sub-lease and closing of financing
	Community Engagement	25,000	0.09%		Allowance for input, RFP's, etc
	Market Studies	30,000	0.11%		Allowance for market research, rfps' etc.
	Permit Fees	311,474	1.09%		Assume Impact Fees waived, all Permit Fees waived if City developed
	Development Fee	-	0.00%		Assume no development fee, Development Consultant on following line
	Development Consultant	250,000	0.88%		Allowance for third party consultant to BCDC
	Testing	15,000	0.05%		Allowance for additional brick & steel testing
	Contingency	124,721	0.44%		15%
	Total Other Soft Costs	956,195	3.35%	$14.11	
	Financing, Reserves & Carrying Charges				
	Reserves				
	NMTC Reserves	-	0.00%		N/A
	RITC Reserve	186,633			5% RITC for Master Tenant Flip
	Operating/ Lease-Up Reserves	750,000	2.63%		Per 1.1 Assumptions
	Financing				
	Construction Period & Bridge Loan Interest	275,498	0.96%		Per 2.4 Loan Schedule
	Loan Fees & Expenses	125,000	0.44%		Allowance
	NMTC Audit & Fees during Const	-	0.00%		N/A
	Carrying				
	Builders Risk & Liability Insurance	-	0.00%		Included in construction cost estimate
	Maintenance & Security	-	0.00%		Included in construction cost estimate
	Utilities	-	0.00%		Included in construction cost estimate
	Taxes	-	0.00%		No taxes paid currently
	Total Financing, Reserves & Carrying	1,337,131	4.68%	$19.73	
	Project Contingency	1,500,000	5.25%	$22.13	Allowance
Total Uses		28,566,516	100.00%	$421.53	
Total Surplus/(Gap)		(0)	0.00%	(0)	

3.1 Memorial Auditorium - Operating Budget & Cash Flow Pro Forma

8/14/2019

	Pro Forma	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
General Assumptions		*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*
Gross Square Footage	67,768										
Leased Square Footage	51,150										
Efficiency	1										
Income - Rate of Increase	2%										
Expenses - Rate of Increase	2%										
Occupancy Assumptions											
Ground Floor - Market/Flex Space		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ground Floor - Leasable Space		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Events Operator Space		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Gross Income (NNN + CAM)											
Ground Floor - Market/Flex Space	61,809	61,809	63,046	64,307	65,593	66,905	68,243	69,607	71,000	72,420	73,868
Ground Floor - Leasable Space	33,038	26,431	26,959	27,498	28,048	28,609	29,181	29,765	30,360	30,968	31,587
Events	353,252	353,252	360,317	367,523	374,874	382,371	390,019	397,819	405,776	413,891	422,169
Total Revenue	**448,100**	**441,492**	**450,322**	**459,328**	**468,515**	**477,885**	**487,443**	**497,192**	**507,136**	**517,278**	**527,624**

