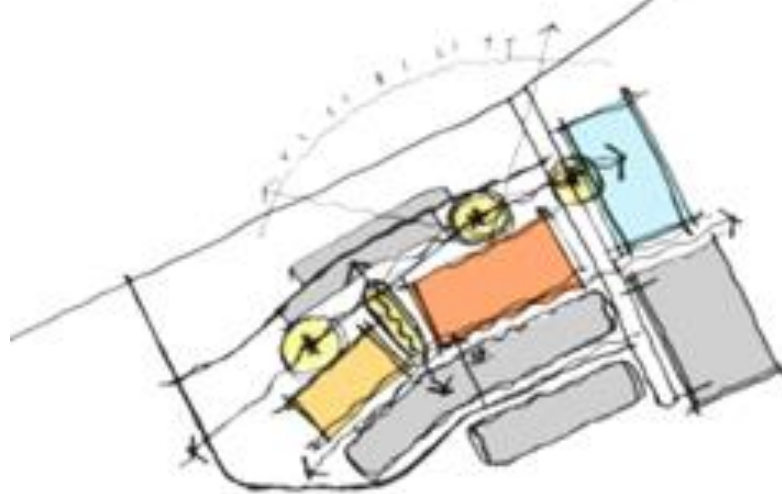




Municipal Services Center

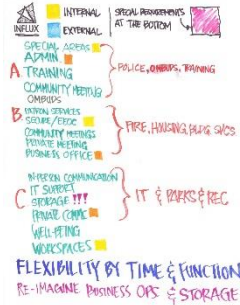
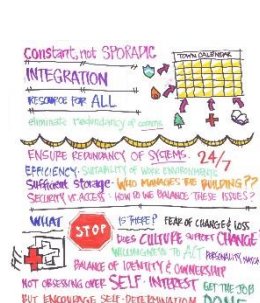
Date: January 31, 2018



