



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** December 17, 2015

**Staff Contact:** Lee Plemel (lplemel@carson.org)

**Agenda Title:** For Possible Action: To introduce, on first reading, Bill No. \_\_, an ordinance creating the Downtown Neighborhood Improvement District pursuant to Chapter 271 of Nevada Revised Statutes for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project, which includes improvements to Carson Street between Fifth Street and William Street, improvements to Third Street between Carson Street and Curry Street, and improvements to Curry Street between Musser Street and Robinson Street.

**Staff Summary:** The purpose of establishing the NID is to assess the private property owners within the area for the cost of ongoing maintenance of the Downtown Streetscape Enhancement Project improvements to provide for consistent maintenance of the improvements. The proposed NID includes private properties generally located along Carson Street and Curry Street between Fifth Street and William Street, and on Plaza Street between Proctor Street and William Street.

**Agenda Action:** Ordinance - First Reading

**Time Requested:** 1 hour

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## **Proposed Motion**

I move to introduce, on first reading, Bill No. \_\_, an ordinance creating the Downtown Neighborhood Improvement District pursuant to Chapter 271 of Nevada Revised Statutes for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project.

## **Board's Strategic Goal**

Economic Development

## **Previous Action**

The Board of Supervisors approved the 30% design of the Downtown Streetscape Enhancement Project on July 16, 2015, and indicated that the establishment of a NID was necessary to maintain the proposed improvements.

## **Background/Issues & Analysis**

Adoption of an ordinance is required to establish a Neighborhood Improvement District per NRS 271. The purpose of the NID is to help cover the cost of maintenance of the Downtown Streetscape Enhancement Project improvements. In adopting the ordinance, the Board of Supervisors must determine that public convenience and necessity require the NID's creation, and that its creation is economically sound and feasible. This is identified within the ordinance in compliance with NRS 271.

Attached is the ordinance establishing the NID. The ordinance includes exhibits showing the area proposed to be included within the NID, a list of specific properties within the NID with the proposed assessment for each property in the first year of its implementation, a cost estimate for project maintenance, and other provisions and conditions related to the NID. Following is a summary of the general provisions of the NID:

- The property owners within the NID are assessed for maintenance of the improvements along the property frontages of the private properties only. The City and State will continue to pay the full cost of maintenance for the improvements fronting their respective properties.
- The assessment may not be used by the City for any other purpose than Downtown Streetscape Enhancement Project maintenance.
- The NID pays for maintenance of sidewalk improvements and amenities within the sidewalk areas only. The City will continue to maintain the street improvements from curb to curb.
- The assessment to property owners in the first year ("Year One") will be a total of \$49,736, based upon the maintenance cost estimate and split detailed within the Petition and the proposed ordinance. That assessment will be split up among property owners based on the size of each property owner's building relative to the total square footage of buildings within the NID. The Year One assessment for each individual property is identified within the ordinance exhibits.
- If the actual cost of maintenance is less than the assessed amount in any given year, once a 20% reserve balance is accrued, the assessment for that year will be reduced to the actual estimated cost of maintenance. Until a 20% reserve balance is accrued, the maintenance cost will be increased annual by the Consumer Price Index (CPI) but in no case shall that increase be more than 5%.
- The maintenance of the sidewalk and amenities will include snow removal, which is currently the responsibility of each property owner, in addition to sidewalk power washing, trash removal, landscape maintenance, and general cleaning. This is a higher level of maintenance than currently occurs in order to protect property values within the NID as well as protecting the City investment in the infrastructure.
- The base assessment cannot be increased unless requested by property owners within the NID representing at least 50% of the basis of assessment and approved by the Board of Supervisors.

Contact Lee Plemel, Community Development Director, at lplemel@carson.org if you have any questions regarding this item.

Attachments:

- 1) Ordinance with exhibits.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 271 (Local Improvements).

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number: Property tax assessment.

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: The NID is intended to assess the property owners to cover the additional cost of downtown improvement maintenance to the City, alleviating the City of additional maintenance costs that would otherwise be incurred.

**Alternatives**

- 1) Adopt the ordinance to implement the NID.
- 2) Do not adopt the ordinance and determine other funding for downtown maintenance.

