

# Agenda Item 14, Parking Ramp History

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# Importance

- Big project
- Lots of money
- Affects city growth, downtown vitality
- Window into real government
- I studied and reported repeatedly

# “Proposed Parking Ramp Complex”

- Presented December 5, 2017

## Best Short-Term Solution

- Expand ramp at 8<sup>th</sup> and Dakota
- 80 spaces could be added per Community Development
- Why wasn't this discussed?

# “Parking Ramp Complex Costs”

- Presented December 12, 2017
- Walker report: \$9 million to build a parking ramp
- City ramp: \$21 million
- Extra costs of \$12 million:
  - A bit of inflation
  - Support hotel aesthetically
  - Support hotel structurally
  - Gift to builder

# Costs, Continued

## Building Site Lease

- Secret appraisal at \$1 million
- Probably worth much more
- Another gift to another business

# “Parking Ramp Questions”

- Presented December 19, 2017
- Why not extend the ramp at 8<sup>th</sup> and Dakota?
- 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!
- Who assessed construction cost for the proposed ramp?
- How was this assessment performed?
- Who selected the ramp contractor?
- How was this selection made?

# Questions, Continued

- Who performed the appraisal of hotel building rights?
- Does this appraisal incorporate the value of being situated on a parking ramp that also serves as a foundation?
- Who selected the builder for the hotel complex?
- How was this builder selected?
- Was a recent building collapse considered when Legacy Developments was selected?
- When parking spaces are leased to Legacy, will they be leased at construction costs or a subsidized rate?
- Why is the city responsible for demolishing the hotel complex after its design lifespan?
- Why does the executive withhold answers from taxpayers?
- Why does the legislature let this happen?
- Who owns the contracting companies?
- Who really benefits from the project?
- Who is giving how much \$ to whom?
- Who gave how much \$ to whom?
- Is this a reward for campaign contributions?

# “Parking Ramp Mechanisms”

- Presented January 2, 2018

## Legacy Developments

- Multiple OSHA safety violations
- Copper Lounge collapse, man's death
- Ongoing criminal investigation
- Violated smoke shop lease
- Illegally dumped asbestos
- \$20,000 fine forgiven – corruption in action
- Don't reward this behavior



# “Let's Make A Deal”

- Presented January 9, 2018
- A critique of the “iconic” parking ramp
- “Iconic” being a mask for overpriced
- Project should be cancelled

# “Changing The Guard”

- Presented May 15, 2018
- Encouraged newly elected to cancel a bad deal

## New Parking Ramp

- Walker report said \$10 million for a large ramp
- But we're paying \$21 million for a small ramp
- Disreputable builder
- This scam should be cancelled

# Suspicious Staff Move

- Daren Ketcham, former community development directory, picked Legacy Developments
- Now works as VP for Legacy Developments
- See “Legacy Developments names Daren Ketcham VP, key player in parking ramp project” Argus Leader, June 21, 2018

# Last Week's Meeting

- Hard to believe ramp needs another \$1.5 million
- Some mods temporary until shopping, motel added
- Administration tried for approval without timely information
- Kudos to those who demanded information, delayed vote

# Media Involvement

- Kudos to Argus Leader for uncovering details
- But no local media will say “corrupt scam”
- Commercial news media supports commerce

# Enjoy

