

# Parking Ramp Questions

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# Importance

- A city project
- Millions of dollars
- Worthy of continued analysis
- Unanswered questions beg investigation

# The Walker Report

Location	North Side of 10th Street, between Phillips Avenue and Second Avenue
Cost / Space	\$14,146
Construction Cost	\$9,789,101
Land Acquisitions	No
Demolition Costs	No
Number of Spaces	692
Displaced Spaces	135
Net Spaces Gained	557
Cost/Net Space Gained	\$17,575

Source: Walker Parking Consultants, 2014

# Unanswered Questions

- 1) Why not extend the ramp at 8<sup>th</sup> and Dakota?
- 2) Why does the city ramp cost \$21 million while the Walker Report estimated \$10 million for a much larger ramp? 692 stalls vs. 525 (375 not leased). Almost 4x cost per publicly-available space!
- 3) Who assessed construction cost for the proposed ramp?
- 4) How was this assessment performed?
- 5) Who selected the ramp contractor?
- 6) How was this selection made?

# More Questions

- 7) Who performed the appraisal of hotel building rights?
- 8) Does this appraisal incorporate the value of being situated on a parking ramp that also serves as a foundation?
- 9) Who selected the builder for the hotel complex?
- 10) How was this builder selected?

# Still More Questions

- 11) Was a recent building collapse considered when Legacy Developments was selected?
- 12) When parking spaces are leased to Legacy, will they be leased at construction costs or a subsidized rate?
- 13) Why is the city responsible for demolishing the hotel complex after its design lifespan?

# Critical Questions

- 14) Why does the executive withhold answers from taxpayers?
- 15) Why does the legislature let this happen?
- 16) Who owns the contracting companies?
- 17) Who really benefits from the project?
- 18) Who is giving how much \$ to whom?
- 19) Who gave how much \$ to whom?
- 20) Is this a reward for campaign contributions?

# Recommendations

- Compare city cost to Walker Report
- Almost 4x cost per publicly-available space!
- Cancel the project due to excessive cost
  
- Reclaim our government



# Enjoy Nature