BILL NO. \_\_\_\_

ORDINANCE No. 2016-\_\_

AN ORDINANCE CREATING THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT PURSUANT TO CHAPTER 271 OF THE NEVADA REVISED STATUTES FOR THE PURPOSE OF PAYING FOR A PORTION OF THE COSTS REQUIRED TO MAINTAIN THE DOWNTOWN STREETScape ENHANCEMENT PROJECT, WHICH INCLUDES IMPROVEMENTS TO CARSON STREET BETWEEN FIFTH STREET AND WILLIAM STREET, IMPROVEMENTS TO THIRD STREET BETWEEN CARSON STREET AND CURRY STREET, AND IMPROVEMENTS TO CURRY STREET BETWEEN MUSSER STREET AND ROBINSON STREET.

The Board of Supervisors of Carson City do hereby ordain:

SECTION I:

1. This ordinance creates the Downtown Neighborhood Improvement District (hereinafter "NID") pursuant to Chapter 271 of the Nevada Revised Statutes (hereinafter "NRS") based upon a petition submitted by property owners representing at least fifty percent of the assessed valuation of the properties within the NID. The NID's sole purpose is to cover that portion of the cost of ongoing maintenance for those off-street improvements first constructed along the frontages of private properties within the NID as part of the Downtown Streetscape Enhancement Project (e.g. sidewalks, landscaping, benches, etc.) that exceeds the maintenance costs already borne by Carson City for the frontages of those private properties.

2. Pursuant to NRS 271.325, the Board of Supervisors has determined that public convenience and necessity require the NID's creation, and that its creation is economically sound and feasible.

SECTION II:

The NID comprises only the area depicted on EXHIBIT A, including only the Assessor Parcel Numbers set forth on EXHIBIT C.

SECTION III:

The Downtown Streetscape Enhancement Project improvements that are to be maintained, in part, through NID-derived funds are graphically shown on Exhibit B, all of which front private properties within the NID's geographical boundaries. Maintenance of improvements fronting the public properties identified on Exhibit A are hereby expressly excluded from the NID and any NID-funded maintenance obligation.

SECTION IV:

1. The property owners within the NID shall respectively be assessed for fiscal tax year 2016-2017 ("Year One") the amounts shown on Exhibit C for each such property.

2. The City currently spends approximately \$37,284 per year on maintenance of the areas where Downtown Streetscape Enhancement Project's improvements will be constructed. The City will hereafter continue to contribute at least that amount toward the maintenance of those improvements.

3. The present annual maintenance cost estimate for the Downtown Streetscape Enhancement Project's improvements, including those on Carson Street, Curry Street, and the Third Street Plaza, is \$107,335. That estimate includes improvements that front properties owned by the State of Nevada ("State") and Carson City ("City"), respectively. The State and City will continue to maintain all improvements along their building frontages (as they do currently). The State and City properties occupy 29% (2,600 feet of a total of 8,950 feet) of the property frontage where Downtown Streetscape Enhancement Project improvements will be constructed. The difference between the current maintenance expenditure by the City (\$37,284) and the Year One estimated maintenance cost (\$107,335) is \$70,051. The private property owners' annual maintenance cost share (71% of \$70,051) is therefore estimated to be \$49,736. This is the amount that will be assessed to property owners in Year One, as further detailed below in Section V of this Ordinance.

4. The Curry Street improvements under the Downtown Streetscape Enhancement Project are scheduled for construction two years after the Carson Street and Third Street improvements. It is the intent of this Ordinance to hereby establish a maintenance assessment for all of those improvements under the Downtown Streetscape Enhancement Project, including those made to Curry Street.

5. The NID Maintenance Plan, attached to this ordinance as Exhibit D, details the improvements to be maintained, the anticipated schedule and levels of maintenance of those improvements, and the estimated time and expense of that maintenance. The NID Maintenance Plan further provides for the power washing of sidewalks, garbage removal, general cleanup, landscape maintenance, and sidewalk snow removal.

