

BEMIDJI CITY COUNCIL

Work Session Agenda

Monday, January 8, 2018

**City Hall
Conference Room
5:30 P.M.**



1. CALL TO ORDER / ROLL CALL
2. REVIEW LIQUOR STORE EXTERIOR DESIGN OPTIONS
3. REVIEW GRANT VALLEY PARCEL INFORMATION
4. ADJOURNMENT

NOTE: All cellular devices are to be switched to a non-audible function during Council and Committee meetings.

COUNCIL AGENDA ITEM



Meeting Date: January 8, 2018

Action Requested: Review Liquor Store Exterior Design Options

Prepared By: Craig Gray, DPW/City Engineer *CG*

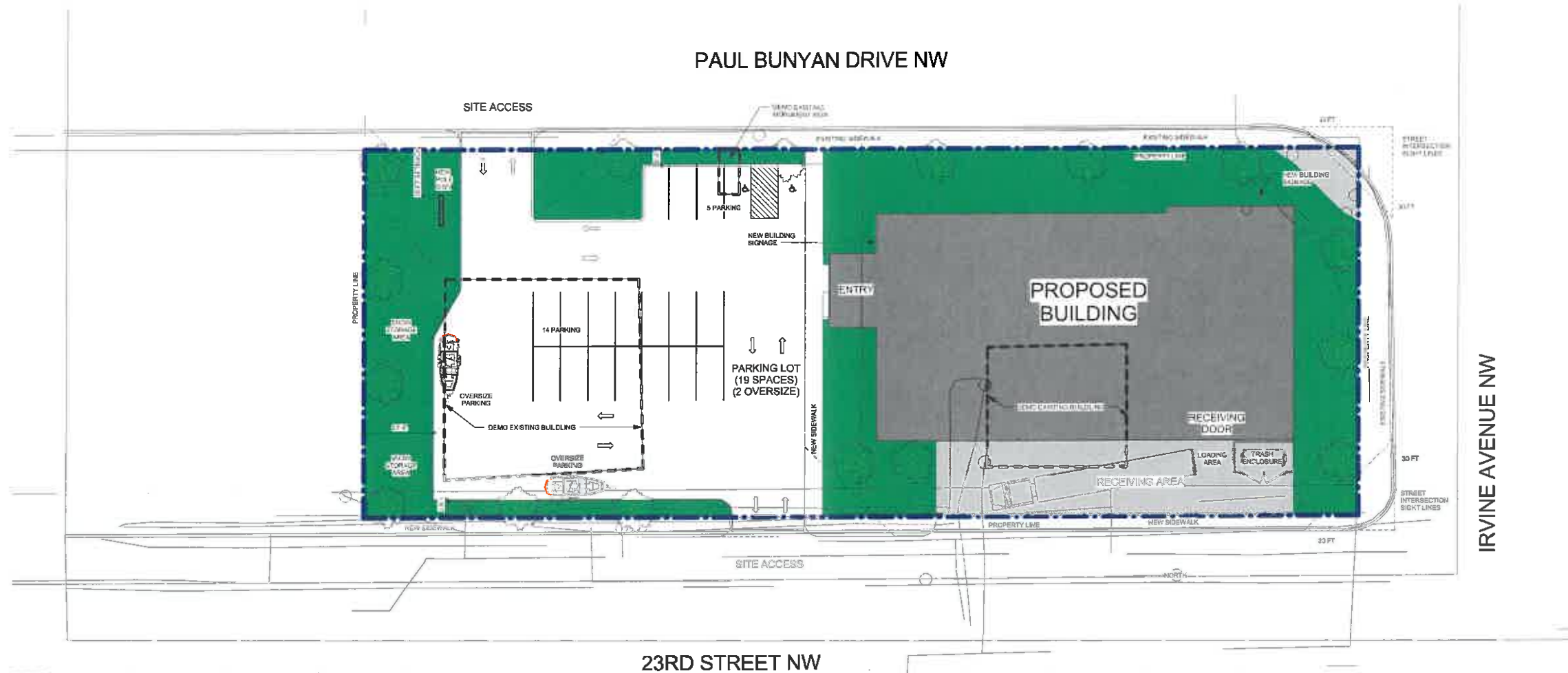
Staff has been working with our architects, DSGW, on the preliminary design of the new liquor store over the past couple of months. We have received approval from the JPB for the site plan and associated variances and we have finalized the interior floor layout/operations with the liquor store managers. We now need to get city council feedback on the exterior design of the building.

