

MINUTES
MID-STATE STREET PARKING AND MIXED-USE EVALUATION TEAM
MMB, Room LL110
June 20, 2005

Evaluation Team Present: Trudy Barash, Sheridan Glen, Kevin Hoag, Bill Knobloch, Larry Nelson, Archie Nicolette, Ken Streit, Ald. Mike Verveer, and Ledell Zellers

Guests Present: Curt Brink, Dolores Grengg, Tom Link, and Mike Schmidt

1. *Review of Agenda*

2. *Introduction of New Member*

It was noted that Ald. Zach Brandon has been named on the Board of Estimates representative to the Evaluation Team, replacing Ald. Golden who has been appointed to the Plan Commission.

3. *Approval of Minutes*

On a motion by Glen, seconded by Barash, the Minutes of April 18, 2005, were approved.

4. *Public Comment*

Mr. Tom Link, member of the Lisa Link Peace Park Advisory Committee, spoke that he has seen the site plan and is concerned about the second tower exit – the pedestrian walkway is located way out of the ramp as it affects Lisa Link Peace Park. There was discussion concerning the exit tower and its location and how that may change as the design evolves. There were assurances made that an exit tower would not affect the Park.

Ms. Dolores Grengg, who also was a member of the Lisa Link Peace Park Advisory Committee, felt that exit tower is not a part of the park, and should be put onto the property of mixed-use project.

She also mentioned that the Lisa Link Committee continues to meet on ongoing basis, and will be meeting again, and information from tonight will go back to the Committee.

Mr. Sheridan Glen offered the following:

- Is very interested in working on moving the three houses to new locations. Use as a goal – getting all three houses moved.

- He would like to form a group to study / plan for the relocation of three houses to other locations; perhaps issue an RFP. Can put together a reasonable estimate for moving houses to another location. The group that worked on the West Gorham houses are now organized and can make it happen – they know the players and what it takes. Would work to make sure they would be used for owner-occupancy.
- Interested in getting started now – begin critical path for relocation so houses would be gone in time for commencement of construction in February 2006.
- Can be done under the direction of the Evaluation Team.
- Looking for people with passion. Would suggest putting out a note to all members of Committee – to see if they are interested in participation. Mr. Olinger agreed to do that.
- Mr. Glen and Ms. Zellers wish to be a part of the group.

5. Process Update

a. Council Action on Redevelopment District

Mr. Olinger reported that Council adopted the Redevelopment District on May 24, 2005, and the CDA certified it on June 9, 2005.

b. Parking Ramp RFP Interview Results – Bill Knobloch

- Three groups interviewed: Arnold & O'Sheridan, Carl Walker, Thornton-Tomasetti. Some comments:
 - All three thought it would be very difficult to construct the ramp within the budget identified.
 - Estimated Construction Costs: \$32,000-\$41,000 / space
- If there is an underground parking structure – can't have a fee large enough to support the ramp. Has to be supplemented by other sources until bonds are paid off.
- Financing still an issue. Some thoughts:
 - Can be financed in a lot of different ways. Need to look at gap and how it can be financed; TIF, additional City funds
 - \$5.5 million gap estimated
 - Prudent to explore construction costs – Construction has gone up in 2004 by approximately 15%
- Next Steps:
 - Get a contract – Meet / make a decision – get a good understanding of scope and details – what we have and air rights concepts, then begin conceptual design work.

6. *Parking*

a. *Discussion with BID*

Mr. Olinger mentioned that he and Bill Knobloch attended the BID Board meeting on April 26, 2005. The meeting went very well. They have the same concern that others have – short-term parking be the highest priority.

7. *Schedule of Next Meeting*

The next meeting has been tentatively set for July 18, 2005, at 5:00 p.m. Room to be determined. The meeting will occur if there has been enough progress on negotiations for design work, additional information is available on property acquisitions, etc. The meeting may not be held if there is not enough new information to bring to Evaluation Team.

8. *Public Comment*

A member of the public did note again that short-term parking is the key to this project.

There being no further business, the meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Mark A. Olinger, Director
Department of Planning & Development

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