SECTION V:

1. The NID's sole purpose is to self-assess its members in an amount equal to Carson City's increased maintenance costs for the portions of the Downtown Streetscape Enhancement Project that are constructed within the NID's geographic boundaries. No portion of any funds received from the NID, through assessment or otherwise, shall be used to pay all or any portion of an expense previously obligated for, or which has traditionally been borne by, the City.

2. This NID's geographic boundaries will include all non-excluded real property depicted on **Exhibit A**, with those included properties being assessed based upon the building square footage of a property relative to the total building square footage of all properties included within the NID. Generally, properties that directly front

on the Downtown Streetscape Enhancement Project improvements are assessed at a 100% assessment rate, and properties that are elsewhere within the NID (i.e., are located on a side or adjacent street), are assessed at a 75% rate. All properties within the NID that are zoned exclusively residential (e.g., private homes and all private residences included within a mixed-use property) will be excluded from the NID and the resulting NID assessments. No pro-ration by Carson City will be required for assessed NID properties sold during a tax year; rather, all such pro-rations will be privately addressed, if at all, by the buyer and seller to each such respective transaction. A Notice of NID Annual Assessment will be recorded against title to each and every assessed NID property.

3. The NID assessment will be annually due from all owners of property within the NID, as part of their respective ad valorem tax. The total Year One assessment to all non-excluded property owners within the NID shall be \$49,736, collectively. The assessment shall be pro-rated each year among the NID's property owners based on the distribution method described in detail below. The assessment shall increase each year by the Consumer Price Index for the closest, and therefore most applicable, city or town to Carson City ("CPI"), but in no event more than 5% on a year-over-year basis. An assessment shall not decrease from the prior year if the CPI goes negative for an evaluated period; provided, however, that once a credit balance of twenty percent (20%) above the projected cost of maintenance is established in the maintenance account for unexpected expenses (e.g. unanticipated heavy snow removal), the City shall reduce the assessment amount to the actual projected maintenance cost (if that cost is less than the base assessment amount plus CPI increases). If the credit balance decreases below 20% of the projected cost of maintenance, the assessment shall be increased that year to cover the project cost of maintenance plus the additional cost to reestablish the 20% credit balance, but in no case shall the assessment be more than the base assessment plus CPI increases.

4. In Year One and all subsequent years, Carson City must itemize and document the alleged increased maintenance costs by spreadsheet and corroborating documentation, which may include actual costs of maintenance or the cost of contracting the maintenance to a private company, as applicable.

5. The NID will be administered by a Nevada non-profit corporation to be run by a three-person board of directors elected annually by property owners within the NID, and represented by a single corporate officer to be appointed annually by the NID's board of directors. No board member or officer would be entitled to receive compensation for serving in those capacities, and the corporation's maximum annual overhead would be prohibited from exceeding 1% of the previous year's total assessment to the NID.

6. All NID assessments shall be allocated, and all NID member voting shall be weighted, in the proportion to the square footage of each Member's NID building(s) bear(s) to the total square footage of all buildings within the NID, as reduced by 25% for each 75%-assessed NID Member, as detailed above and on Exhibit C. Square footage will be determined based upon the Carson City Assessor's Records.

7. Carson City and the State are not a part of the NID, and will be solely responsible for the maintenance of all improvements fronting their respective properties.

8. Upon request from the NID's board of directors, the Board of Supervisors may decrease the base assessment based upon an actual reduction in maintenance costs or other special considerations. The Board of Supervisors may further consider a request from the NID's board of directors for an increase in the base assessment to pay for other improvements or activities, such as marketing and advertising, so long as such a request is approved in writing by no less than those property owners within the NID that collectively represent at least 50% of the basis for assessment.

SECTION VI:

Pursuant to NRS 271.325(6), upon adoption of this Ordinance, the Board of Supervisors shall cause to be recorded in the office of the Carson City Recorder a certified copy of a list of the tracts to be assessed and the amount of maximum benefits estimated to be assessed against each tract in the assessment area, as shown on the assessment plat, as revised and approved by the governing body pursuant to NRS 271.320 (the area and the list of assessed properties). Neither the failure to record that list nor any defect or omission in that list shall affect the validity of any assessment, the lien for the payment thereof, or the priority of that lien.

