

**DOWNTOWN DEVELOPMENT AUTHORITY JOINT STUDY SESSION  
WITH CITY COMMISSION**

**AGENDA**

**Monday, July 22, 2019**

**7:00 p.m.**

**Governmental Center, 400 Boardman Avenue, Traverse City**

**Commission Chambers, Second Floor**

**[www.downtowntc.com](http://www.downtowntc.com)**

Information and minutes are available from the DDA CEO, 303 East State Street, Suite C, Traverse City, MI 49684, (231) 922-2050. If you are planning to attend the meeting and are handicapped requiring special assistance; please notify the DDA CEO as soon as possible.

1. Pledge of Allegiance

2. Roll Call

3. Topics of Discussion

- A. Presentation of, and discussion regarding, the City Commission and Downtown Development Authority Joint Ad Hoc Committee Report regarding Tax Increment Financing 97 Plan. (Marty Colburn, Commissioner Richard I. Lewis, Chairman; Mayor Jim Carruthers; Mayor Pro Tem Amy Shamroe; Jean Derenzy, DDA Board Members Bill Golden, Scott Hardy and Gabe Schneider)
- B. Public Comment
- C. Downtown Development Authority Meeting Adjourns

The Traverse City Downtown Development Authority does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. The DDA CEO has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the DDA office.



**Downtown Development Authority**  
**303 E. State Street**  
**Traverse City, MI 49684**  
**jean@downtowntc.com**  
**231-922-2050**

## **Memorandum**

---

**To:** City Commission and Downtown Development Authority Board

**From:** Jean Derenzy, DDA CEO

**Date:** July 16, 2019

**SUBJECT:** Report from TIF Ad Hoc Committee

Attached is an outline of the findings and discussion from the TIF Ad Hoc Committee. The 14 attachments to the outline will be provided in hard copy at the meeting to allow for easier review for Board members.

Should you have questions prior to the meeting, feel free to call or email.

# City Commission and Downtown Development Authority TIF 97 Ad Hoc Committee Report

---

## Outline of Presentation

### A. Purpose of Ad Hoc Committee and Members of Committee

1. Review of remaining capital projects in the TIF 97 Plan, construction of a Parking Facility at 145 West Front Street and possible extension of the TIF 97 Plan.
  - a. Primary question - can the anticipated capital projects and a West End Parking Facility be financially supported.
2. Committee Members: City Commission - Mayor Jim Carruthers, Mayor Pro-Tem Amy Shamroe and Commissioner Richard Lewis (Chair); Downtown Development Authority - Scott Hardy, Gabe Schneider and Bill Golden; Staff - Jean Derenzy, DDA CEO

First Meeting - March 22; Final Meeting - May 22; Total Meetings – 4. The Final motion of the TIF Ad Hoc:

**Motion by Shamroe, seconded by Hardy, that this committee finds that in order to meet the parking needs of West end, we need to build a parking deck and TIF would need to be extended for a period of between 8-13 years to support bond repayments, as outlined in the financial aspects provided at the May 22, 2019 meeting. Motion passed unanimously.**

In addition, the Ad Hoc Committee acknowledges that building this parking facility will not solve all of the parking issues. The DDA and the City, will need to continue to look at their public partner, BATA for the Bayline and Destination Downtown and continue working on public transportation opportunities. In addition, look for public/private partnerships opportunities to address parking needs.

3. As Chair of the Committee, Richard Lewis will be providing the overview of this report and lead the discussion. However, all Ad Hoc members, will be participating in the discussion.

B. Three base questions regarding parking:

1. Is there currently, or is there going to be, a parking issue/need on the west end of downtown that needs to be addressed?
  - a. West End for the purpose of review is area west of Union Street.
  - b. Map (Attachment 1)
2. Is the construction of a parking facility the most viable option to deal with that need?
3. Given that debt service for a parking facility will exceed the current TIF 97 financial capabilities, is there willingness to extend the TIF 97 Plan to meet the debt service of the parking facility?

C. Base Overview of TIF 97 Plan -

1. This overview reflects where TIF 97 stands at this point in time and further developed with the intent of providing supporting documentation for the issuance of debt.
2. Development Projects Listing (Attachment 2) - included those underway or are most likely to be underway within the 2-3 months.
  - a. Listing also identifies those development projects which have been announced and may also be included at a later date.
3. Capital Projects Listing (Attachment 3) - TIF 97 Capital Projects currently (with the exception of the Parking Facility) on the Six Year Capital Improvement Plan.
  - a. Six Year Capital Improvement Plan only goes to FY 2024-2025. This listing anticipates the commencement/completion of the listed projects by the end of the current Plan in 2028. The Six Year Capital Improvement Plan will be updated accordingly.