Project Location



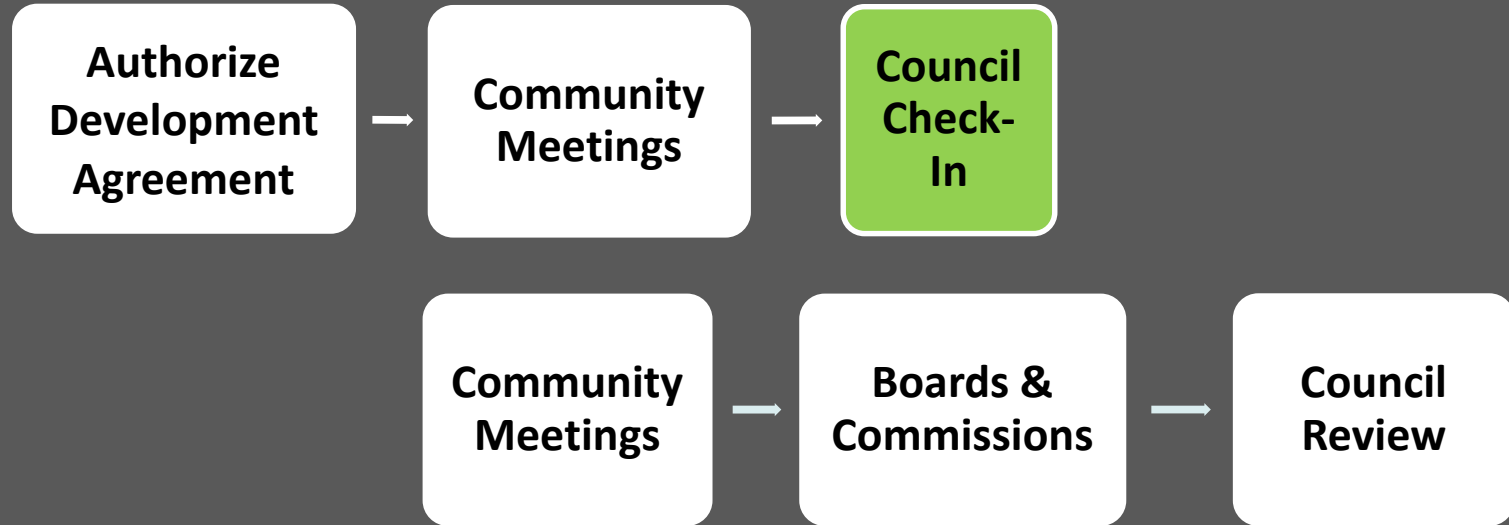
Visioning & Programming



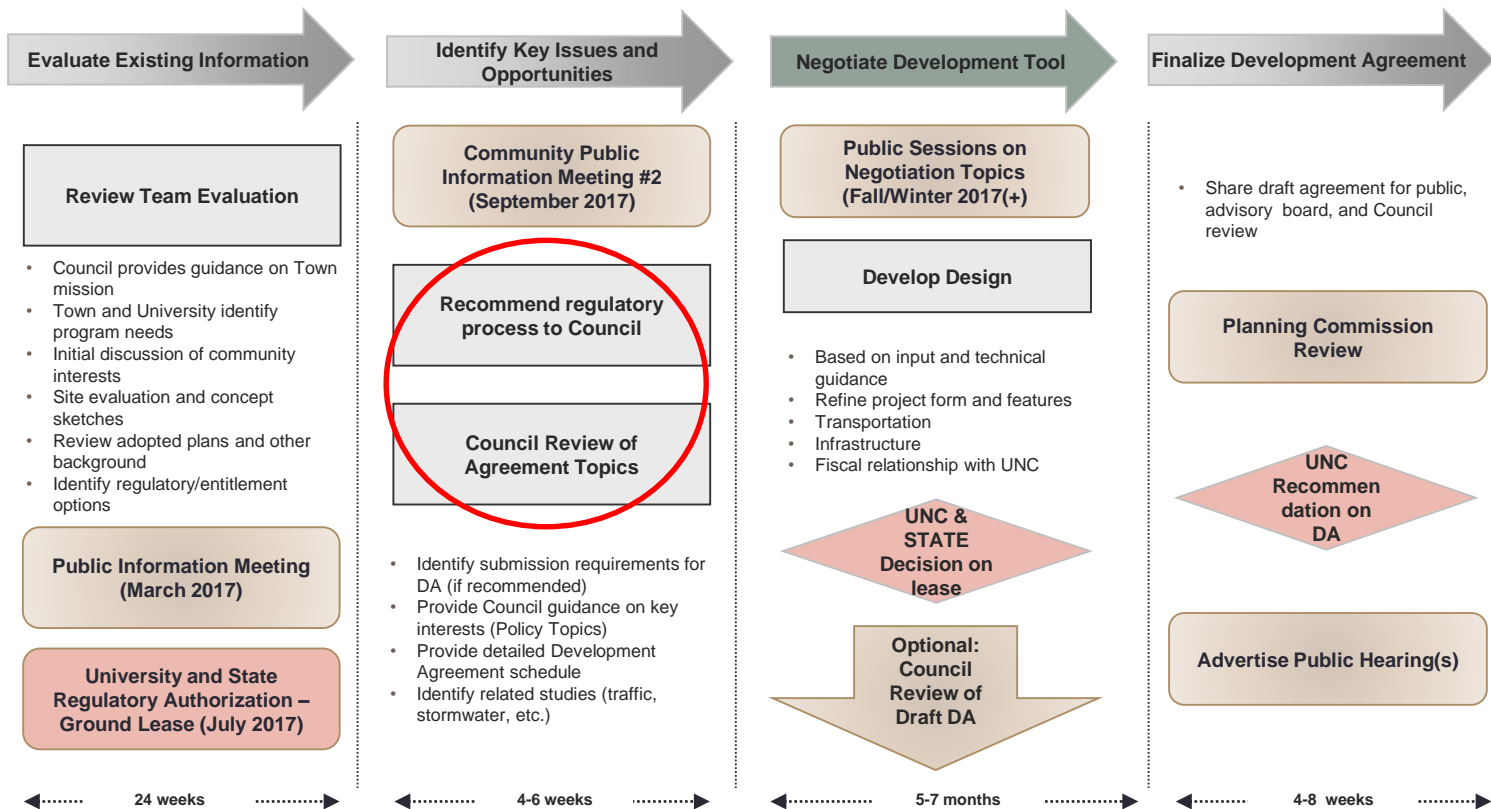
Police
Fire Administration/EOC
Parks & Recreation Admin
Housing & Community
Wellness
Ombuds
Technology Solutions
Shared Spaces/Collaboration
Support Spaces