SECTION VII:

EXHIBIT LIST. This ordinance contains the following exhibits:

- A. NID Map.
- B. Downtown Improvements Plan.
- C. NID Property List and Year-One Assessment
- D. NID Maintenance Plan and Cost Estimate

PROPOSED on \_\_\_\_\_, 2015.

PROPOSED by \_\_\_\_\_.

PASSED \_\_\_\_\_, 2016.

VOTE: AYES: SUPERVISORS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: SUPERVISORS: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: SUPERVISORS: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Robert Crowell, Mayor

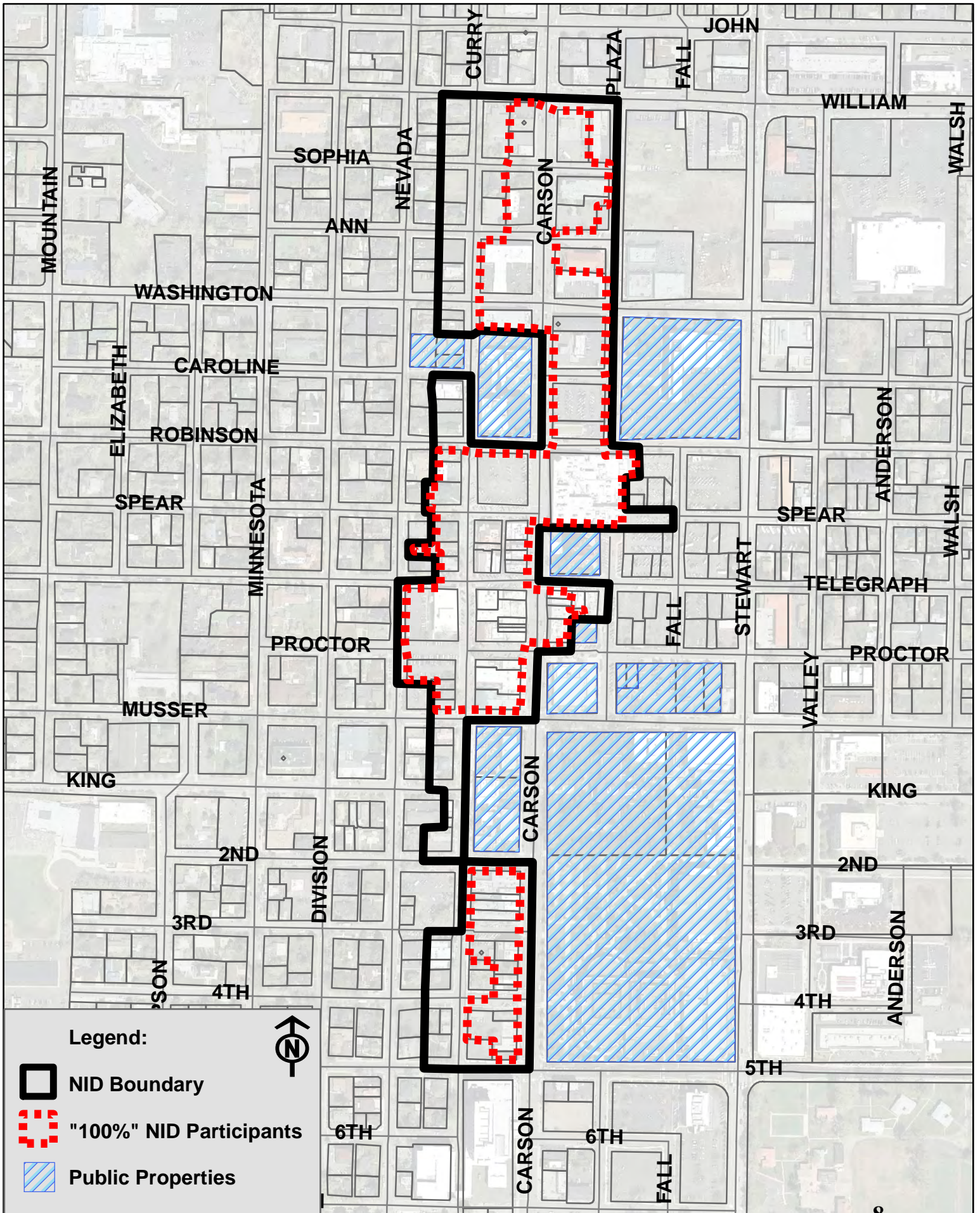
ATTEST:

\_\_\_\_\_  
SUE MERRIWETHER  
CLERK/RECORDER

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

# PROPOSED DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT

Exhibit A







**Carson City Downtown Streetscape**  
Carson City, NV



Exhibit B - Downtown Improvement Plan Sheet 2 of 4



**Carson City Downtown Streetscape**  
Carson City, NV

Exhibit B - Downtown Improvement Plan Sheet 3 of 4



Downtown Carson Street, Curry Street Third Street Plaza  
Year-One Neighborhood Improvement District Maintenance Assessment

**EXHIBIT C**

	Parcel No	Property Location	Owner Name	AV 15/16	Land size	Bldg size	Specia Benefit Factor	% total bldg size	Assessment \$	49,736
<b><u>WEST SIDE OF CARSON ST</u></b>										
<u>W WILLIAMS AND N CARSON</u>	00118407	1020 N CARSON ST	ROSENTHAL, DONALD M ET AL	34,581	7,480	2,259	100%	2,259	0.49%	\$ 242
	00118408	1000 N CARSON ST	THAYER, DONALD AND CATHERINE	42,956	7,480	1,500	100%	1,500	0.32%	\$ 160
<u>SOPHIA AND N CARSON</u>	00118802	922 N CARSON STREET	BROGISH LLC	37,876	4,828	2,625	100%	2,625	0.56%	\$ 281
	00118804	900 N CARSON STREET	BROOKS, BENTLEY Y & MONICA	76,087	10,132	2,100	100%	2,100	0.45%	\$ 225
<u>ANN AND N CARSON</u>	00119401	800 N CARSON STREET	MAFFI, JOE ROBERT	405,240	29,711	37,838	100%	37,838	8.14%	\$ 4,047
<u>W WASHINGTON AND N CARSON</u>	00328304	716 N CARSON ST	FIRST FINANCIAL COLLATERAL INC	327,282	11,080	19,927	100%	19,927	4.29%	\$ 2,132
<u>W ROBINSON AND N CARSON</u>	00322301	500 N CARSON ST	ADAMS CARSON LLC	143,750	28,900	0	100%	-	0.00%	\$ -
<u>W SPEAR AND N CARSON</u>	00322402	420 N CARSON ST	NORTHERN NV COMSTOCK INV LLC	83,418	5,409	5,439	100%	5,439	1.17%	\$ 582
	00322403	410 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	61,064	2,898	4,403	100%	4,403	0.95%	\$ 471
	00322404	408 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	62,820	2,890	4,945	100%	4,945	1.06%	\$ 529
	00322409	402 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	133,200	2,788	5,951	100%	5,951	1.28%	\$ 637
<u>W TELEGRAPH AND N CARSON</u>	00322902	320 N CARSON ST	320 NORTH CARSON STREET LLC	38,960	2,890	2,690	100%	2,690	0.58%	\$ 288
	00322903	318 N CARSON ST	DOUBLE EAGLE CUBED LLC	165,337	7,990	13,441	100%	13,441	2.89%	\$ 1,438
	00322904	310 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	29,298	1,020	1,020	100%	1,020	0.22%	\$ 109
	00322905	308 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	24,104	1,275	1,275	100%	1,275	0.27%	\$ 136
	00322906	306 N CARSON ST	ADAMS 302 CARSON LLC	29,194	1,275	2,053	100%	2,053	0.44%	\$ 220
	00322907	302 N CARSON ST	ADAMS CARSON LLC	123,904	8,670	8,748	100%	8,748	1.88%	\$ 936
<u>W PROCTOR AND N CARSON</u>	00321301	111 W PROCTOR ST	CARSON INCUBATOR I LLC	181,623	5,178	8,390	100%	8,390	1.80%	\$ 897
