

Board of Aldermen Committee Minutes #2

Date: 10/1/15 Chair: Davis Convened: 5:30 PM Adjourned: 6:35 PM

- | | | | | |
|------------------|-------------------------------------|-----------------------|--------------------------|----------------|
| Committee | <input type="checkbox"/> | Charter & Ordinance | <input type="checkbox"/> | Public Works |
| | <input checked="" type="checkbox"/> | Community Development | <input type="checkbox"/> | Recreation |
| | <input type="checkbox"/> | Finance | <input type="checkbox"/> | Intermunicipal |
| | <input type="checkbox"/> | General | <input type="checkbox"/> | Special Liquor |
| | <input type="checkbox"/> | Public Safety | <input type="checkbox"/> | Human Resource |

- | | | | | |
|----------------------------------|--------------------------|------------------|--------------------------|---------------|
| Committee Members Present | <input type="checkbox"/> | Dave Allaire | <input type="checkbox"/> | Jon Skates |
| | <input type="checkbox"/> | Chris Etori | <input type="checkbox"/> | Ed Larson |
| | <input type="checkbox"/> | Gary Donahue | <input type="checkbox"/> | William Notte |
| | <input type="checkbox"/> | Sharon Davis | <input type="checkbox"/> | Chris Siliski |
| | <input type="checkbox"/> | Tom DePoy | <input type="checkbox"/> | Matt Bloomer |
| | <input type="checkbox"/> | Melinda Humphrey | | |

- | | | | | | | |
|-----------------------|--------------------------|------------------|--------------------------|---------------|--------------------------|------------------|
| Others Present | <input type="checkbox"/> | Dave Allaire | <input type="checkbox"/> | Gary Donahue | <input type="checkbox"/> | Mayor Louras |
| | <input type="checkbox"/> | Chris Etori | <input type="checkbox"/> | William Notte | <input type="checkbox"/> | Treasurer Wilton |
| | <input type="checkbox"/> | Sharon Davis | <input type="checkbox"/> | Ed Larson | <input type="checkbox"/> | Attorney Romeo |
| | <input type="checkbox"/> | Tom DePoy | <input type="checkbox"/> | Chris Siliski | <input type="checkbox"/> | Other _____ |
| | <input type="checkbox"/> | Melinda Humphrey | <input type="checkbox"/> | Matt Bloomer | <input type="checkbox"/> | Other _____ |
| | <input type="checkbox"/> | Jon Skates | <input type="checkbox"/> | | <input type="checkbox"/> | Other _____ |

Motions/Discussion Resolution Evelyn Street Redevelopment Concept

This resolution allows the city to move forward to proceed with the application for a Community Block grant to look at feasibility and cost. It shows the city support for this project and the willingness to sell, trade land being considered.

Motion to support the resolution and circulate for signature.

Davis Chair

*Henry - Please see
Brennan for
updated copy*

BOARD OF ALDERMEN
RESOLUTION
in support of the
Evelyn Street Redevelopment Concept

*JY
Shan*

WHEREAS, the City of Rutland (City) has an underutilized portion of its downtown currently owned in part by both the City and Brixmor Property Group (Brixmor) consisting of the northerly section of the Rutland Shopping Plaza (Plaza) and abutting Evelyn Street and other City owned land parcels such as Depot Park, Freight Street, and the James Jeffords Amtrak station and parking area; and

WHEREAS, redevelopment of these abutting land parcels into a vibrant commerce-generating area of the downtown would provide numerous benefits to the City; and

WHEREAS, a conceptual design called the Evelyn Street Redevelopment Site Layout Concept (The Redevelopment Concept) has been developed to further this goal; and

Whereas, the Redevelopment Concept requires significant investment in the infrastructure, surface parking, and street layout on City lands and the currently undeveloped land parcel of the Plaza owned by Brixmor; and

WHEREAS, these investments would include but not be limited to:

- 1) The closing of Evelyn Street to motorized traffic and developing this City held space into a vibrant open air pedestrian area with street level retail, restaurants, and other amenities on either side of the new pedestrian space which would stimulate activity and commerce in this area;
- 2) Expanding and re-aligning Center Street through the City owned land parcel currently known as Depot Park and areas of the Plaza currently owned by Brixmor, to intersect in the western area of the Plaza parcel with a re-aligned and expanded Freight Street, thus allowing for better and safer vehicular and pedestrian traffic flow throughout the redevelopment area;
- 3) Creating more efficient and expanded surface parking on site, as well as more effective pedestrian access to the existing 599 spaces of the parking deck, to serve both the existing Plaza tenants and the newly proposed structure's tenants;
- 4) Acquiring, or facilitating the acquisition, of an approximately .78 acre development parcel from Brixmor abutting the newly configured Evelyn Street pedestrian area and identifying and partnering with a private sector developer or end user to construct a new building on an approximately 15,000SF building envelope in the middle of the new Freight, Center, and Evelyn Street configuration;
- 5) Facilitating new development in collaboration with the owner of several privately held land parcels on the easterly side of the Evelyn Street pedestrian area to facilitate commerce generating future activity; and

WHEREAS, the City, as a Vermont municipality, has potential mechanisms available through the Vermont Community Development Program and other such appropriate sources, to fund the necessary planning and implementation steps required to see the Redevelopment Concept realized which are unavailable to a private sector entity such as Brixmor; and

WHEREAS, the Redevelopment Concept is expected to require significant financial obligations for implementation and a thorough planning and scoping study is believed necessary as the next step in redevelopment planning to ascertain accurate project costs and determine if the Redevelopment Concept is feasible; and

WHEREAS, the Redevelopment Concept requires a future mechanism for land transactions between the City and Brixmor in which lands are exchanged in order to accomplish the Redevelopment Concept; and

WHEREAS, in order to accomplish the required land transactions, transactions may include, but are not limited to, a negotiated land exchange, cash transactions, comparably valued development services in lieu of cash, or facilitation of a private developer's cash transaction or other compensation;

NOW THEREFORE, BE IT RESOLVED that the Rutland City Board of Aldermen,

1. supports the Evelyn Street Redevelopment Concept and its ultimate outcome of an improved area of the City's downtown providing opportunities for employment and job creation, commerce and vitality, and an enhanced future tax base for the downtown and the City;
2. having the authority over the disposition of City-owned property in the areas of this Redevelopment Concept, supports seeking funding for a future study to accomplish required planning and scoping deemed necessary to determine if this Redevelopment Concept is feasible;
3. supports the future study's scope of work which will further define the current conceptual design, provide a rough order of magnitude construction cost estimate, preliminary budget, and initial schedule;
4. will authorize site access to the City's property as necessary during the study and ensure that the affected property is available during the timeframe needed to complete the study; and
5. will sell or trade for other appropriate compensation not to exceed the appraised value of the land being considered, lands of the City in order to implement the project.

BE IT FURTHER RESOLVED, that the Rutland Redevelopment Authority, and whomever else it so chooses to act on its behalf, is to engage Brixmor Property Group on the matter of the Evelyn Street Redevelopment Concept and request from Brixmor a letter of support which is required to allow the City to seek future planning funding.

Adopted at the regular meeting of the Board of Aldermen, October 5, 2015.

William Notte, President

Sharon Davis

Christopher Siliski

Thomas DePoy

Christopher Ettori

Matthew Bloomer

Jon Skates

Edward Larson

Melinda Humphrey

Gary Donahue

David Allaire