Total +/- 80,000 SF

Where we are in the process



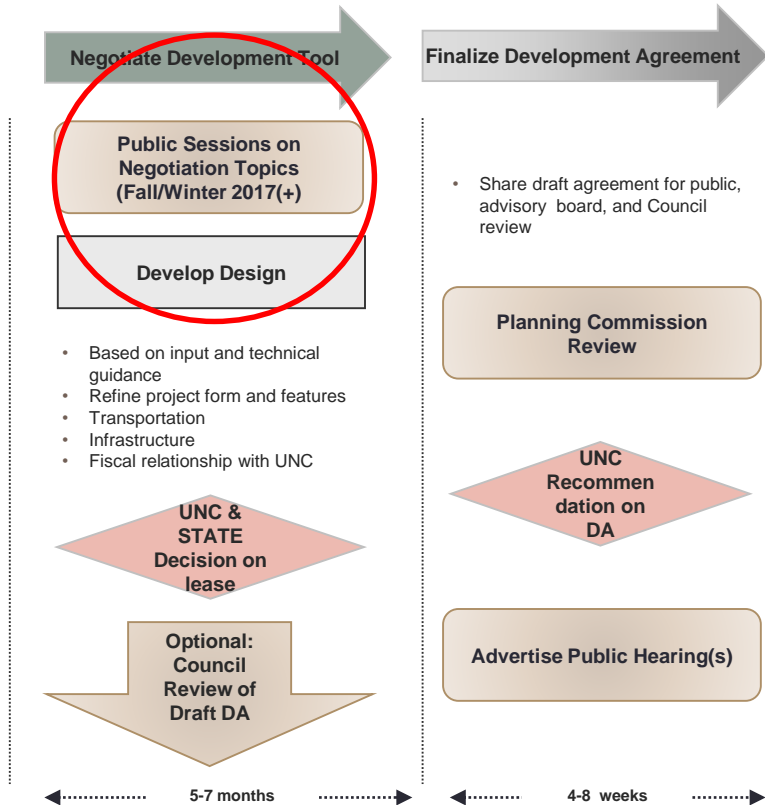
The Development Agreement Process



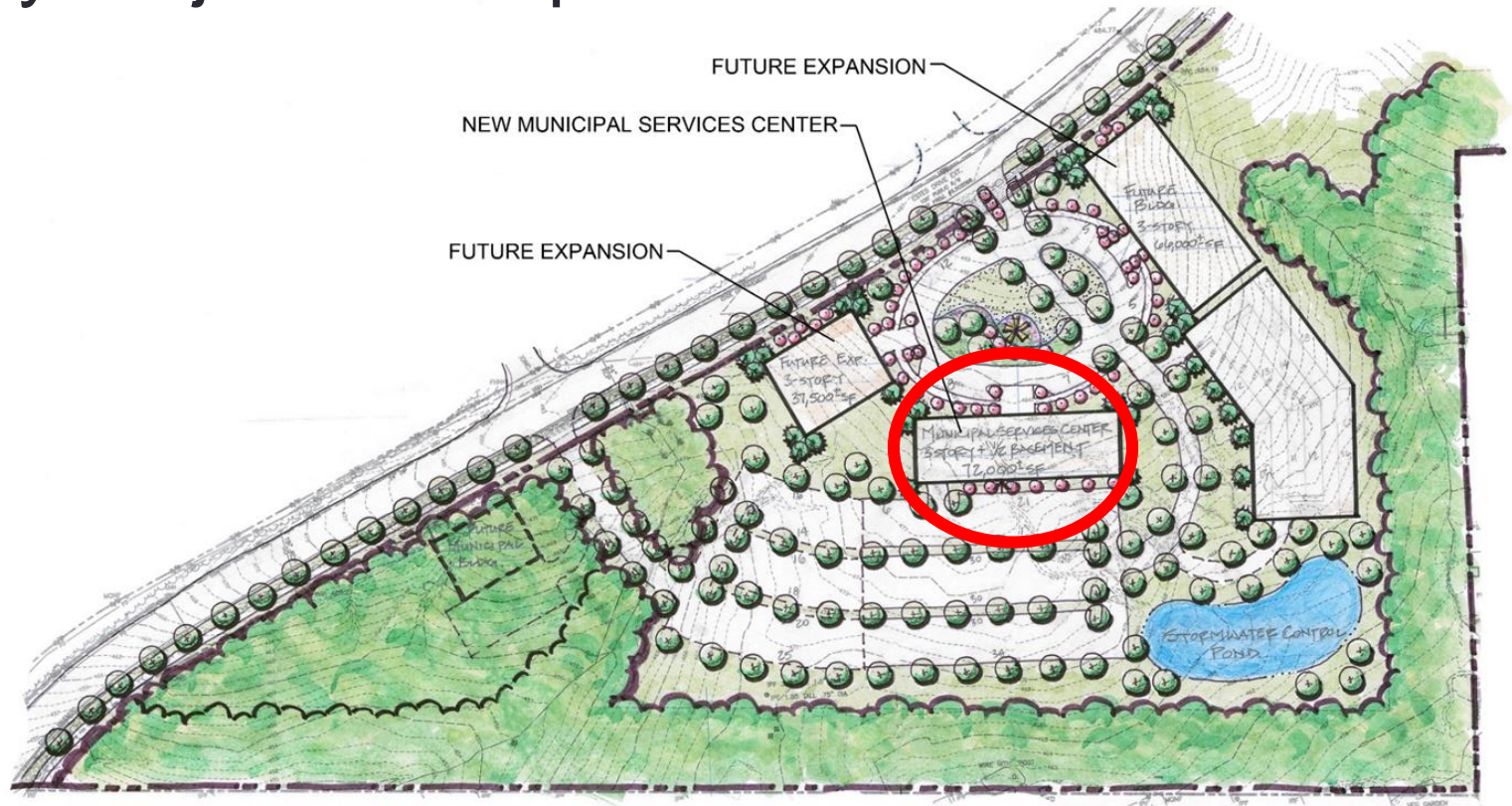
Workshop-style community conversations

Baseline topics:

- Site Plan and Building Design
- Stormwater and Environmental Protection
- Landscape, Walkability, Bike Paths and Traffic
- Acoustics, Lighting and Building Appearance



