





Parking Decks and Potential Redevelopment

LAKESHORE DRIVE

SOME ORIGINAL CONTENT PRESENTED TO COUNCIL 18 DECEMBER 2019

In December 2019 we discussed this and asked some questions again:

- ▶ How do we incite some sort of economic growth in our downtown? (from the Master Plan)
- ▶ How do we improve and increase residential opportunities downtown? (from the Master Plan)
- ▶ **What are we going to do with the parking decks – long term?**
- ▶ How do we grow the value of our DDA so it is sufficiently funded to provide the resources needed to sustain itself and fulfil its mission?
- ▶ Other communities have people investing in them, why not us?

What about the decks?

We're going to have to do something sooner rather than later.

- ▶ They were built in 1978 with a substantial grant. The bid in 1977 was \$1,642,768.
- ▶ They are steel-supported, thin slab, post-tensioned concrete
- ▶ That type of deck is pretty much no longer built in our climate – and most that were have been taken down
- ▶ While they served their purpose, they also created an environment along Lakeshore that is dark, dirty, unwelcoming and pigeon-infested; resembling a back alley.
- ▶ They received some basic maintenance until 2011 when a report was commissioned to document condition and recommend detailed maintenance work to extend their lives a bit longer.
- ▶ The City saved up for years, skipped doing other projects, to build up enough money to pay for those repairs.
- ▶ Projects were done 2012-2014 to repair some of the post-tensioning, resurface the concrete, coat the new concrete and repair some of the parapets.
- ▶ The work cost about \$1.3 million and was referred to as the “10 year” fix.
- ▶ We are more than half way through that 10 years

What was the proposed redevelopment supposed to do?

- ▶ Leverage PRIVATE INVESTMENT in the City to address the long-standing need to figure out some affordable way to get out from under the legacy cost of the parking decks
- ▶ Address the parking NEEDS with something new and that would be there for decades to come
- ▶ Relieve an ongoing TAXPAYER liability which has subsidized the major maintenance on the parking decks
- ▶ Create more opportunity for housing option in our downtown
- ▶ Allow the PRIVATE SECTOR to make PRIVATE INVESTMENT into something that would grow the tax base and spur economic growth in Houghton – and area-wide

So, we have a new start; we need to come up with a plan.

- ▶ We can wait awhile, see what happens, and put more money into the decks only when we need to.
- ▶ We could study it and revisit a long-term maintenance plan and then do some work every year.
- ▶ We could spend some money to take it down and just get rid of the liability altogether.
- ▶ We could go get a loan, take down the deck, and replace it with something better.
- ▶ Is there another option out there?

The main issue with any of the above is:
where is the money supposed to come from?

- 
- If we have to keep spending money on the decks, it has to come from somewhere.
 - There are really only two places:
 - Keep subsidizing the Parking Fund from the General Fund or
 - Generate new money through new taxes or fees

What about grants?

- ▶ Both the previous and current City Managers have looked for grants to address the ongoing issues with the deck. Outright grants are simply not available to support maintenance work, that's why the City had to go it alone for the last round of major work.
- ▶ MEDC? – not for maintenance. How about new? Their programs don't have the capacity to fund a ground-up build. IF there was private investment and economic development to leverage; possibly, but again there is not the capacity to fund a whole new deck.
- ▶ EDA? – not for a parking deck. Their programs are about capacity building for economic development like business incubators and industrial parks.
- ▶ USDA? – they have their Community Facilities program which will loan money for a new deck – which has to be paid back. They do not offer grants for hard infrastructure.
- ▶ Brownfield? – yes, but private investment leading to an increase in taxable value is needed to leverage the work.

So here's where we got the money so far:

12/30/2019		BUDGET REPORT FOR CITY OF HOUGHTON Calculations as of 06/30/2020																
GL NUMBER	DESCRIPTION	Totals		2019-20	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07	2005-06
		2005 to 2020	2009 to 2020	ACTIVITY THRU 06/30/20	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY								
Dept 001 - REVENUES																		
516-001-590.255	LED LIGHTING GRANT			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,928.00	0.00	0.00	0.00	0.00	0.00
516-001-652.000	PARKING METER			723.05	2,170.65	2,073.52	1,493.66	1,473.73	1,417.06	1,689.44	1,105.91	1,124.28	1,011.92	674.71	7,508.38	8,225.24	7,960.09	9,581.15
516-001-653.000	PARKING SPACE PERMIT			64,260.25	109,451.38	101,171.35	113,463.00	102,071.60	90,724.50	92,753.00	91,847.00	97,282.67	87,865.00	77,671.25	65,476.00	51,379.00	51,500.00	49,098.22
516-001-654.000	PARKING FINES			8,095.00	24,028.00	31,692.00	31,878.00	32,900.00	45,776.40	43,102.00	40,359.20	44,053.01	42,308.00	40,117.38	70,068.51	70,539.01	33,419.88	34,755.70
516-001-655.000	TOWING FEES			2,000.00	4,030.00	5,925.00	4,065.00	4,738.00	5,002.00	11,405.00	8,680.00	4,627.00	5,445.00	4,550.00	13,833.00	12,290.00	16,880.00	12,625.00
516-001-665.000	INTEREST			527.21	1,886.95	1,111.21	860.96	704.86	695.88	857.62	2,566.44	2,905.33	918.28	18.89	9.07	9.39	12.89	14.82
516-001-669.000	MISCELLANEOUS			55,000.00	55,000.00	55,000.00	55,002.00	55,036.00	55,002.50	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	0.00	0.00	122.64	400.00
				130,605.51	196,566.98	196,973.08	206,762.62	196,924.19	198,618.34	204,807.06	199,558.55	204,992.29	323,889.07	178,032.23	156,894.96	142,442.64	109,895.50	106,474.89
516-001-670.000	GENERAL FUND	105,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	25,000.00	20,000.00	0.00
516-001-699.101	GENERAL	1,319,638.79	1,319,638.79	0.00	96,638.79	50,000.00	50,000.00	50,000.00	288,000.00	150,000.00	255,000.00	350,000.00	30,000.00	0.00	0.00	0.00	0.00	0.00
516-001-699.248	DDA FUND	316,450.00	291,450.00	50,000.00	51,450.00	25,000.00	40,000.00	10,000.00	15,000.00	40,000.00	60,000.00	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00
516-001-699.661	EQUIPMENT FUND	230,000.00	230,000.00	0.00	30,000.00	20,000.00	20,000.00	0.00	20,000.00	0.00	140,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals for dept 001 - REVENUES		1,971,088.79	1,871,088.79	180,605.51	374,655.77	291,973.08	316,762.62	256,924.19	521,618.34	394,807.06	654,558.55	554,992.29	353,889.07	208,032.23	211,894.96	167,442.64	129,895.50	106,474.89
ESTIMATED REVENUES		0.00		180,605.51	374,655.77	291,973.08	316,762.62	256,924.19	521,618.34	394,807.06	654,558.55	554,992.29	353,889.07	208,032.23	211,894.96	167,442.64	129,895.50	106,474.89
BEGINNING FUND BALANCE				2,304,914.55	2,267,809.40	2,457,276.86	2,582,644.32	2,660,603.51	2,450,700.69	2,387,140.90	2,022,207.53	1,697,064.43	532,097.59	473,664.43	456,072.55	519,319.14	580,575.28	658,076.71
FUND BALANCE ADJUSTMENTS				0.00	0.00	(26,073.00)	0.00	(4,806.00)	0.00	0.00	0.00	0.00	1,012,927.44	72,441.00	70,847.80	72,441.00	72,441.00	72,441.00
ENDING FUND BALANCE				2,485,520.06	2,642,465.17	2,723,176.94	2,899,406.94	2,912,721.70	2,972,319.03	2,781,947.96	2,676,766.08	2,252,056.72	1,898,914.10	754,137.66	738,815.31	759,202.78	782,911.78	836,992.60

Note: total amounts shown include work to other parking decks and systems as well.

Zoomed up:

		Totals		2019-20
GL NUMBER	DESCRIPTION	2005 to 2020	2009 to 2020	ACTIVITY THRU 06/30/20
Dept 001 - REVENUES				
1	516-001-590.255			0.00
2	516-001-652.000			723.05
3	516-001-653.000			64,260.25
4	516-001-654.000			8,095.00
5	516-001-655.000			2,000.00
6	516-001-665.000			527.21
7	516-001-669.000			55,000.00
8				130,605.51
9				
0	516-001-670.000	105,000.00	30,000.00	0.00
1	516-001-699.101	1,319,638.79	1,319,638.79	0.00
2	516-001-699.248	316,450.00	291,450.00	50,000.00
3	516-001-699.661	230,000.00	230,000.00	0.00
4	Totals for dept 001 - REVENUES	1,971,088.79	1,871,088.79	180,605.51
5				
6	ESTIMATED REVENUES	0.00		180,605.51
7				

What does the City do next?