Attached is a copy of the site plan, the interior layout of the new store and three exterior design options that DSGW and staff have prepared. The estimated project cost associated with each option is also provided. Ron Eischens will provide additional information on project financing on the meeting on Monday evening.

Erik Wedge, DSGW, will also be at the meeting to provide input on the design and to answer any questions. Our goal is to get the project out for bids as soon as possible so we are hoping to finalize or narrow down the exterior look of the building at this meeting.

Recommendation:

Provide input to staff on the design options.



GREEN SPACE CALCULATIONS:

SITE AREA:	40,175 SF +/-
GREEN SPACE - TOTAL (30%):	12,215 SF
BUILDING AREA:	11,025 SF
PARKING LOT / SIDEWALKS:	13,595 SF
RECEIVING AREA:	2,985 SF
INTERSECTION SIDEWALK:	355 SF
TOTAL IMPERVIOUS AREA (70%)	27,960 SF

GREEN SPACE - FRONT YARD CALCULATIONS:

NORTH (20 FT SETBACK)	6,600 SF
EAST (20 FT SETBACK)	2,410 SF
SOUTH (24 FT SETBACK)	7,915 SF
TOTAL	16,925 SF
GREEN SPACE (55%)	9,433 SF

PARKING CALCULATIONS:

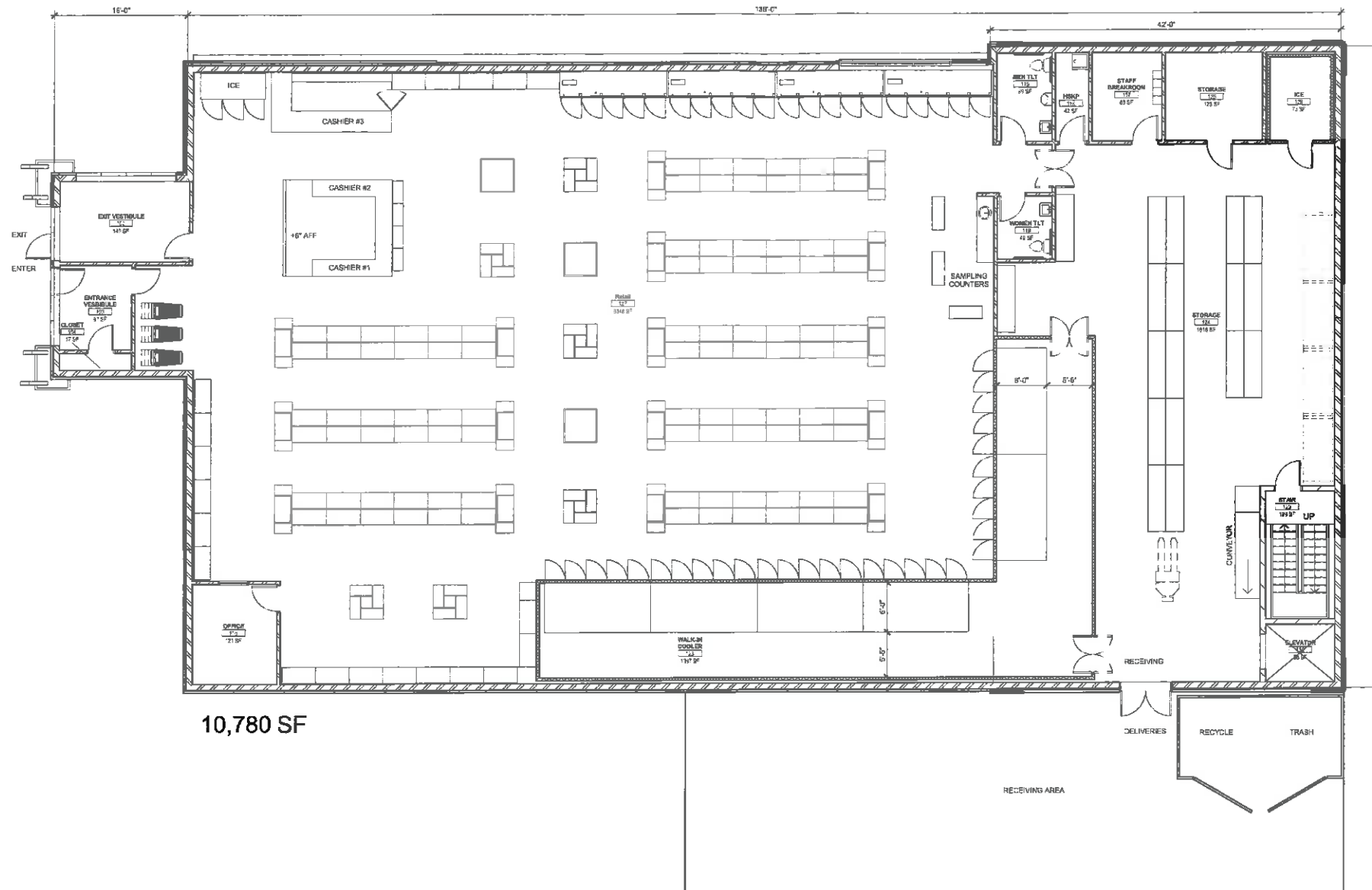
LEVEL 1 - RETAIL 6500 SF (1:250 SF)	26 SPACES
LEVEL 1 - STORAGE 4,525 SF	0 SPACES
LEVEL 0 - STORAGE 11,025 SF	0 SPACES
PROVIDED	19 SPACES
	2 OVERSIZE