	00321302	206 N CARSON ST	FIRST NATIONAL BANK OF NEV TRUST	133,538	13,522	11,519	100%	11,519	2.48%	\$ 1,232
	00321303	202 N CARSON ST	KNASIAK, JAMES W & BETTY TRUST	128,098	10,200	9,426	100%	9,426	2.03%	\$ 1,008
<u>SECOND AND S CARSON</u>	00311206	123 W SECOND ST	LOPICCOLO FAMILY TRUST 5/26/98	159,117	13,423	10,251	100%	10,251	2.20%	\$ 1,097
	00311203	210 S CARSON ST	BODIE NEVADA TRUST 12/27/11	32,171	3,910	1,924	100%	1,924	0.41%	\$ 206
	00311204	217 S CURRY ST	MERCURY CLEANERS INC	55,595	5,780	5,746	100%	5,746	1.24%	\$ 615
	00311205	224 S CARSON ST	LOPICCOLO FAMILY TRUST 5/26/98	63,097	5,780	5,685	100%	5,685	1.22%	\$ 608
<u>THIRD AND S CARSON</u>	00311309	310 S CARSON ST	LOPICCOLO INVESTMENTS LLC	108,071	5,440	12,906	100%	12,906	2.78%	\$ 1,381
	00311310	S CARSON ST	BERNARD BORTOLIN, LLC	19,104	3,995	0	100%	-	0.00%	\$ -
	00311311	312 S CARSON ST	BERNARD BORTOLIN, LLC	30,013	2,975	2,890	100%	2,890	0.62%	\$ 309
	00311312	314 S CARSON ST	BERNARD BORTOLIN, LLC	22,526	1,700	1,920	100%	1,920	0.41%	\$ 205
<u>FOUTH AND S CARSON</u>	00311602	400 S CARSON ST	BERNARD BORTOLIN, LLC	14,241	2,890	0	100%	-	0.00%	\$ -
	00311601	408 S CARSON ST	BERNARD BORTOLIN, LLC	107,902	17,772	4,208	100%	4,208	0.91%	\$ 450
	00311604	418 S CARSON ST	CUBIX ORMSBY LLC	12,354	2,507	2,079	100%	2,079	0.45%	\$ 222
<b><u>EAST SIDE OF CARSON ST</u></b>										
<u>E WILLIAMS AND N CARSON</u>	00216201	1017 N CARSON ST	MAPP ENTERPRISES, INC	174,848	19,278	1,653	100%	1,653	0.36%	\$ 177
<u>SOPHIA AND N CARSON</u>	00216304	917 N CARSON ST	B P HOTEL, LLC	430,653	12,070	31,890	100%	31,890	6.86%	\$ 3,411
	00216305	901 N CARSON STREET	B P HOTEL, LLC	45,378	14,365	0	100%	-	0.00%	\$ -
<u>ANN AND N CARSON</u>	00216402	801 N CARSON ST	BRINSON, BETTY	112,262	14,450	10,531	100%	10,531	2.26%	\$ 1,126
<u>E WASHINGTON AND N CARSON</u>	00426101	113 E WASHINGTON ST	CARSON LODGE #1 - MASONIC LODGE	70,351	8,500	4,929	100%	4,929	1.06%	\$ 527
	00426102	705 N CARSON ST	LAMKIN, ROBERT L AND ROBERTA A	129,733	20,400	1,731	100%	1,731	0.37%	\$ 185
<u>EAST CAROLINE AND N CARSON</u>	00426301	617 N CARSON ST	ADAMS CARSON LLC	118,981	22,100	0	100%	-	0.00%	\$ -
	00426302	601 N CARSON ST	PARDINI FAMILY PROPERTIES LLC	63,164	6,800	3,920	100%	3,920	0.84%	\$ 419
<u>E ROBINSON AND N CARSON</u>	00421111	507 N CARSON ST	ADAMS CARSON LLC	2,488,159	68,389	79,378	100%	79,378	17.07%	\$ 8,491
	00421402	E SPEAR ST	ADAMS CARSON LLC	10,192	2,040	0	100%	-	0.00%	\$ -
<u>E TELEGRAPH AND N CARSON</u>	00421503	319 N CARSON ST	DAVIS / BENTHAM LLC	48,992	2,278	4,320	100%	4,320	0.93%	\$ 462
	00421504	315 N CARSON ST	YAPLE, JON M AND JEANNE	23,540	2,125	1,958	100%	1,958	0.42%	\$ 209
	00421508	311 N CARSON ST	JOHNSON, THOMAS Y AND LINDA E	92,756	2,860	7,644	100%	7,644	1.64%	\$ 818
	00421506	301 N CARSON ST	JOHNSON FAMILY REVOCABLETRUST	114,901	6,995	9,282	100%	9,282	2.00%	\$ 993