We could keep doing what we've had to do already...

- ▶ What did we do? We had to transfer money from the General Fund to put toward the major maintenance on the decks, most of that to the big deck.
- ▶ How much money was it? From 2006 to 2020 it amounted to \$1,424,638.79 from the General Fund alone and most of that has been since 2012.
- ▶ If you add in DDA and Equipment, we've had to transfer \$1,971,088.79 since 2006.
- ▶ The Parking Fund does not generate enough income for the City to reinvest in the parking we have, particularly the big deck.



It is going to cost something. Whether it is simply more maintenance to buy more time, tearing the deck down, or building a brand new one; any of those options are going to require funds. Neither the Parking or DDA funds have the money to pay for it, but let's look again.

What about the Parking Fund?

- ▶ We charge about \$1.50 per day for parking and offer free parking customer parking all over downtown
- ▶ The Parking Fund itself generates about \$200,000 per year. About \$160,000 of that comes from parking permits.
- ▶ The Parking Fund spends about \$45,000 per year on city-wide enforcement
- ▶ Parking spends in excess of \$100,000 annually on snow removal; primarily on the decks
- ▶ Over the last 10 years Parking received \$1.9 million in outside support from other funds. \$1.3 million of that was from the General Fund with other funds from DDA, Equipment, etc. This was done through budgeted transfers for larger projects.
- ▶ Just over \$1.3 million was spent in 2012 through 2015 on work to the largest decks
- ▶ As-is the Parking Fund on its own cannot fund major maintenance projects without assistance from other funds

Here's what our Parking Fund income looks like:

BUDGET REPORT FOR CITY OF HOUGHTON						
Calculations as of 12/31/2019						
		2017-18	2018-19	2019-20	2019-20	2020-21
		ACTIVITY	ACTIVITY	AMENDED	ACTIVITY	2020-21 PROJECTED
GL NUMBER	DESCRIPTION			BUDGET	12/31/19	BUDGET
ESTIMATED REVENUES						
Dept 001 - REVENUES						
516-001-652.000	PARKING METER	2,074	2,171	4,000	723	1,500
516-001-653.000	PARKING SPACE PERMIT	101,171	109,451	110,000	64,870	90,000
516-001-654.000	PARKING FINES	31,692	24,028	30,000	8,295	20,000
516-001-655.000	TOWING FEES	5,925	4,030	5,000	2,000	5,000
516-001-665.000	INTEREST	1,111	1,887	1,000	674	1,000
516-001-669.000	MISCELLANEOUS	55,000	55,000	55,000	55,000	55,000
516-001-699.101	GENERAL	50,000	96,639	0	0	0
516-001-699.248	DDA FUND	25,000	51,450	50,000	50,000	50,000
516-001-699.661	EQUIPMENT FUND	20,000	30,000	20,000	0	20,000
Totals for dept 001 - REVENUES		291,973	374,656	275,000	181,562	242,500

Here's where most of it goes:

Dept 316 - PARKING LAW ENFORCEMENT						
516-316-702.000	SALARIES & WAGES	15,591	16,114	22,000	7,085	15,000
516-316-723.000	LEAVE AND BENEFIT	4,342	4,134	13,700	1,665	5,000
516-316-726.000	SUPPLIES	7,635	3,932	1,500	780	1,500
516-316-727.000	UNIFORMS	132	113	150	302	200
516-316-800.000	TOWING	6,276	4,475	5,000	2,175	5,000
516-316-818.000	CONTRACTED SERVICES	443	602	0	297	500
516-316-940.000	EQUIPMENT RENTAL	0	0	500	0	0
516-316-956.000	MISCELLANEOUS	1,695	2,224	1,500	1,145	1,500
Totals for dept 316 - PARKING LAW ENFORCEMENT		36,114	31,594	44,350	13,449	28,700
Dept 317 - WINTER MAINTENANCE						
516-317-702.000	SALARIES & WAGES	32,551	31,792	25,000	6,550	25,100
516-317-723.000	LEAVE AND BENEFIT	19,904	20,811	15,500	3,741	17,100
516-317-723.500	ED JONES	874	888	1,900	63	1,900
516-317-723.600	MERS	3,906	3,858	1,900	858	1,900
516-317-818.000	CONTRACTED SERVICES	600	0	0	0	0
516-317-940.000	EQUIPMENT RENTAL	75,036	71,075	70,000	17,825	55,000
Totals for dept 317 - WINTER MAINTENANCE		132,871	128,424	114,300	29,037	101,000
Dept 319 - PARKING SYSTEMS MAINTENANCE						
516-319-702.000	SALARIES & WAGES	9,720	15,030	10,200	4,808	10,300
516-319-723.000	LEAVE AND BENEFIT	5,398	8,859	6,400	2,060	7,000
516-319-723.500	ED JONES	384	566	800	205	800
516-319-723.600	MERS	1,057	1,311	800	181	800
516-319-726.000	SUPPLIES	3,826	10,065	7,500	621	5,000
516-319-801.000	ENGINEERING	16,928	10,432	5,000	407	2,500
516-319-818.000	CONTRACTED SERVICES	67,920	0	20,000	0	3,000
516-319-920.000	UTILITIES	21,701	20,455	24,000	8,724	22,000
516-319-930.000	REPAIR & MAINTENANCE	0	0	31,850	0	51,700
516-319-940.000	EQUIPMENT RENTAL	6,679	12,434	5,000	1,062	5,000
Totals for dept 319 - PARKING SYSTEMS MAINTENANCE		133,613	79,152	111,550	18,068	108,100



Just about every year, these 3 are about 98% of Parking's total income

What about DDA money?

- ▶ The Downtown Development Authority was formed to leverage the GROWTH in the tax base over time, using the funds to support further growth.
- ▶ The DDA, for all intents and purposes, has not grown appreciably since its formation and thus has not generated sufficient funds for reinvestment projects or downtown development – including being able to help with parking deck maintenance in a meaningful way.
- ▶ The DDA takes in less net income now than it did in the early 2000's and today just under 20% more than it did in 1993.
- ▶ The DDA was able to contribute between \$10,000 and \$60,000 over the past few years to assist with the cost of parking maintenance – averaging about \$29,000 annually.
- ▶ The DDA cannot afford to subsidize parking.

Here's the what DDA takes in:

BUDGET REPORT FOR CITY OF HOUGHTON						
Calculations as of 12/31/2019						
		2017-18	2018-19	2019-20	2019-20	2020-21
		ACTIVITY	ACTIVITY	AMENDED	ACTIVITY	PROJECTED
GL NUMBER	DESCRIPTION			BUDGET	12/31/19	BUDGET
ESTIMATED REVENUES						
Dept 001 - REVENUES						
248-001-402.000	CAPTURED TAXES	148,968	165,312	163,403	163,360	174,200
248-001-404.000	PAY IN LIEU - HERITAGE	20,598	21,717	20,000	0	20,000
248-001-405.000	PAY IN LIEU - DOUGLASS HOUSE	7,367	7,653	7,000	0	7,000
248-001-569.000	STATE REIMBURSEMENT	0	0	3,297,050	0	0
248-001-573.000	LOCAL COMMUNITY STABILIZATION S	0	6,752	6,500	0	6,500
248-001-665.000	INTEREST	2,364	4,904	2,300	2,107	2,000
248-001-672.200	CARNEGIE GRANTS	6,000	0	10,000	0	10,000
248-001-677.000	MISCELLANEOUS	1,015	1,659	1,000	1,924	1,000
248-001-699.101	GENERAL	0	0	600,000	0	0
Totals for dept 001 - REVENUES		186,312	207,997	4,207,253	167,391	220,700



The bulk of the funding for supporting the Parking Fund came from the General Fund.

So what did that mean?

