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MARCH 6, 2012 ANNUAL CITY MEETING--
DOWNTOWN TIF DISTRICT--
FINANCE PUBLIC IMPROVEMENTS
BY PLEDGING CREDIT OF THE CITY

In the year Two Thousand Eleven.....
Resolved by the City Council of the City of Burlington, as follows:

That WHEREAS, Tax Increment Financing is a critical tool for the City to have in its economic toolbox to provide revenues beyond normal municipal revenue sources, for those infrastructure improvements that serve the Designated Downtown and are essential to enable and stimulate development or redevelopment within the district, provide for employment opportunities, improve and broaden the tax base, and enhance the general economic vitality of the municipality, the region, and the state (*See 24 V.S.A. §1893*); and

WHEREAS, for the City of Burlington to remain a healthy and economically vibrant regional center it must continue to make substantial public investments that encourage private investment and development in our community; and

WHEREAS, a Tax Increment Financing District will provide the City with the supplemental funds necessary to make public investments that enable beneficial, planned development and redevelopment, provide for employment opportunities, improve and broaden the tax base and enhance the general economy of the City; and

WHEREAS, the City of Burlington is responsible for developing and maintaining all public infrastructure and facilities necessary for the continued success and development of its Designated Downtown; and

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39 WHEREAS, Burlington will be economically strengthened through continued public
40 improvements and private investments to public infrastructure and facilities; and

41 WHEREAS, new real property development would not likely occur or would occur in a
42 significantly different and less desirable manner without the use of Tax Increment Financing;
43 and

44 WHEREAS, pursuant to 24 V.S.A. § 1892(a), on Monday, February 7, 2011, the City,
45 by and through its City Council, found expressly that the creation of the above referenced TIF
46 District in which proposed public improvements as described in the above referenced TIF
47 District Plan represent improvements which could not occur without the availability of TIF
48 District financing as a tool, and *but for* the availability of TIF District financing, the City would
49 not be able to make these improvements that serve the district and related costs which, in
50 keeping with the purpose of tax increment financing as described at 24 V.S.A. § 1893, will
51 stimulate development or redevelopment within the district, provide for employment
52 opportunities, improve and broaden the tax base and/or enhance the general economic vitality of
53 the municipality, the region and the state; and

54 WHEREAS, on Monday, February 7, 2011 in full satisfaction of the public notice
55 requirements of 24 V.S.A. § 1892, the City Council established the Downtown Tax Increment
56 Financing District; and

57 WHEREAS; on February 7, 2011, the City Council furthermore pledged that a minimum
58 of seventy-five percent (75%) of the incremental City property tax revenues received from
59 properties within the Downtown TIF District would, during the legal life of the district, be
60 allocated solely towards the retirement of debt incurred pursuant to the approved TIF District

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67 Plan in keeping with the provisions of 24 V.S.A. §1897(a), representing the utilization of
68 incremental City property tax receipts in the same proportion as the utilization of incremental
69 education property tax revenues for the purposes in the TIF District Plan; and

70 WHEREAS, on February 7, 2011, the City Council authorized the Community &
71 Economic Development Office to submit the full application for the Downtown Tax Increment
72 Financing District to the State of Vermont Economic Progress Council (VEPC); and

73 WHEREAS, on June 23, 2011, VEPC approved the Downtown Tax Increment Financing
74 District subject to a condition of the City receiving subsequent approval from VEPC for each
75 improvement project within the district for which the City intends to utilize TIF financing and
76 receiving approval from its voters in a city-wide vote pursuant to the requirements of 24 V.S.A.
77 § 1897(a) which requires that “[n]otwithstanding any provision of any municipal charter, the
78 legal voters of a municipality, by a single vote, shall authorize the legislative body to pledge the
79 credit of the municipality up to a specified maximum dollar amount for all debt obligations to be
80 financed with state property tax increment pursuant to approval by the Vermont economic
81 progress council and subject to the provisions of this section and 32 V.S.A. § 5404a.; and

82 WHEREAS, the Community & Economic Development Office (CEDO) requests the
83 placement of a ballot item for the March 6, 2012 ballot to authorize the City Council to pledge
84 the credit of the City for financing of such improvements within the Downtown Tax Increment
85 Financing District as are subsequently approved by VEPC and by such other approvals required
86 individually for the financing of each such VEPC approved improvement; such pledge in total
87 not to exceed \$10,000,000.00 (ten million) dollars as a result of said vote of the citizens of the
88 City;

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95 NOW, THEREFORE, BE IT RESOLVED that the following question be placed upon the
96 ballot of the Annual City Meeting to be held on March 6, 2012:

97 “Shall the City Council be authorized to finance public improvements within the newly
98 established Downtown Tax Increment Financing (TIF) District by pledging the credit of
99 the City in a principal amount not to exceed \$10,000,000 and 00/100 (Ten Million)
100 Dollars utilizing new tax increment revenues from within the district for repayment, with
101 the City liable for full repayment of the indebtedness including all financing and related
102 costs associated with such indebtedness regardless of whether the tax increment revenues
103 are sufficient for such full repayment, subject to future approval of each debt obligation
104 by the voters or City Council as required by law?”

105

106 lb/rwh/c: Resolutions 2011/Downtown TIF District – Pledge Credit of City to Finance Public Improvements (Annual City
107 Meeting 3-06-12)
108 11/30/11