TO: City Council

FROM: Brian Pine, Assistant Director for Housing & Neighborhood Revitalization

DATE: October 2, 2013

RE: Authorization for Champlain College acquisition of 436 Maple Street

Per the 1994 Memorandum of Understanding (MOU) between Champlain College and the City of Burlington, the College is seeking City Council approval to acquire the above-referenced property. The MOU requires Champlain College to seek and receive City Council approval before purchasing properties outside delineated boundaries. This property is located just outside the “Core Campus” as depicted in the attached MOU.

Champlain intends to purchase this property and use it is as it is currently zoned as single family residential and place faculty or staff in this home. Champlain is buying this property for the purpose of housing more Champlain faculty/staff closer to campus.

The subject property is presently owned by Mike and Diane Augusta. A longtime employee of Champlain College, Diane is retiring this winter and planning to move out of state. The Agustas wish to sell the property to Champlain. As depicted on the attached photo, the property is situated between the Champlain dorm known as Summit Hall (formerly SAE fraternity) and the sorority Kappa Alpha Theta, which Champlain previously leased for student housing. Champlain had identified this property in their 2007 Master Plan as a possible acquisition since it borders Champlain College property.

During the zoning rewrite process in 2008, Champlain sought to rezone this entire block to “University Campus” as many of the buildings are used for institutional purposes and it is the only block between Main and Maple between Edmunds and UVM that is not zoned UC. That rezoning was tabled during the process because of Council concerns and Champlain is no longer pursuing any zoning changes for this parcel.

For property tax purposes, the present value of $386,900 will be maintained as required by State statute for educational institutions. Champlain will continue to pay property taxes as required by State statute.

The following documents are provided in support of this request: proposed resolution, the 1994 MOU, a Google earth orthophoto and excerpts from the 2007 Master Plan.

Please feel free to contact me if you wish to discuss this matter in advance of the upcoming Council meeting.