Early Project Concept

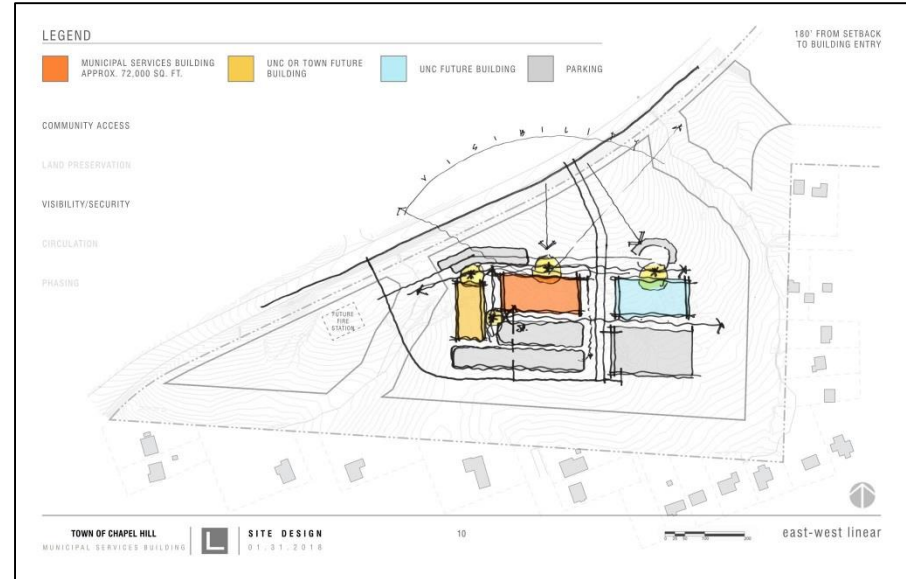
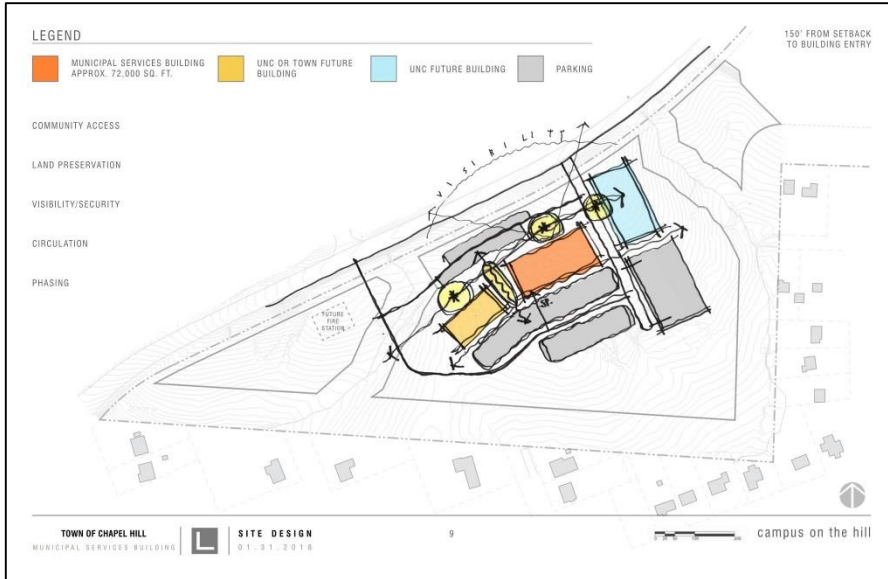


Engagement

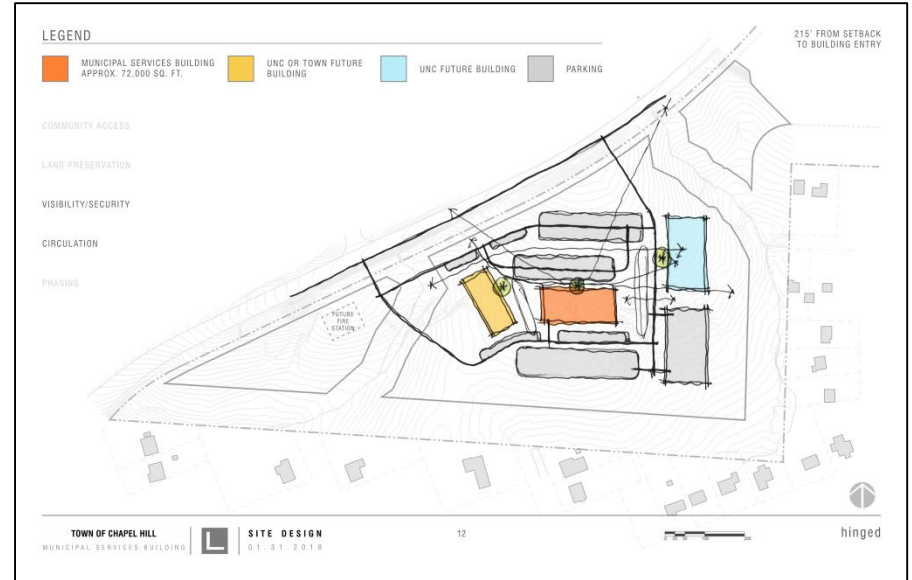
- Kick Off Meeting In September
- 3 Community Meetings in Fall/Winter
 - Site Building & Orientation
 - Stormwater Management
 - Progress Review Meeting
- Community Meetings Continue