- b. The listing has three anticipated capital projects to be incorporated once the process for inclusion within the TIF 97 Plan and Six Year Capital Improvement Plan has been completed.
4. TIF 97 Revenue and Expense Projections - Status Quo Spreadsheet (Attachment 4)
- a. Taxable Value Growth Inflation is estimated to be 1.5%. Since the inception of TIF 97, the average inflationary growth has been 2.1%
  - b. Only New Taxable Value to Roll as noted above has been included. Note that no additions have been included for the final five years of the Plan - an unlikely scenario.
  - c. The revenue projections do not include or factor in economic downturn(s) or tribunal appeals/refunds.
  - d. Projected Unit Capture does not assume mileages will be renew upon expiration.
  - e. Professional Services includes funding for a downtown police officer through June 30, 2028.

D. Deck Options and Project Cost (Attachment 5)

- 1. Three primary options review; the same three discussed at the January 2019 joint meeting. An additional option was reviewed regarding enhancing the footings and constructing addition levels at a later date.
- 2. Only two options are recommended for further deliberation: Option 1, build to a height of 57.33 feet and Option 2, build to a height of 68.67 feet.
- 3. Both options will require a setback of ten (10) feet at the 45 feet point of the structure, and a text amendment to the zoning code to not require housing on the upper level. Design schematic (Attachment 6).
- 4. While both options are doable, both are considered very inefficient and costly decks. Memo from Rich & Associates (Attachment 7), however identified this site as the best

location for west end parking services. In addition, the Hardy and Olde Town Decks were bid and built during downturns in the economy.

5. There is another option we were asked to explore, but that option has not be fully vetted. What we can state, this option will not reduce the cost of the project, but it may prove to be a more efficient facility.
6. Hardy Deck and Olde Town Deck are for comparative purposes.

E. Bonding Options (Attachment 8)

1. Financial options were undertaken by City's Financial Advisors, Robert W. Baird & Co. The 'A' in Options 1A and 2A reflect a payment schedule whereby the payments in the first seven years will be lower in order to compensation for the outstanding debt service on the Hardy Deck, but is increased in the final thirteen years.
2. The following TIF 97 Revenue and Expense Projections spreadsheets include the debt service for the two options recommended for further deliberations.
  - a. Option 1, 58 foot height, 20 year bond (Attachment 9); final payout in June 2041.
  - b. Options 2, 69 foot height, 20 year bond (Attachment 10); final payout in June 2041.
  - c. Option 1, 58 foot height, 20 year bond w/ payout in year 15 (Attachment 11); final payout in June 2036.
  - d. Option 2, 69 foot height, 20 year bond w/ payout in year 15 (Attachment 12); final payout in June 2036.
  - e. Scenario 58 foot height, 7 year bond, payout in June 2028 (Attachment 13).
3. TIF 97 Revenue and Expense Projections for the following are also available, but not included.
  - f. Option 1, 58 foot height, 15 year bond, payout in June 2036.
  - g. Option 2, 69 foot height, 15 year bond, payout in June 2036.

4. The Revenue and Expense Projections indicated that regardless of which option is finally selected, an extension of the TIF 97 Plan will be required. The extension, at this point is a few as eight (8) years or a long as thirteen (13) years.

F. Next Steps:

1. Back to the three base questions:

- a. Is there currently or is there going to be a parking issue/need on the west end of downtown that needs to be addressed?
- b. Is the construction of a parking facility the most viable option to deal with that need?
- c. Given that debt service for a parking facility will exceed the current TIF 97 Plan financial capabilities, is there willingness to extend the TIF 97 Plan to meet the debt service of the parking facility?

2. If the answer to all three is not yes, then there is no need to further the process.

3. If the answer to all three is yes, a resolution affirming the direction should be considered by the City Commission and Downtown Development Authority. From that action the next two questions will need to be flushed out over the next several months through meetings with the public.

- a. What is the best option to pursue.
- b. What is the best financing model to pursue.

4. West End Parking Deck Flow Chart (Attachment 14)

- a. This is and will not be a quick process, nor should it be. There are a number of steps in the process. The Flow Chart may not cover all of the details, but it does, hopefully, identify the key elements in the decision process.

G. Comments from Committee members.

H. Questions / Discussion.



ATTACHMENT 1

West Arm of Grand Traverse Bay



This map is a design for general information only and does not constitute a final plan or specification. The City of Traverse City reserves the right to modify or cancel this map at any time without notice. All dimensions are approximate and subject to change.

