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2 **Resolution Relating to**
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6
7 CHURCH STREET MARKETPLACE--
8 ESTABLISHMENT OF COMMON AREA FEES
9 FOR FISCAL YEAR 2014
10
11

RESOLUTION
Sponsor(s) Councilor Shannon,
Blais
Introduced: _____
Referred to: _____
Action: _____
Date: _____
Signed by Mayor: _____

12
13 **CITY OF BURLINGTON**

14 In the year Two Thousand Thirteen.....

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

16
17 That WHEREAS, pursuant Sec. 326 of the Burlington City Charter, the City Council is
18 obligated to set common area fees for the Church Street Marketplace District for the ensuing
19 fiscal year; and

20 WHEREAS, such section provides that the common area fees be set only after public
21 hearing of which all landowners of record in the Church Street Marketplace District receive
22 twelve (12) days notice and opportunity to file a grievance; and

23 WHEREAS, such notice to the landowners of record in the Church Street Marketplace
24 District was given by letter and publication and a public hearing held with no grievances filed;
25 and

26 WHEREAS, the Council in setting fees, as set forth in Attachment A, has considered the
27 extent to which each property within the District has been or will be benefited, including the
28 extent to which the fair market value of the property has been or will be enhanced, by virtue of
29 the construction and/or operation of the Marketplace;

30 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds that the
31 common area fees established for 2013-2014 by this Resolution, as set forth in Attachment A,
32 are set in proportion to the benefits conferred, or to be conferred, upon each such property by the
33 construction and/or operation of the Marketplace during fiscal year period 2013-2014;
34

36 **Resolution Relating to** CHURCH STREET MARKETPLACE--
37 ESTABLISHMENT OF COMMON AREA FEES
38 FOR FISCAL YEAR 2014
39

40 AND, BE IT FURTHER RESOLVED that common area fees for the Church Street
41 Marketplace District for the fiscal year commencing July 1, 2013 and terminating June 30, 2014
42 are hereby set and established as follows:

43 The budget for that portion of the Church Street Marketplace District Commission to be
44 raised by common area fee assessments is set at \$642,963.

45

46
47 lb/gm/c: Resolutions 2013/Church Street Marketplace – Establishment of Common Area Fees for FY 2014
48 6/18/13
49

