

5701 Steering Committee Meeting Notes June 12, 2019

Members in attendance: Staci Chivetta, Larry Cisneros, Carol Whitlock, Stoney Bogan, Billy Crook, Fred Tebbenkamp

Governing Body members: David Neal, Chris Evans Hands

Staff members: Chris Engel, Anna Slocum

Consultants: Vicki Noteis, Bob Collins, Hank Moyers

The consultant team provided a summary of the results from the on-line survey. There were 30 /31 respondents to each of the questions.

1. How many times per month do you currently visit downtown Merriam?
 - a. 44% visit 5x/month
 - b. 40% visit 3x/month
2. Do you agree that the City should retain full ownership of IBFCC site?
 - a. 72% - Yes
3. On a scale of 1 – 5 do you support preserving the historic (1911 and/or 1938 structures) of the existing IBFCC?
 - a. 5 – 13 votes
 - b. 1 – 8 votes
 - c. 2 – 3 votes
 - d. 3- 6 votes
4. On a scale of 1 -5, would you be willing to support an additional tax increase for preservation of the 1911 building for renovation and development of the building community public space?
 - a. 1 – 15 votes
 - b. 3 – 6 votes
 - c. 2- 3 votes
 - d. 5 – 3 votes
 - e. 4 – 2 votes
5. IN order of priority, list the top three things that must be addressed at IBFCC
 - a. Priority #1
 - i. Recreational area since the new community center does not offer outdoor playgrounds or park space
 - ii. Preserve significant historical part of downtown Merriam
 - iii. Cost
 - b. Priority #2
 - i. Community gathering space that ties to the Farmers' Market
 - ii. Draw business activity to downtown everyday
 - iii. Future use
 - c. Priority #3
 - i. Time Frame
 - ii. Keep City Ownership
 - iii. Mold/rusted pipes/ boiler / don't sell property
6. Goal statements for the project include:
 - ❖ Find the greatest community value for 25 – 30 years
 - ❖ Minimize the cost and maximize the revenue

- ❖ Make the decision now
- ❖ The City should retain the property as an asset

Do you agree with the statements above?

- a. 79% - Yes
7. Prioritize the following list of strategies for re-use of IBFCC
 - a. Create a downtown catalyst
 - i. Highest rating was 2nd priority
 - b. Create active and distinct public open space
 - i. Highest rate was 1st priority
 - c. Preserve as much as possible of the 1911 original building
 - i. Highest rate was 3rd priority
 8. Please list your top three alternative services, uses or program you would like to see on the IBFCC site.

Responses included: Art Center •Museum •Event Spaces •Park •Extension to Market Place •Public Space •Outdoor Space •Museum of Merriam history- Black History- change name to Cambelton etc. •Short term- Keep shell in place without roof or windows, dog park, land open for recreation, pump track, garden, point is cheaply holding land for 30-50 years •Long term- in 40-50 years, allow for development of land around building shell •Adult education •Small business room for start-ups. •Start-up business development site. •Outdoor movie/concert venue •Art Studio/Display Gallery •Preserve old portion •Live theater •Open space •Can't see a use for this space- Antioch Park and new community center is right up the street •Playground •Community Garden •Dog Park •Game space •Skate Park •Climbing Walls •Ice Skating Center •Multi-Gen. Playground •Basketball Courts

The consultant team took the three concepts below and outlined a conceptual site plan and preliminary budget numbers.

1. Re-use of building
2. Save portion of 1911
3. Open space: identify public use

Re-Use of Building

The concept is to remove the 1958 section and re-use the 1911/1938 structures. Repave the 120 stall parking, include a nature playground, multi-generational playground, and at the Merriam Marketplace identify flex and event space. Starting with construction numbers from the Susan Richards Johnson Study and calculating inflation the building envelope improvements are estimated to be \$4.15 million; site improvements of landscape and playgrounds are estimated at \$375,000, tenant finishes are estimated at \$3 million for a total project cost of \$7.52 million. Annual maintenance cost and estimated revenue shows the building operating in the red by \$60,000. (\$185,000 annual cost for maintenance, repair, utilities and cleaning; Rental space at \$10/ft for office space – 1911 5,000 sf; Event Space \$5/ft ~15,000 sf for a total leasable of \$125,000 in revenue). In order to generate enough rent to cover operations the building is no longer priced within market. In addition, this does not take into consideration recuperating the capital outlay of \$7.52 million.

Open Space /1911 Building Re-Use

The concept is to retain the 1911 space as either a fully conditioned high ceilinged event space or as an open air pavilion. The site would include nature play, outdoor patio, downtown street parking, ornamental plantings, event lawn, band shell/pavilion, multi-generation play, Irene B. French Memorial, and expansion of flex and event space at the Merriam Marketplace. There would be 80 parking spaces incorporated as on-street parking. The budget range on this concept was \$850,000 for demolition; \$2.2 million for site improvements and an additional \$1.2 million to fully renovate for event space. The total anticipated cost ranged from \$3.1 million to \$4.3 million.

- ❖ Operation costs were not calculated.
- ❖ Capacity of space with 4 acres anywhere from 2 sq. ft/person to 15 sq. ft/person
- ❖ Most potential for tweaking
- ❖ If building left a shell it has to be designed as one level with high ceilings.
- ❖ If building is enclosed potential tenant and additional sources of revenue
- ❖ When presenting concepts eliminate discussion of how the Market Place could be incorporated into the design. That was out of the scope of the committee. Make sure it is not included in any of the pricing.

Total Demolition – All Open Space

The concept to demolish the building and redevelop the into a park to include: native landscape buffer, pavilion with restroom, event lawn, on-street parking, adult playground, natural play area, all ages inclusive playground, retention of the north parking lot, memorial to Irene B. French, and band shell. The cost of this concept would be \$2.5 million. Site demolition is estimated at \$560,000 in order to save stone / masonry work and cornerstone with site improvements totaling \$1.95 million.

Possible funding sources for any of the options was briefly discussed in that there is a ¼-cent sales tax that is up for renewal 12/31/2020. The use of this tax could be expanded from storm water and street repair to include this project. The ¼-cent garners approximately \$1.8 million/year.

There is not capacity to pick up \$2.5 million in one year. Money is committed to fund Turkey Creek Stream project with the Core of Engineers. This money could be reallocated with the understanding that if the project is green-lighted this project would then need to be bonded.

The consultants stated at this time there needs to be a recommendation and strategy created by the committee to prepare for the public meeting on June 26.

As a committee there was a consensus that Option A was too expensive. Option B, with two options was the preferred concept but deciding how to move forward recognizing that there has been no engineering study to determine if what is being proposed is feasible. Carol Whitlock made a motion to move forward with Concept B to save as much of the 1911 building as possible ranging from a fully enclosed conditioned space to an open air pavilion. Billy Crook seconded the motion. Motion passed unanimously.

Preparation for how to present the concept at the public meeting on June 26 was discussed.

- ❖ The goal is to show perspective views from Merriam Drive east.
- ❖ The public needs to see that concept A & C were discussed to add credibility to the process showing they were studied and considered but they need to be shared at a very high level.
- ❖ Option B needs to be purposefully labeled as CONCEPTUAL.
- ❖ In the written report include the opportunity to tie into the Market Place without showing detail.
- ❖

- ❖ The format will be a presentation with breakout groups. The break out groups will have graphics to answer questions and provide opportunity for feedback.
- ❖ Notify those who came to the first public meeting.
- ❖ Final report will be sent digitally to the committee to review and provide comments.
- ❖ The goal is to present to City Council July 22 or August 12.