**1/4 MILE BUFFER**  
**305 WEST FRONT STREET & HARDY PARKING DECK**

**DOWNTOWN DEVELOPMENT AUTHORITY**





**Development Projects within TIF 97 District**

	Fiscal Year ending added to roll				Taxable Value Added
	6/30/21	6/30/22	6/30/23	6/30/24	
<b>Most Likely Projects:</b>					
Breakwater Project	\$ 3,125,000	\$ 4,875,000	\$ -	\$ -	\$ 8,000,000
222 East State St - Socks	625,000	1,250,000	625,000	-	2,500,000
160 East State St - Renovation	300,000	300,000	-	-	600,000
305 West Front St - Phase 1	3,000,000	4,500,000	-	-	7,500,000
415 East Front St - Honor Bank	900,000	1,350,000	-	-	2,250,000
<b>Total</b>	<b>\$ 7,950,000</b>	<b>\$ 12,275,000</b>	<b>\$ 625,000</b>	<b>\$ -</b>	<b>\$ 20,850,000</b>

**Other Possible Projects:**

401 East Front St. - Cornell	\$ -	\$ -	\$ -	\$ -	\$ -
124 West Front St	-	-	-	-	-
145 West Front St - Private	-	-	-	-	-
309 West Front St - Phase 2	1,500,000	5,250,000	750,000	-	7,500,000
Hall Street - Hotel Project	1,800,000	2,100,000	2,100,000	-	6,000,000
Mercer Project	-	-	-	-	-
Hannah-Lay Building	922,500	750,000	750,000	750,000	3,172,500
<b>Total</b>	<b>\$ 4,222,500</b>	<b>\$ 8,100,000</b>	<b>\$ 3,600,000</b>	<b>\$ 750,000</b>	<b>\$ 16,672,500</b>

as of 07/15/19

**Projects Listed in Public Improvement Plan**

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
<b>200 Block Alley Enhanced Improvements</b>									
North Cass Street Bridge Rehabilitation	\$45,000	\$201,500							
Park Street Bridge Repair	\$150,000								
SouthCass Street Bridge Repair	\$66,000								
South Union Street Bridge Repair		\$93,000							
West Front Street Bridge Replacement	\$220,000								
Civic Square					\$800,000				
Farmers Market			\$300,000						\$1,000,000
Lower Boardman Universal Access	\$150,000			\$150,000					\$2,000,000
Redevelopment of Lot O				\$316,000					
Opera House Green Improvements (Lighting Retrofit)	\$35,500								
Opera House Boiler Replacement		\$12,000							
East Front Street Reconstruction						\$600,000	\$600,000		
Front/State Street Streetscapes						\$1,000,000	\$1,000,000		
Grandview Parkway Pedestrian Crossing Enhancement					\$500,000				
Traffic Signal Mast Arm	\$140,000								
Tree Replacement		\$50,000	\$50,000						
<b>Total</b>	<b>\$806,500</b>	<b>\$356,500</b>	<b>\$350,000</b>	<b>\$1,266,000</b>	<b>\$500,000</b>	<b>\$1,600,000</b>	<b>\$1,600,000</b>	<b>\$0</b>	<b>\$3,000,000</b>
<b>Other Possible Public Improvement Projects</b>									
Public/Private Parking Projects		\$2,000,000							
Stormwater Infrastructure									
Infrastructure Improvements						\$300,000	\$300,000		\$300,000

as of 05/22/19

Capital Projects

Fiscal Year

2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040
		\$300,000	\$300,000	\$300,000							
\$0	\$0	\$300,000	\$300,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$2,000,000	\$2,000,000		\$2,000,000		\$2,000,000						