ATTACHMENT A - Church Street Marketplace District: Common Area Fee																
	Sq. Ft	FY '94	FY '00	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	FY '10	FY '11	FY '12	FY '13	FY '14	PROPOSED
	Common Area Fee for Anchor Properties															
47-55	Burlington Town Center (GGP)	24,904	26,320	27,437	28,267	36,570	41,341	42,586	45,076	47,567	50,946	50,946	\$ 2.08	\$ 2.14	\$ 2.20	
37-43	Woolworth Bldg (Pomerleau)	24,013	20,414	21,280	21,923	28,363	32,418	35,969	40,702	45,865	49,123	49,123	51,937	\$ 53,391	\$ 54,726	
	Panera Bread	4,000											10,382	\$ 10,719	\$ 10,987	
	Outdoor Gear	20,013											41,555	\$ 42,905	\$ 43,978	
	Total Anchor Properties	48,917	46,734	48,717	50,190	64,933	73,758	85,778	93,431	97,629	100,069	100,069	103,647	\$ 107,015	\$ 109,691	
	Common Area Fee for all other Church Street Properties															
	Fee Per S.F.	1.69	1.75	1.81	2.03	2.07	2.14	2.27	2.39	2.49	2.56	\$ 2.56	\$ 2.60	\$ 2.68	\$ 2.75	PROPOSED
West Side	Property Owner	Sq. Ft	FY '94	FY '00	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	FY '10	FY '11	FY '12	FY '13	FY '14
1-7	One Church St.	8,400	14,230	14,726	15,171	17,068	17,409	17,975	19,053	20,054	20,956	21,480	21,480	\$21,802	\$ 22,511	\$ 23,073
11-17	Prelco, Inc.	5,102	8,711	8,945	9,215	10,367	10,574	10,918	11,573	12,181	12,729	13,047	13,047	\$13,242	\$ 13,673	\$ 14,014
19-21	CMG Partnership	7,318	11,950	12,829	13,216	14,868	15,166	15,659	16,598	17,470	18,256	18,712	18,712	\$18,994	\$ 19,611	\$ 20,101
23	Handy	1,792	3,036	3,141	3,236	3,640	3,713	3,834	4,064	4,277	4,470	4,581	4,581	\$4,651	\$ 4,802	\$ 4,922
25-27	Handy	3,944	6,681	6,914	7,123	8,014	8,174	8,440	8,946	9,416	9,839	10,085	10,085	\$10,237	\$ 10,569	\$ 10,833
29-35	Nick-Morrissey LLC	16,665	26,605	29,215	30,098	33,860	34,537	35,660	37,799	39,784	41,574	42,613	42,613	\$43,254	\$ 44,659	\$ 45,776
57-59	Dana	3,160	5,279	5,539	5,706	6,420	6,548	6,761	7,166	7,543	7,882	8,079	8,079	\$8,202	\$ 8,468	\$ 8,680
61-69	Dot Real Estate	4,500	7,623	7,889	8,127	9,143	9,326	9,629	10,207	10,743	11,226	11,507	11,507	\$11,680	\$ 12,059	\$ 12,361
71-75	Miller	3,834	6,495	6,721	6,924	7,790	7,946	8,204	8,696	9,153	9,565	9,804	9,804	\$9,951	\$ 10,274	\$ 10,531
81-91	Howard Opera	14,415	24,419	25,270	26,034	29,288	29,874	30,845	32,695	34,412	35,960	36,859	36,859	\$37,414	\$ 38,630	\$ 39,596
93-95	Howard Opera	2,885	4,887	5,058	5,211	5,882	5,980	6,174	6,544	6,888	7,198	7,378	7,378	\$7,488	\$ 7,731	\$ 7,925
97	Flynn Estate	966	1,636	1,694	1,745	1,963	2,002	2,067	2,191	2,306	2,410	2,470	2,470	\$2,507	\$ 2,589	\$ 2,653
99-101	Berger	2,310	3,913	4,049	4,172	4,693	4,787	4,943	5,239	5,514	5,762	5,906	5,906	\$5,996	\$ 6,190	\$ 6,345
103-105	Grand View Farms	1,846	3,144	3,237	3,335	3,752	3,827	3,952	4,189	4,409	4,607	4,722	4,722	\$4,791	\$ 4,947	\$ 5,071
107-109	King	1,200	2,033	2,103	2,167	2,438	2,487	2,567	2,722	2,864	2,993	3,068	3,068	\$3,115	\$ 3,216	\$ 3,296
111	Fuller	1,350	3,981	2,367	2,439	2,744	2,799	2,890	3,063	3,224	3,369	3,453	3,453	\$3,504	\$ 3,618	\$ 3,708
113-115	Fuller	1,000	1,670	1,753	1,806	2,031	2,072	2,139	2,268	2,387	2,494	2,557	2,557	\$2,595	\$ 2,680	\$ 2,747
117	Grand View Farms	1,705	2,853	2,989	3,080	3,464	3,534	3,649	3,867	4,071	4,254	4,360	4,360	\$4,425	\$ 4,569	\$ 4,683
123-129	131 Church LLC	7,623	14,946	13,365	13,768	15,490	15,799	16,313	17,292	18,199	19,018	19,494	19,494	\$19,785	\$ 20,428	\$ 20,939
East Side	Property Owner	Sq. Ft	FY '94	FY '00	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	FY '10	FY '11	FY '12	FY '13	FY '14
2-10	Two Church St.	12,802	20,942	22,443	23,122	26,012	26,532	27,394	29,038	30,563	31,938	32,736	32,736	\$33,227	\$ 34,307	\$ 35,165
12-14	Eastman	1,876	3,178	3,288	3,387	3,810	3,887	4,013	4,254	4,477	4,679	4,795	4,795	\$4,869	\$ 5,027	\$ 5,153
16-18	Eastman	1,850	3,073	3,243	3,341	3,759	3,834	3,959	4,196	4,417	4,615	4,731	4,731	\$4,802	\$ 4,958	\$ 5,082
20-26	Chioffi	3,198	5,417	5,607	5,776	6,498	6,628	6,844	7,254	7,635	7,979	8,178	8,178	\$8,300	\$ 8,570	\$ 8,784
28	Perkins	1,380	2,727	2,420	2,493	2,804	2,861	2,954	3,131	3,295	3,443	3,529	3,529	\$3,582	\$ 3,698	\$ 3,791
30	Read	1,560	3,083	2,735	2,818	3,170	3,233	3,338	3,539	3,724	3,892	3,989	3,989	\$4,049	\$ 4,181	\$ 4,285
32	Fenix	1,890	3,202	3,313	3,413	3,840	3,917	4,044	4,287	4,512	4,715	4,833	4,833	\$4,905	\$ 5,065	\$ 5,192
34-36	Fenix	2,108	3,571	3,696	3,807	4,283	4,369	4,511	4,781	5,033	5,259	5,390	5,390	\$5,471	\$ 5,649	\$ 5,790