Downtown Carson Street, Curry Street Third Street Plaza  
 Year-One Neighborhood Improvement District Maintenance Assessment

**EXHIBIT C**

**PLAZA STREET FRONTAGE**

<u>WILLIAMS AND PLAZA</u>	00216202	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	59,371	9,622	5,239	75%	-	0.00%	\$	-
<u>SOPHIA AND PLAZA</u>	00216303	110 E ANN STREET	SALAS, ANGELICA & GONZALEZ	23,033	2,465	2,465	75%	3,929	0.85%	\$	420
<u>E TELEGRAPH AND PLAZA</u>	00421502	107 E TELEGRAPH	T.L.A.C.P., LLC	35,756	2,636	2,150	75%	1,849	0.40%	\$	198
	00421501	111 E TELEGRAPH	PH PROPERTIES LTE PARTNERSHIP	56,083	3,612	2,948	75%	1,613	0.35%	\$	172
								2,211	0.48%	\$	237
			Total	9,444,950	729,407	480,811		464,969	100%	\$	49,736

Exhibit D

Neighborhood Improvement District Maintenance Costs 6/22/15

Scope Item	Existing Cost	Future Quantity (SF or EA)	Future Cost	Difference to be funded by NID	Notes
Sidewalk Maintenance - Carson		73,600	\$ 38,272		Daily litter removal, leaf/debris removal, occasional power washing, snow removal within 24 hours of snow event
Street Trees - Carson		153	\$ 26,010		General tree care, pruning etc. \$42.50 * 2 hours * 2 times per year
Planters - Carson		6,000	\$ 3,900		Medians existing, assumed 5'x5' each new planter
Hanging Baskets - Carson		40	\$ 8,500		Maintenance only, 1-2 waterings per day, 7 days a week 5/1-9/30
			\$ 76,682		Subtotal Carson
Sidewalk Maintenance - Curry		23,604	\$ 12,274		Daily litter removal, leaf/debris removal, occasional power washing, snow removal within 24 hours of snow event
Street Trees - Curry		32	\$ 5,440		General tree care, pruning etc. \$42.50 * 2 hours * 2 times per year
Planters - Curry		1,800	\$ 1,170		Assumed 5'x5' size each planter
Hanging Baskets - Curry		15	\$ 2,125		Maintenance only, 1-2 waterings per day, 7 days a week 5/1-9/31
			\$ 21,009		Subtotal Curry
Sidewalk Maintenance - Third		10,890	\$ 5,663		Daily litter removal, leaf/debris removal, occasional power washing, snow removal within 24 hours of snow event
Street Trees - Third		16	\$ 2,720		General tree care, pruning etc. \$42.50 * 2 hours * 2 times per year
Planters - Third		850	\$ 553		Assumed 5'x5' size each planter
Hanging Baskets - Third		5	\$ 708		Maintenance only, 1-2 waterings per day, 7 days a week 5/1-9/32
			\$ 9,644		Subtotal Plaza
	Total \$ 37,284		\$ 107,335	\$ 70,051	

Assumptions:

Based on outsourcing to private contractors all maintenance and snow removal  
 No depreciation or capital replacement costs  
 Major Repairs would be additional costs

\*Existing cost based on 0.40 FTE of Park Operations Coordinator @ \$60,708 S&B equals \$24,282, plus 0.5 seasonal groundskeeper Apr-Oct @ \$7,000, plus contribution to the City to maintain the hanging flower baskets @\$6,000.

Sidewalk existing \$0.20 / sf litter/debris pick up. Future \$0.52 / sf as shown in notes.