Expenses

	Pro Forma	Per SF	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
			1	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*
Recoverable (CAM)												
Elevator Maint & Inspections	8,000	$0.12	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561
HVAC Maintenance & Repairs	20,330	$0.30	20,330	20,737	21,152	21,575	22,006	22,446	22,895	23,353	23,820	24,297
Insurance - Prop & Liability	23,719	$0.35	23,719	24,193	24,677	25,171	25,674	26,187	26,711	27,245	27,790	28,346
Janitorial & Cleaning Supplies	21,686	$0.32	21,686	22,119	22,562	23,013	23,473	23,943	24,422	24,910	25,408	25,916
Grounds Maintenance	3,388	$0.05	3,388	3,456	3,525	3,596	3,668	3,741	3,816	3,892	3,970	4,049
Maintenance & Repairs - General	16,942	$0.25	16,942	17,281	17,626	17,979	18,339	18,705	19,079	19,461	19,850	20,247
Recycling & Waste	3,388	$0.05	3,388	3,456	3,525	3,596	3,668	3,741	3,816	3,892	3,970	4,049
Snow Removal	6,777	$0.10	6,777	6,912	7,051	7,192	7,335	7,482	7,632	7,784	7,940	8,099
Sprinkler/Security/Fire Alarm	6,777	$0.10	6,777	6,912	7,051	7,192	7,335	7,482	7,632	7,784	7,940	8,099
Storm Water Fees	2,033	$0.03	2,033	2,074	2,115	2,157	2,201	2,245	2,290	2,335	2,382	2,430
Telephone/Data	1,355	$0.02	1,355	1,382	1,410	1,438	1,467	1,496	1,526	1,557	1,588	1,620
Utilities - Electric - Ground & Common Only	27,107	$0.40	27,107	27,649	28,202	28,766	29,342	29,929	30,527	31,138	31,760	32,396
Utilities - Heat	71,156	$1.05	71,156	72,580	74,031	75,512	77,022	78,562	80,134	81,736	83,371	85,038
Utilities - Water & Sewer	10,843	$0.16	10,843	11,060	11,281	11,507	11,737	11,971	12,211	12,455	12,704	12,958
Window Washing	5,083	$0.08	5,083	5,184	5,288	5,394	5,502	5,612	5,724	5,838	5,955	6,074
Taxes	81,430	$1.25	81,430	83,059	84,720	86,415	88,143	89,906	91,704	93,538	95,409	97,317
Subtotal Recoverable Expenses (CAM)	**310,015**	**$4.62**	**310,015**	**316,216**	**322,540**	**328,991**	**335,570**	**342,282**	**349,127**	**356,110**	**363,232**	**370,497**
Non Recoverable Expenses												
Subtotal Nonrecoverable Expenses	**0**		-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	**310,015**		**310,015**	**316,216**	**322,540**	**328,991**	**335,570**	**342,282**	**349,127**	**356,110**	**363,232**	**370,497**
Net Operating Income	**138,085**		**131,477**	**134,106**	**136,789**	**139,524**	**142,315**	**145,161**	**148,064**	**151,026**	**154,046**	**157,127**
Other Expenses/Reserves												
Reserve for Replacement	33,884		33,884	34,562	35,253	35,958	36,677	37,411	38,159	38,922	39,701	40,495
Total Expenses & Reserves Funded	**343,899**		**343,899**	**350,777**	**357,793**	**364,949**	**372,248**	**379,693**	**387,286**	**395,032**	**402,933**	**410,991**
Per Gross SF			5.07	5.18	5.28	5.39	5.49	5.60	5.71	5.83	5.95	6.06
Per Leasable SF			6.72	6.86	6.99	7.13	7.28	7.42	7.57	7.72	7.88	8.04
EBITDA	**104,201**		**97,593**	**99,545**	**101,536**	**103,566**	**105,638**	**107,750**	**109,905**	**112,104**	**114,346**	**116,633**

CITY OF BURLINGTON
PARKS, ARTS & CULTURE COMMITTEE

Councilor Joan Shannon, Chair, North District
Councilor Ali Dieng, Ward 7
Councilor Karen Paul, Ward 6

Staff: Holli Bushnell, Office Assistant
Lakeview Cemetery
hbushnell@burlingtonvt.gov

Minutes
Parks, Arts & Culture Committee Meeting

Wednesday, September 11, 2019, 5:30 pm
Contois Auditorium, 149 Church Street, City Hall

Attendance:
Committee Members: Chair Joan Shannon, Councilor Ali Dieng, Councilor Karen Paul

Luke McGowan - CEDO, Jesse Freedman – CEDO, Kirsten Merriman-Shapiro – CEDO, Cindi Wight – BPRW, Doreen Kraft – BCA Holli Bushnell – BPRW/Clerk's Office

Meeting called to order at 5:39pm by Councilor Shannon

1. Approval of agenda

Councilor Dieng moved to approve the agenda. Councilor Paul seconded, all were in favor.

2. Approval of draft minutes from August 23, 2018

Paul moved to approve the minutes, Dieng seconded, all were in favor

3. Public Forum

Public forum was opened at 5:43pm.

Norm Fischer spoke about the importance of first amendment rights in reference to the "Everyone Loves a Parade" mural. He feels the removal of ELAP violates freedom of speech and has spoken before the full city council on several occasions to that effect.

A woman who did not state her name for the record spoke next, rebutting the details Mr. Fischer presented in his speech. She gave several examples of the original ELAP design being "whitewashed," and expressed concern that the city is attempting to appease those who oppose the mural or find it offensive in an effort to keep them silent without actually changing anything. She called the mural a representation of "institutionalized white supremacy" and feels it has no place in public space.

Former City Councilor Dave Harnett spoke of his support of the original resolution concerning ELAP. He believes the city should keep to the timeline they committed to and relocate the mural by 2022 at the latest. His suggestion is to move the mural to Bank Street and that Brookfield, the company responsible for the CityPlace project, should pay for the relocation, as they have been unable to follow through with their other commitments. If they are not going to complete their massive construction project, the least they can do is help the city move art that will cover up the large hole in the middle of downtown.

As no one else wished to speak, the public forum was closed at 5:55pm

4. Old Business

a. **Everyone Loves A Parade**

Doreen Kraft provided the council with an update as to the status of the mural, citing several incidents of vandalism that significantly delayed the work that needed to be completed. The placards detailing the history of the mural and the individuals depicted are on schedule to be completed by 10/15 – 10/20. These will include a new key with corrects/updates and an explanation of the mural's history. Panels will be in both English and French.