38-44	Grand View Farms	5,264	8,917	9,228	9,507	10,695	10,909	11,264	11,940	12,566	13,132	13,460	13,460	\$13,663	\$ 14,107	\$ 14,459
46-50	Frank	4,836	8,192	8,478	8,734	9,826	10,023	10,348	10,969	11,545	12,065	12,366	12,366	\$12,552	\$ 12,960	\$ 13,284
52-54	Bouchett	6,016	10,191	10,546	10,865	12,223	12,467	12,872	13,645	14,361	15,007	15,382	15,382	\$15,614	\$ 16,122	\$ 16,525
56-58	Dana	6,016	10,191	10,546	10,865	12,223	12,467	12,872	13,645	14,361	15,007	15,382	15,382	\$15,614	\$ 16,122	\$ 16,525
62	City of Burl./CSM	529	896	928	956	1,076	1,097	1,133	1,201	1,264	1,321	1,354	1,354	\$1,373	\$ 1,418	\$ 1,453
66-78	Wood	6,890	12,034	12,079	12,444	13,999	14,279	14,743	15,628	16,449	17,189	17,618	17,618	\$17,883	\$ 18,464	\$ 18,926
80-84	WEW Vt.	3,708	6,281	6,500	6,697	7,534	7,685	7,935	8,411	8,852	9,251	9,482	9,482	\$9,624	\$ 9,937	\$ 10,185
86-88	Grand View Farms	1,554	2,633	2,725	2,807	3,158	3,222	3,326	3,526	3,711	3,878	3,975	3,975	\$4,033	\$ 4,164	\$ 4,269
90-96	C. Durrell Simonds	8,372	15,782	14,676	15,119	17,009	17,350	17,913	18,988	19,985	20,884	21,407	21,407	\$21,729	\$ 22,436	\$ 22,996
98-100	St. Albans	3,618	6,129	6,343	6,535	7,352	7,499	7,743	8,208	8,639	9,028	9,254	9,254	\$9,390	\$ 9,696	\$ 9,938
102	Pomerleau	1,752	3,740	3,071	3,164	3,559	3,630	3,748	3,973	4,182	4,370	4,479	4,479	\$4,547	\$ 4,695	\$ 4,812
104-106	St. Albans	2,080	3,524	3,646	3,757	4,226	4,311	4,451	4,718	4,965	5,189	5,319	5,319	\$5,399	\$ 5,574	\$ 5,713
108-110	Pomerleau	2,640	4,472	4,628	4,767	5,363	5,471	5,648	5,987	6,302	6,585	6,750	6,750	\$6,852	\$ 7,075	\$ 7,252
112	Berger	1,560	2,643	2,735	2,818	3,170	3,233	3,338	3,539	3,724	3,892	3,989	3,989	\$4,049	\$ 4,181	\$ 4,285
114-116	Grand View Farms	3,082	5,201	5,403	5,566	6,262	6,387	6,595	6,991	7,358	7,689	7,881	7,881	\$7,999	\$ 8,259	\$ 8,466
118-126	Kennedy Bros	3,413	5,782	5,983	6,164	6,935	7,073	7,303	7,741	8,148	8,514	8,727	8,727	\$8,858	\$ 9,146	\$ 9,375
128-130	Fenix	1,440	2,439	2,524	2,600	2,925	2,984	3,081	3,266	3,437	3,592	3,682	3,682	\$3,737	\$ 3,859	\$ 3,955
132-134	Fenix	1,620	2,744	2,840	2,926	3,292	3,358	3,467	3,675	3,868	4,042	4,143	4,143	\$4,205	\$ 4,341	\$ 4,450
136-140	Walsh	3,726	6,312	6,532	6,729	7,571	7,722	7,973	8,451	8,895	9,295	9,528	9,528	\$9,671	\$ 9,985	\$ 10,235
142-144	Grand View Farms	2,548	4,316	4,467	4,602	5,177	5,281	5,452	5,780	6,083	6,357	6,516	6,516	\$6,613	\$ 6,828	\$ 6,999
146-148	Mike Williams	2,175	3,685	3,813	3,928	4,419	4,507	4,654	4,933	5,192	5,426	5,561	5,561	\$5,645	\$ 5,829	\$ 5,974
150	Farrell	1,518	2,572	2,662	2,743	3,085	3,147	3,249	3,444	3,625	3,788	3,883	3,883	\$3,940	\$ 4,068	\$ 4,170
154	Farrell	1,518	2,572	2,662	2,743	3,085	3,147	3,249	3,444	3,625	3,788	3,883	3,883	\$3,940	\$ 4,068	\$ 4,170
156	Bohen	1,587	2,688	2,782	2,866	3,225	3,289	3,396	3,600	3,789	3,959	4,058	4,058	\$4,119	\$ 4,253	\$ 4,359
	SUBTOTAL	194,141	333,221	340,346	350,634	394,463	402,352	415,429	440,355	463,474	484,331	496,439	496,439	\$503,889	\$ 520,266	\$ 533,272
	TOTAL, including Anchor Properties	243,058	379,955	389,063	400,824	459,396	476,111	493,984	526,134	556,905	581,959	596,509	596,509	\$607,536	\$ 627,281	\$ 642,963