



LAKESIDE PARK MASTER PLAN PROPOSED APPROACH— REST OF 2020

- JUNE 24, 2020 CITY COUNCIL
- JUNE 29, 2020 ADVISORY PARK BOARD/PUBLIC INFORMATION MEETING

CURRENT DIRECTION

1. City Council Direction

- a) Master Plan components approved (2/12/20)
- b) Feasibility study supported (2/12/20)
- c) Seek feedback from Advisory Park Board/public (5/13/20)

NEXT STEP: FEASIBILITY ANALYSIS

1. Budgetary/timeline info from three prospective consultants
2. Process overview:
 - a) City issues a request for proposals (RFP) within next week
 - b) Anticipated cost range: \$30k - \$40k
 - c) Timeline = 2.5 to 4 months, report completed by October 1 (or November 1 at the latest)
3. Topics considered:
 - * Site selection
 - * Economic Viability
 - * Programming
 - * Construction costs
 - * Potential grants for design and construction
 - * Potential operators
 - * COVID impacts on operations and design
 - * Types of entertainment
 - * Operation costs
 - * Regional/local competition
 - * Impact on local restaurant operators

ADDITIONAL CONSIDERATIONS

1. Neither restaurant development nor operations are competencies of city government
2. The Feasibility Analysis should evaluate alternatives to government ownership of the multipurpose building by exploring:
 - a) Alternative development options
 - b) Alternative funding sources
 - c) Alternative management arrangements
3. As a result, we intend to include in the request for proposal consideration of private ownership of the multipurpose building

PRELIMINARY QUESTION

City staff believes that the best way to provide for a multi-purpose building (including a restaurant, exhibit area, restrooms and meeting space) to maintain public access and ownership while not getting the City “into the restaurant business” would be a **land lease**, similar in some ways to an airport hangar. The City would own the land and retain overall control of the site, but the building would be designed, built, paid for, and operated by a **private entity** with which the City would enter a contractual long-term agreement. There would be an **agreement** between the City and the private entity that is heavily informed by the **feasibility study**. Ultimately there would be a **developer agreement** for the site. Importantly, lease proceeds from this arrangement would be reinvested in Lakeside Park.

Is there any part of this game plan you would like to discuss further as we move forward?

PIECING THINGS TOGETHER

OCTOBER 14, 2020 COUNCIL MEETING

1. At that meeting, we would propose to bring. . .
 - a) A draft Developer Agreement, outlining the structure, governing board, roles and responsibilities of the private entity with which the City would partner.
 - b) Feasibility study analysis and recommendations
 - c) Feedback gained from Advisory Park Board and public over the summer
 - d) Proposed Capital Improvement Plan (project title, year and budget number)



LSP Master Plan Next Steps
June 24, 2020

COMMENTS/ QUESTIONS?