In terms of the replacement of the mural, BCA will not take on the responsibility of being the sole fundraisers. Kraft explained the history of the development of ELAP, sighting former funding sources and the lack of connection to BCA. To replace the mural, BCA has partnered with DPW and they are hoping to create several public art pieces concerning transportation, both in the current ELAP location and inside the parking garage that ELAP abuts. They are applying for a grant that has an April 2020 deadline and will know more after funding has been secured.

Dieng expressed his extreme disappointment at BCAs lack of response to the deadlines outlined in the resolution. He asked if the vandalism was the only reason for the delay in work such as the new placard. Kraft explained that repairing the mural was a far more complicated process than initially anticipated. Additionally, BCA had not included ELAP on their work plan for the year, and work on it has consequently moved far slower than anyone expected or hoped. Dieng then asked why the city council had not been informed as to the delays and issues of repair. Shannon reminded the group that PACC acts as the "ears" of the council and this report by Kraft is the update the council anticipated and required. Kraft apologized for any perceived lack of communication. She reminded the councilors that BCA did not commission, design, approve of, or provide funds for ELAP. It was created entirely outside their selection process. In stepping in to repair and remove it BCA is helping to solve a problem they did not create.

Dieng next asked about the new policies and guidelines that BCA is developing for public art projects. Kraft confirmed that, while the guidelines are still in draft form the spirit of them is being implemented in any public art that BCA commissions. To assuage Dieng's concerns, Kraft will send a draft of the working guidelines, including updates that have yet to receive their final language, to PACC members.

Shannon asked how BCA might avoid issues like the ones the city has seen with ELAP in the future. Kraft confirmed that BCAs operating policies would never send out an RFP without secure funding (as happened with ELAP), and guidelines for artists are extremely clear from the first step. A board of diverse individuals from all strata of the community convenes to select public art projects, and if a project is taking place in a particular area of the city the city councilor from that ward as well as PACC members are involved in the development process. Shannon also asked if the original artist, Pierre Hardy, was contacted by the City Attorney's office concerning the removal of the mural. Holli Bushnell will contact the attorney's office for that information.

Dieng asked about a grant provided by BCA to a documentarian who plans to produce a film on ELAP entitled "Not Everyone Loves a Parade." He expressed concern that more city funds were being spent to bring attention to the mural while none of the deadlines for removal or updates have been met. Kraft assured Dieng that the individual in question received a grant as recommended by an independent committee and that BCA simply provided the promised funds. They had nothing to do with the selection of the project.

Paul asked if there is a firm deadline for the installation of the new placards. Kraft once again confirmed that they would be ready between 10/15 and 10/20. It is unclear how long they will take to install, but Kraft does not anticipate a long wait time.

b. CEDO –Moran Update

Luke McGowan informed the committee that the Moran project is on track. It has been fully permitted, and it passed DRB in July. Moving forward CEDO is in the process of hiring construction firms and developing and finalizing plans for phase 1 (partial demo and site stabilization). The environmental review of the site is ongoing currently and the plan is on target to be fully bonded by the 12/31/2019 deadline.

Paul expressed her happiness at the progress of the project. Shannon congratulated the team on meeting deadlines and thanked them for doing a great job. Kirsten Merriman-Shapiro promised to provide PACC with updates as the process continues.

c. **CEDO – Memorial Auditorium Update**

Jesse Freedman provided the committee with a process and timeline update. At this point, CEDO has put together an RFP draft seeking potential operators for Memorial. Initially, CEDO was hoping to have Memorial on the March 2020 ballot; however, they have now pushed their timeline out further and are aiming to have everything in place for the November 2020 election. This will allow them to have the RFP out for longer and get a better idea of all the potential options. The RFP should be complete in the next couple of weeks, and it will be available for bid for roughly six to eight weeks following its release. CEDO then plans to come back to PACC in late 2019 or early 2020 with the results of the RFP. They also anticipate having another large-scale town hall meeting with the community.

Jeffrey Glassberg next presented updated financial information on the project. He took the committee through what was previously presented and provided them with 4 different financing scenarios. Each scenario considered different development possibilities, tax credits, construction cost reductions, and other techniques to reduce the payment gap to varying degrees. At best, one scenario did reduce the gap to $0, and 2 other scenarios left the gap at approximately $1million and $3 million respectively. Currently thinking is that the redevelopment of the Y building will provide enough in TIF Proceeds to narrow the gap to just over $3 million. Once information on the RFP comes back, CEDO will refine their plan to secure funding, look for new financing opportunities, and revisit old strategies that may have changed due to new working numbers and goals.