Project Concepts



Project Concepts

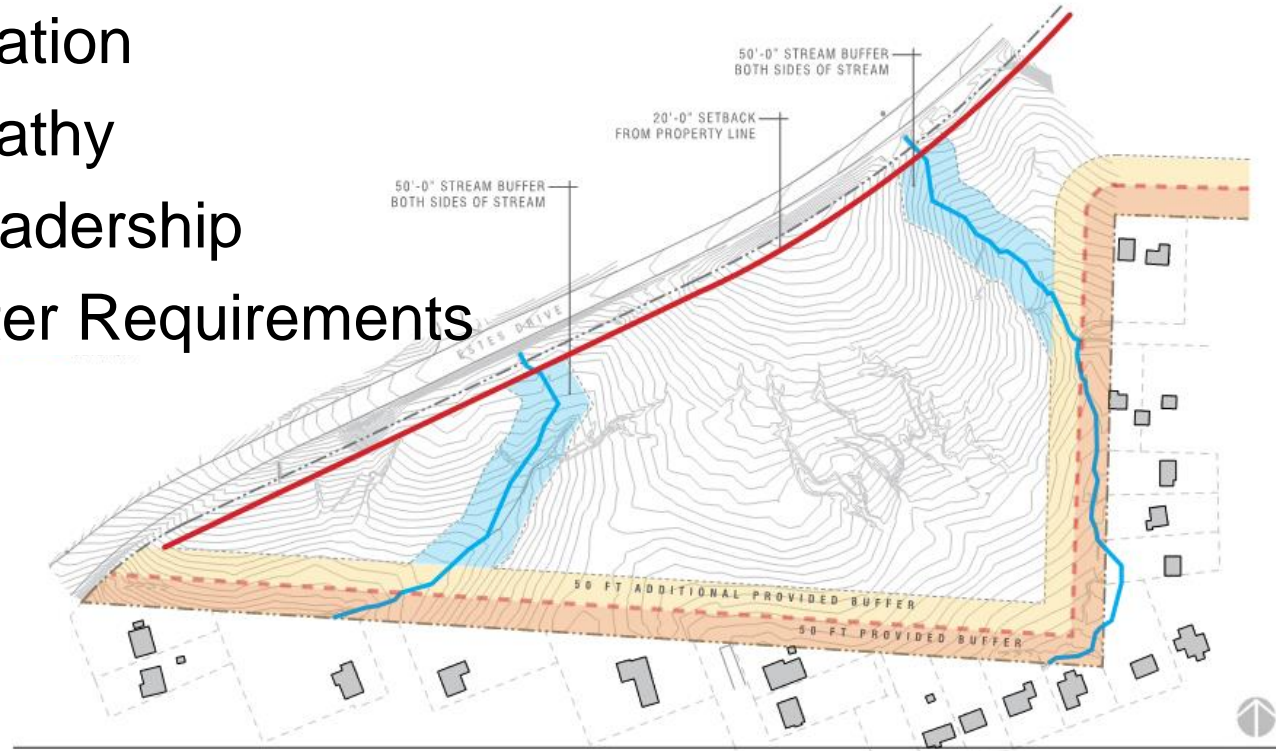


Design Team Next Steps

- Condense the site development footprint
- Evaluate opportunities for a contiguous tree canopy
- Explore distributed storm water control measures
- Assess transportation and multi-modal inter-connectivity
- Study options and costs for structured parking in order to minimize surface parking
- Consider greenways and trails as a public amenity