TREE CALCULATIONS:

TREES: 16 REQUIRED



1 Site Plan
1" = 20'-0"



① Level 1 Option A, B, C & D
 1/8" = 1'-0"









BEMIDJI LIQUOR STORE **\$3,700,000 - \$3,900,000**

OPTION B - INTERSECTION







COUNCIL AGENDA ITEM



Meeting Date: January 8, 2018

Action Requested: Liquor Store Financing

Prepared By: Ron Eischens, Finance Director

Ron

The Council will review alternative exterior designs for the new liquor store on Monday.

The attached summarizes the cost options including related land acquisition costs. The Council previously discussed bonding for all expansion costs and leaving liquor reserves alone. Bonding is allowable for expansion/improvement of liquor operations but is more difficult for other projects the Council may want to fund.

Repaying costs of this expansion project, in addition to the annual transfer to the General Fund, will consume most of the annual liquor store profits based on 2016 results. To be conservative, I have not projected increased liquor sales or profits in the future, but we certainly anticipate higher sales and profits.

Bond terms are set at 20 years to allow for positive cash flow with a prepayment option available after 5 years. Once the bond sale occurs, the liquor fund will have approximately \$1.4 million of undesignated funds for future projects and/or emergencies.

Recommendation:

Provide direction on liquor store design to finalize plans and specifications.

**CITY OF BEMIDJI
LIQUOR STORE ALTERNATIVES
FINANCING OPTIONS**

Description	Options		
	A	B	C
Ortons land purchase	775,000	775,000	775,000
Overbeeks land purchase	290,000	290,000	290,000
Construction Costs - Avg Hi/Low	3,635,000	3,800,000	4,150,000
TOTAL COSTS	4,700,000	4,865,000	5,215,000
20 Year Bond Payments	340,000	351,000	376,000
2016 Liquor Store Cash Flow**	780,000	780,000	780,000
Annual transfer to General Fund	(390,000)	(390,000)	(390,000)
Annual bond payments	(340,000)	(351,000)	(376,000)
Remaining Liquor Profits	50,000	39,000	14,000
Liquor Cash Balances	2016 <u>1,568,046</u>	2017 636,932	
Orton's land purchase reimbursed through bonds		<u>775,000</u>	
Projected liquor cash after bonding		<u>1,411,932</u>	

** No growth assumed for new store

**CITY OF BEMIDJI
GRANT VALLEY PARCEL INFO**

Description	Parcel #			
	15.00263.00	15.00263.03	15.01185.00	15.01186.00
Township tax 2017	86	490	54	471
City tax in 2023 (2.8X greater after 5 yrs)	240	1,373	150	1,318
<u>Stormwater fee</u>				
Assumptions	Residential	Commercial	Rental - 1 Unit	Commercial
	All outside drainage area (50% of normal rate)			
Annual Fee	39	1,833	58	1,014
Gas/Elec Fee	5% of monthly charges			
Cable Fee	5% of monthly charges for cable TV services			
PEG fee	\$.50 cents per month			
Sales tax	Businesses must collect 1% local sales tax .5% City and .5% County			