Paul asked if Glassberg could please provide the committee with information at least a week ahead of the meeting giving the complexity of the project. Glassberg agreed to do so in the future and apologized for the lack of advance information. He promised to follow up with any additional questions that might come from reviewing his presentation.

Paul also asked if New Market Tax Credits might be available as a possible funding source. Glassberg explained that that New Market Tax Credits could be risky as they are a competitive process with multiple allocations. That said, the application of federal funding does not preclude the use of New Market Tax Credits and CEDO will certainly consider applying for them. Paul expressed concern that the operator, whoever they may be, will want something significant in return for their investment, stating that the financial burden will be significant under the current plan. Glassberg agreed, but also pointed out that if the city does not ask for what they consider an ideal scenario in the RFP it is unlikely that someone will suggest it.

Paul next asked if Glassberg had a proforma for the first five years of revenue and if the return would be respectful. Glassberg confirmed that he had and the return is comparable for the managing company (Memorial Auditorium LLC). It does not factor expenses or revenue that would fall on the operator. Paul asked about the possibility of a an extremely long term lease with the operator, and Glassberg confirmed that a long term lease is a possibility and may be a fair trade for a consistent, solid partner.

Shannon asked if the Glassberg could provide the committee with the size of the new performance space at the Burton facility compared to Memorial (66,000sqft). At the time of the meeting, Glassberg did not have this information.

Dieng asked if the Superblock concept was still under consideration. Freedman reported that, while the Superblock is still in consideration it is not CEDOs primary focus or goal currently. They did apply for a grant based on the Superblock concept, but they did not receive it. Shannon expressed concern that the Superblock, the most desirable option from the town hall meeting, has been put on the back burner. Freedman confirmed that CEDO is exploring other opportunities and may work towards developing the Superblock after the plan for Memorial itself is approved. The current approach is to find an operator for Memorial. They would issue an RFP for the adjoining lot once the operator is in place.

Dieng inquired as to the next steps for the project. Freeman reiterated that the current goal is for the proposal to be on the ballot for November 2020 for a vote on both the GO bond and the TIF funds. These bonds are dependent upon one another.

At this point Jeff Nick, one of the current owners of the Midtown Motel and adjoining lot joined the conversation. He made it clear that he and his partner are interested in working with the city, particularly on the issue of parking associated with an open and operating Memorial Auditorium. He did not go into further details.

All councilors as well as former councilor Harnett expressed concern that the Superblock was not CEDOs current focus. They felt CEDO is looking for an operator for an incomplete project. Nick confirmed that he would like to cooperate with the city, as the plan for the superblock is far more attractive to voters than Memorial alone. He feels strongly that the current parking lot as well as the lot he owns should be turned into parking for the new Memorial building. Shannon asked Nick if CEDO has communicated with him. Nick confirmed that any communication has been minimal.

Glassberg reiterated that the Superblock concept has not been abandoned. CEDO is currently looking at the fastest, easiest way to secure funding. The Superblock is complicated with lots of unknowns. Because the city does not own the inn lot they cannot represent it in an RFP. The owners of the lot have not sold their property to the city and it is unclear if they would do so in the future. Because of these issues, CEDO has chosen to focus on finding an operator first and will continue to explore the Superblock once an operator is selected.

Paul asked if Glassberg and CEDO could provide the committee with a schedule and timeline for the next meeting. Shannon added that she would like an update that includes RFP responses in addition to a timeline to review ahead of time. Glassberg and Freedman confirmed that CEDO will do so.

5. New Business

a. Off-Leash Dog Area Ordinance/Off-Leash Policy

Due to the extended discussion on Memorial Cindi Wight agreed to provide the committee with a brief overview of the work that has been done over the last decade on the off-leach dog area ordinances and the city's off-leash dog policy. She the request to present first at the next meeting, and that the committee will review materials ahead of time and be prepared to vote to move the topic to the full council. Shannon agreed.

Wight is the 4th BPRW director to work on this project. She provided the committee with a large packet detailing the work that was completed by previous directors, including deep research and public input. Her current understanding is that the ordinance change will be separate from the off-leash policy change. The process was nearly completed under Jesse Bridges' tenure, but was halted in favor of completing the master plan. Now that the master plan is in place, she would like PACCs support to bring the ordinance change forward to the full council in addition to helping move the proposal forward to the ordinance committee. She also asked for guidance in this process as she has never attempted to change an ordinance before. Shannon provided Wight with a breakdown of the steps needed to update an ordinance and requested specific information on the history of the work that has been done, how the current recommendation was arrived upon, the current ordinance, and the proposed change. Wight agreed to provide that before the next meeting.

6. Adjournment

The meeting adjourned at 7:45pm. The next meeting will be held on October 23th, 2019 at 5:30pm, in Room 12 of City Hall.