Community Guiding Principles

- 50% Site Preservation
- Design With Empathy
- Environmental Leadership
- Exceed Stormwater Requirements



Fiscal Impacts/Resources

- Funding plan includes combination of GO Bonds and Installment Financing
- Construction could start in late 2018 or 2019
- Cost of construction escalates \$1M per year
- Project costs include coal ash mitigation

MSC Financing Plan

Source of Funds

Source	
Property Sale	\$ 1,600,000
Parks & Recreation G.O. Bonds*	2,700,000
Installment Financing**	31,400,000
Total	\$ 35,700,000

* Balance of 2015 P&R bond authority

** Combined financing using MSC as security

MSC Financing Plan

Use of Funds

Source	
Pre-construction Costs	\$ 4,600,000
Construction	27,300,000
Furniture , Fixtures & Equipment	1,400,000
Coal Ash Mitigation on Current Site*	2,400,000
Total	\$ 35,700,000

* “Plug Number” - actual cost will depend on required mitigation efforts

Capital Financing Plan

- Debt financed scheduled for the next five years includes \$54 million of projects

April 2018

\$9.8m GO Bonds

- \$5.5m Streets & Sidewalks
- \$4.3m Parks & Recreation

April 2019

\$36.4m IF & GO

- \$31.4m IF MSC
- \$2.7m P&R GO MSC
- \$2.6m Ef Phase II*
- \$2.4m Wallace Deck

January 2022

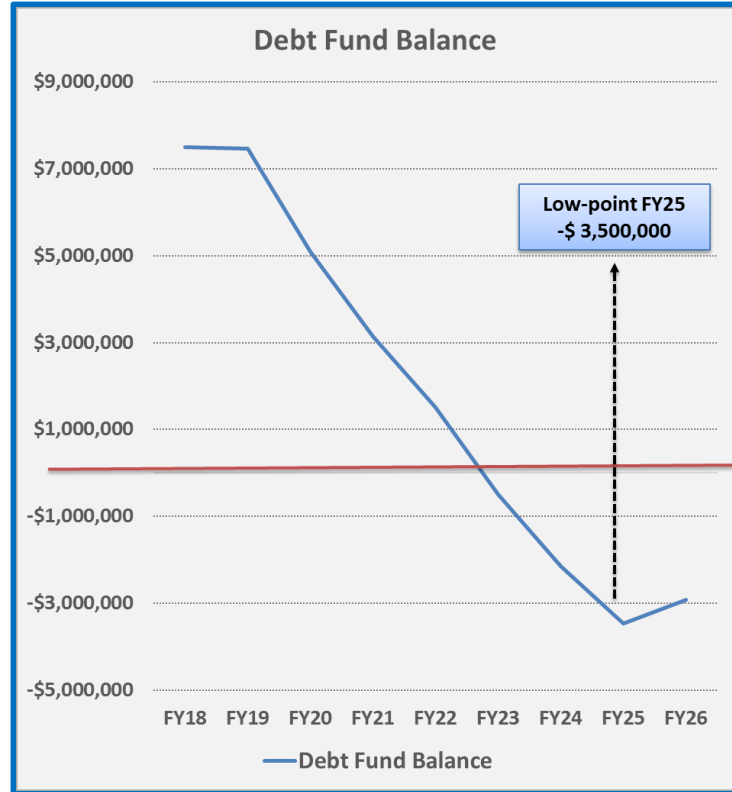
\$7.7m GO Bonds

- \$7.7 Streets & Sidewalks

** Repayment thru Blue Hill TIF*

Capital Financing Plan

- Debt financed projects planned for the next 5 years exceed Debt Fund capacity



Next Steps

- Additional Community Meetings
- Refine Site Layout
- Capture Development Standards
- Review with Boards & Commissions
- Return to Council

Recommendation

That Council Approve Resolution R-6, to receive the draft Guiding Principles and refer them to the Town Manager and Town Attorney for the Development Agreement negotiations.