



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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Minutes to the Parks, art and Culture Committee meeting on March 24, 2010

Attending for the committee: Karen Paul (KP), Chair and Paul Decelles (PD)

Staff attending: Kirsten Merriman-Shapiro (KMS), David G. White (DGW), David Weinstein (DW), Richard Haesler (RH), Mari Steinbach (MS), Anna Thelemarck (AT)

Students from a St. Michael's journalism class and a UVM writing/journalism class attended.

- 1) Agenda: the committee added item 4.5: update on Parks Dept discussions with the Burlington Farmers Market per request of Mari Steinbach, Director of Parks and Recreation. Agenda approved as amended.
- 2) Minutes from the public hearing on 1-26-10: approved as presented with the request that the public forum participants be named and their testimony provided to a future meeting.
- 3) Public Forum: no one from the public wished to speak.
- 4) Moran general project update.

Staff presented a general outline with the following sections for discussion:

- a) Request for a council work session: Larry will contact Council President Keogh to arrange a full council work session on either 3/31 or 4/6 (preferably 4/6). KP suggested that the PACC have a standing committee meeting date and time for its monthly updates from the Moran team and so that Council members can plan accordingly.
- b) Public benefits: an updated estimate of the benefits to the city that the project will provide was presented. PD asked if there are estimates prepared in case a reduced number of visitors come about; staff will take that into consideration.
- c) Design: KMS presented slides showing proposed design changes due to historic tax credit status as well as input from the Ice Factor from their recent visit as well as an update on the wetland discussion with the U.S. Army Corp affecting the northern side of the property.

PD asked: have we compromised too much from what we originally had designed for the sake of this tax credit; staff responded that the \$1+M estimate resulting in this effort will be worth the changes and that FFF will make it as presentable as the previous design.

We discussed the opportunity to develop a 6th floor but the additional costs have yet to be assigned.

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KMS described the need to RFP for construction management and KP suggested the committee be included for those interviews and they be scheduled for a time during which the committee can participate.

d) Staff is still evaluating the use of Project Labor Agreements (PLA) as to estimates of potential additional expense, utilization of local contractors and local employees. "Local" in this context means originating from the State of Vermont.

e) BEDI/section 108: we have received the letter releasing us from spending prohibitions but the closing for the section 108 loan could take up to 3 months to process; in the meantime, we can incur expenses and be reimbursed, once the closing occurs. KP asked about the implications of using "pooled cash". LK mentioned that most of what CEDO expends is reimbursed on a quarterly basis so the matter is not unusual for the department.

f) New Markets: conversations with 2 New Markets allocatees indicate support for the project in the current round of funding. The next step for staff is to engage attorneys specialized in this field to look at the model we propose. We will RFP for NMTC attorney and financial consultants.

DGW offers that intense scrutiny of the financial structure needs to occur and KP offers that the real reason is to protect the tax payer and to recognize the political reality in which we currently work.

4.5 Update on discussions between Parks Dept and the Burlington Farmers Market.

MS described dialogue between Parks staff and Chris Wagner of the Farmers Market with an agreement that the Market will offer 7 additional spaces within the existing fee basis. MS provided a map of where the new spaces will be located. Additionally, the Market would like to participate in a turf remediation effort the Park needs, details of which will emerge during the summer for fall implementation.

The committee accepted the report of the Parks and Recreation Dept Director.

At 6:15 pm, PD moved to enter into executive session to discuss negotiations the premature disclosure of which would put the City in a disadvantageous position. KP seconded and so moved.

The Committee came out of executive session at 7:35 pm whereupon the meeting adjourned.