- ▶ The General Fund transfers have been people's property tax money. The average taxpayers have subsidized the parking decks because the City did not have another choice.
- ▶ From 2012 to 2015 when that last major maintenance project was done the General Fund transferred \$1,043,000 to Parking. That's \$260,750 each year from people's property taxes.
- ▶ Whether we are talking about the past or talking about what is it going to take to keep pumping money into the deck, it has already been established that neither the Parking Fund nor the DDA can generate enough money to cover it.
- ▶ To put it in perspective: what does it take to generate \$260,750 worth of property taxes? Whether that's how did we do it before, or how we could expect to keep doing it, we could boil it down to what that costs from everyone's property taxes. That's the General Fund.
- ▶ Let's do a story problem...

- ▶ In 2020, the General Fund took in about \$1,617,618.16 in Real Property taxes. That's the taxes we pay on our houses or the taxes that a landlord pays on their apartment house
- ▶ The above number doesn't count the DDA or the TIFA districts. Those property taxes stay in those districts.
- ▶ That amount is determined by the people's taxable value on their property multiplied by the tax rate (millage). Our tax rate is 15 mills, so:

$$\$1,617,618.16 / 15 \text{ mills} = \$107,841.20 \text{ per mill}$$

so then if you need to come up with \$260,750 through the millage (property taxes):

$$\$260,750 / \$107,840 \text{ per mill} = 2.41 \text{ mills, let's round to } \mathbf{2.4 \text{ mills.}}$$

That is \$2.40 for every \$1,000 of taxable value.

A quick note on taxable value:

- ▶ Houses and properties are assessed a value by the tax assessor.
- ▶ There are 3 values associated with a house or property:
 1. True Cash Value is basically “what it is worth if you sold it”
 2. Assessed Value is what the assessor says it is worth for taxes and that’s usually about 50% of the True Cash Value, but they are bound by the:
 3. Taxable Value is the value we pay tax on. It is usually pretty close to the Assessed Value, but can vary.
- ▶ We are going to be working in TAXABLE VALUE because that is what we pay the taxes on.

Let's look at some average homes and properties in Houghton. What did (or what would) those 2.4 mills mean to them? (These are real properties)

- ▶ A house in West Houghton with a taxable value of \$53,284 (this is an average house, the one that would sell for around \$100,000):
$$\$53,284 \times .0024 = \$127.88 \text{ per year toward that } \$260,750 \text{ needed for the deck}$$
- ▶ A house up off of West Sharon in the newer subdivisions with a taxable value of \$135,509 (that \$250,000 house...)
$$\$135,509 \times .0024 = \$325.22 \text{ per year toward that } \$260,750 \text{ for the deck}$$
- ▶ An apartment building on College Avenue with a taxable value of \$731,029:
$$\$731,029 \times .0024 = \$1,754.47 \text{ per year toward that } \$260,750 \text{ for the deck}$$

What could we have done with that General Fund money every year – or what could we be doing with it in the future?

- ▶ We could pave about a mile of the waterfront trail
- ▶ We could rebuild and repave almost a mile of City street
- ▶ We could replace almost a mile of sidewalk
- ▶ We could build a roof over the Edwards Street ice rink
- ▶ We could fund real parks and recreation programming
- ▶ We could leverage it as match for available grants
- ▶ We could simply offer more services to the taxpayers
- ▶ We could ward off future tax increases since the City's expenses are still subject to inflation like everything else

If we're going to need new money; how much?

- ▶ We can continue to keep fixing things when they need it or start a regular maintenance plan where we invest money each year. Last time that cost more than \$250,000 each year on average.
- ▶ Right now the immediate need is estimated at \$1,000,000+
- ▶ We could look at bonding a replacement deck, but that will cost hundreds of thousands per year in ADDITIONAL funds.
- ▶ The Parking Fund does not generate enough income year-to-year to fund more than about \$50,000 worth of work. For past major work requiring additional money the City has been forced to transfer funds from the General Fund, DDA Fund, or Equipment Fund.

But, we're going to have to do something...

- ▶ Keep on making repairs every year. Right now there's \$1,000,000 worth needed. For discussion let's say we come up with the money and then spend \$250,000 every year to keep the repairs going.
- ▶ We could just take it down. That's over \$1,000,000 by current estimates. Let's say we pay for that over time at about \$250,000 per year and it'll take 5 years.
- ▶ Let's take it down and replace it. We'll be conservative and just say that's \$8,500,000 and we'll go out and get a loan (bond) and have to charge someone to pay it back. \$8.5M for 30 years at 2.5% interest has a payment of \$406,110 per year – let's round it to \$400,000

So, let's say we need to generate
\$250,000 to \$400,000 every year for
awhile.

