

Transit Real Estate Committee Workshop of the
Downtown Development Authority
Wednesday, August 22, 2007
1815 Cordova Road, Suite 210 @ 10:30 a.m.

ROLL CALL

BOARD PRESENT: Peter Feldman, Chair
Jack T. Loos, Vice-Chair (Chair of Committee)

ALSO PRESENT:

John M. Milledge, DDA Legal Counsel
Chris Wren, DDA Executive Director
Elizabeth Veliky, DDA Planning & Design Manager
Neil Sterling, DDA Governmental Liaison
Phil Smelley, Parsons Brinkerhoff
Eric Liberman, Parsons Brinkerhoff

The meeting started at 10:47 a.m.

The group began by reviewing the amount and type of land needed for all each of the system components (maintenance & storage facility, sub power stations, and corner clips). Mr. Smelley said the maintenance facility needs to be at least 1.5 acres, although 2.5 would be better. Mr. Smelley said the FTA requires a Finding of No Significant Impact (FONSI) document before you can purchase land. He added that there is an advanced purchase process that the DDA can go through. Mr. Loos said that between now and next year is a great time to buy. He went over Site F and Mr. Wren said that he doesn't think the \$2.5 estimate is accurate since it is the assessed value, not necessarily the market value.

Mr. Loos said the City's heliport site doesn't seem like the appropriate location since it is in the heart of the downtown. Mr. Wren talked about the City's land contribution. Mr. Loos said that having the City donate could be a great opportunity and said they should pursue this. Mr. Wren talked further about the City's land and said that after a brief conversation on this topic, the City said we shouldn't ask them until after they are through with their land analysis, which should be wrapping in shortly. They talked about the State building as a possible opportunity. Mr. Smelley said they could move the BCT terminal to the State site and then use the BCT site as the maintenance facility. They discussed how the State could give the DDA the site or whether the State could get a commitment to designate the site to a downtown use.

Mr. Wren talked about what other sources we are proposing to the City as a menu of options, to include CRA funds and future parking revenue.

Back on the subject on purchasing land, Mr. Loos asked whether there were adequate DDA funds available now. Mr. Wren said that with the anticipated streetscape repayment grants and other federal grants, we should be able to purchase property. Mr. Feldman voiced his concern about using DDA funds at this stage of development.

Discussion was held about hospital land being used as a donation. They continued on and Mr. Loos showed concern over using Site D since it is the church property. The committee indicated the map needs to be updated with all sites and talked about the private property approach and the public property approach and how the City should be approached. Mr. Wren said he has a meeting with Kathleen Gunn, George Gretsas, Mr. Smelley and Mr. Feldman on the 19th and he can bring this up then. Mr. Milledge said they may want to get a letter from the City that we're working with them. Mr. Smelley said that a firm financial commitment comes is not required until the next phase, in project development.

Mr. Wren went over the new hospital minimum operable segment (MOS). Mr. Loos said they should approach both the City and the Hospital about land contribution. Mr. Smelley said he believes the Hospital could be interested in partnering to build a parking garage and could use this as an opportunity to do more.

Mr. Smelley reviewed what information Kathleen Gunn has requested (financial, evaluation of alternatives and FTA process requirements). Discussion was held about when to approach the City about having a site discussion. Mr. Smelley said that Kathleen Gunn asked him to show the City a menu of ways they can contribute to the project. Continued discussion was held about how to approach the Hospital and the City.

Mr. Smelley talked about substation locations and power supply requirements. He said two staging areas are needed for the contractors during construction. Mr. Wren said this could be an opportunity for the DDA to gain an asset using 75 cents on the dollar from federal and state funds. Mr. Smelley talked about Site F being used as a maintenance facility in the future.

Mr. Loos emphasized the importance of moving forward and not delaying the project in fear that we will not get the answers we were hoping for from our partnering agencies.

As there was no further discussion the workshop ended at 12:15 p.m.

The following are follow-ups which resulted from this workshop:

- 1) Find out if the City land analysis is complete
- 2) John Milledge to look into the State building Site (donation/land bank/designate as downtown use)
- 3) John Milledge and Jack Loos to meet with the Hospital
- 4) PB to look at the dry cleaner site as an option for a M&SF (north of 2nd St.)
- 5) PB to change error on map for Site D (it should be between 9th & 10th)
- 6) Update map with all sites (comprehensive)
- 7) Set up a conference call with Broker (Howard), Chris, John and Phil.
- 8) Get clarification on site commitment for FTA requirements
- 9) Provide base maps for the meeting with Hospital
- 10) Create an agenda for the meeting with the Hospital
- 11) Use PB substation map as a way to approach City/County for donation (other than MS&F sites)
- 12) PB to look at site on the NW corner of 6th and Andrews