But, there are a few things to think about...

- ▶ Continued repair to extend the life of the deck does not prevent the inevitable need to actually replace it. It only delays it a while longer – and we just did that.
- ▶ That continued repair and replacement will likely mean that large sections will be unavailable for entire seasons at a time.
- ▶ The simplest option of taking it down significantly reduces the amount of parking and takes away that ability to park “up there”.
- ▶ Even replacing it will mean that for at least one year everyone will lose that back access at some point.

If we still have to do something, we're going to have to find that money somewhere. Who should pay?

- ▶ It could be all the taxpayers in Houghton. We'd just have to make it a regular thing to transfer money from the General Fund. What do we cut to free up the money?
- ▶ Everyone could pay more taxes whether they use it or not.
- ▶ We could charge the people who use the deck more to park there.
- ▶ We could charge the businesses that receive a benefit from the deck.
- ▶ We could charge the whole downtown or levy an assessment on the entire DDA.

This is a summary. I can take anyone through the math if they'd like:

Action	Estim. Add'l Annual Cost	Term	Parking Fees-based		Special Assessment or Taxes			
			City Parking Fees (all permits)	Deck Top & Bottom (285 permits)	Deck Frontage (545 running feet)	Downtown Core (5200 running feet)	DDA (millage)	All Taxpayers (millage)
Major Maintenance and Improvement	\$ 250,000	annual	3.5 x current	+\$875 per space	\$458/foot	\$48/foot	add 29.25	add 2.375
Removal \$1.25M, paid off in 5 yrs	\$ 250,000	5 years	3.5 x current	+\$875 per space	\$458/foot	\$48/foot	add 29.25	add 2.375
Replacement \$8.5M 30 yrs, 2.5%	\$ 400,000	30 years	5 x current	+\$1400 per space	\$734/foot	\$77/foot	add 46.8	add 9.6

To generate that \$250K to \$400K annually, that table in a nutshell:

- ▶ People who live and work downtown and need to park could pay \$1,400 to \$2,000 per year for a permit.
- ▶ If we charged just those businesses “on the deck” they could pay by the foot. Someone who owns a 50’ lot would need to pay an additional \$23,000 to \$37,000 per year in taxes – every year.
- ▶ If we charged our whole downtown for the deck by the front foot they own on the streets, that average 50’ lot will pay \$2,400 to \$3,800 per year in taxes – every year.
- ▶ If we put a millage on the whole DDA district, including the houses, someone with an average taxable value of \$90,000 would pay \$2,600 to \$4,200 in additional taxes – every year.
- ▶ If we put a millage on the whole of the City taxpayers the average house would pay \$166 to \$670 in additional taxes – every year.

Points to ponder:

- ▶ WE have an aging deck which is going to need massive long-term investment whether we keep applying band-aids, tear it down, or replace it.
- ▶ WE just spent a lot of taxpayer money on it to buy us time to work on a long-term solution.
- ▶ WE have a duty to find a solution that does not place a burden on our downtown businesses or the average taxpayer.
- ▶ WE had to close portions of it last year due to age deterioration-related safety issues. They are still closed.
- ▶ WE have a new year and a fresh start now.

Should we study this more? Come up with our own community consensus?

- ▶ We can, but the clock has been ticking for several years now.
- ▶ If it is a community project the community will have to find a way to pay for it – and pay for the ongoing operation and maintenance of whatever it is.
- ▶ If it is a development project requiring private capital investment, that investment requires a return no matter how big or how small.

We can get that outside expert to tell us what to do...

- ▶ Such a program could run up to \$50,000 or even \$100,000, but the cost will depend heavily on the scope – though some of the due diligence materials may be reusable (parking study, etc.).
- ▶ A lot of what that developer has already done will likely be repeated.
- ▶ Offers have been made to help defray the cost.
- ▶ That planner will hold public comment sessions, gather input, and build consensus. That consensus is also going to need input from persons familiar with development (developers).
- ▶ That expert will take all of that input and make recommendations.
- ▶ We should know something in 6 months to a year.



The City Manager is asking the Council for direction given the proposed private development may no longer be a viable option.

If there are options the Council would like explored, we have a meeting next week.