**West End Parking Deck Options/Project Cost**

as of July 15, 2019

	Option 1 - 57.33 R	Option 1.1 - 57.3 R Footings Enhanced	Option 2 - 66.67 R	Option 3 - 78R	Hardy Deck - 2003	Old Towne Deck - 2010
Total Square Footage	149,285	149,285	172,197	195,110	188,000	165,000
Number of Total Spaces of Facility	370	370	437	496	540	534
Square Foot per Space	403	403	394	393	311	309
Number of Net Spaces on Site	267	267	334	393	368	??
Loss of Spaces on West End	156	156	156	156		
Net Gain for West End w/ Deck	111	111	178	237		
Cost:						
Construction Cost	\$14,182,075	\$14,682,075	\$16,358,715	\$18,535,450	\$8,492,065	\$7,985,872
Purchase of Air Rights	125,000	125,000	125,000	125,000	645,902	452,736
Soft Cost:						
Design Contingency Fee	500,000	500,000	500,000	500,000		
Professional Fees - 3.5%	496,373	513,873	572,555	648,741		
Construction Testing - .5%	70,910	73,410	81,794	92,677		
Project Contingency - 3.5%	496,373	513,873	572,555	648,741		
Alley Improvements	284,720	284,720	284,720	284,720		
L&P Alley Undergrounding	539,593	539,593	539,593	539,593		
Total Cost	\$16,695,044	\$17,232,544	\$19,034,932	\$21,374,922	\$9,137,967	\$8,438,608
Cost per Space Total	\$42,556	\$44,009	\$41,386	\$41,181	\$16,922	\$15,803
Present Value due to Inflation					\$23,378	\$18,497

Current number of spaces on Lot V is 103, w/ 25 leased and 78 owned by city.

Number of spaces on former Lot S (305 W. Front) was 84. Lease expired June 28, 2019 and property developed to begin.

Number of spaces on former Lot Z (Breakwater Development) was 72.

Number of spaces on site of current Hardy Deck was 123, 16 private and 107 owned by City. Of the 540 spaces at the Hardy Deck, 65 are privately owned.

1. All options include use of air space with a 10 foot setback at 45 feet.

2. All options assumes construction to begin 2nd Quarter 2021.

3. All options assumes cost of construction @ \$95 per square foot. Also includes construction of a modified 'white box' to support use of air space.

4. Percentages are tied to the Construction Cost.

5. Utility under grounding cost for alley from Pine to Union is \$539,593. Project percentage is approximately 35.95% of total.

6. Cost per space is base on Total Construction Cost and Soft Cost.

**Notes**



ATTACHMENT 6





## ATTACHMENT 7



RICH & ASSOCIATES

**City of Traverse City**  
**West Front Parking Deck**  
**Design parameters**  
**May 3, 2019**

- The Old Town Deck were bid during a more favorable bidding climate and Bids were 10-15% under estimates.
- The Old Town Deck has all double loaded parking modules (most efficient). Based on the site constraints of The West End Deck there will be a single loaded module.
- Construction costs have increased approximately 5% a year since The Old Town Deck was Bid and in recent years have increased 6-7%.
- The West End Deck is an excellent location to provide parking for west end future development based on 400 ft. walking radius of deck. In this zone there are limited to no other viable sites.
- The West End Deck footprint is smaller footprint than The Hardy Deck or The Old Town Deck which impacts design and capacity.
- The West End Deck requires a 10 foot step back at 45 feet on Front and Pine Streets and a 60 foot height restriction that impacts the layout of the deck and impacts the parking counts.
- The prominent location of the site calls for an aesthetic solution worthy of a "gateway" building. The architectural design of the West End Deck will need to be consistent with the standards set by the Hardy and Old Town Decks which requires additional costs.
- The cost estimate is based on a Schematic Design which is preliminary and all design parameters, Owner requirements, etc. have not been completely identified.
- Fixed costs such as utilities, elevators and foundations are applied over fewer spaces due to lesser capacity when compared to The Hardy Deck and The Old Town Deck.

Attachment 8

West End Parking Deck Bonding Options

as of July 15, 2019

	Option 1	Option 1A	Option 1.1	Option 1.1A	Option 2	Option 2A	Option 3	Option 3A
Par Amount of Bond	\$17,075,000	\$17,075,000	\$17,620,000	\$17,620,000	\$19,455,000	\$19,455,000	\$21,835,000	\$21,835,000
Cost of Issuance	(120,750)	(120,750)	(120,750)	(120,750)	(125,500)	(125,500)	(130,250)	(130,250)
Underwriter's Discount	(256,125)	(256,125)	(264,300)	(264,300)	(291,825)	(291,825)	(327,525)	(327,525)
Total Cost	(376,875)	(376,875)	(385,050)	(385,050)	(417,325)	(417,325)	(457,775)	(457,775)
Net Proceeds	\$16,698,125	\$16,698,125	\$17,234,950	\$17,234,950	\$19,037,675	\$19,037,675	\$21,377,225	\$21,377,225
Total Debt Service	\$24,129,036	\$25,871,524	\$24,899,627	\$26,644,436	\$27,490,848	\$29,276,791	\$30,855,667	\$32,687,939
Total Interest Paid	\$7,054,036	\$8,796,524	\$7,279,627	\$9,024,436	\$8,035,848	\$10,113,616	\$9,348,192	\$11,180,464
Interest Rate	3.8%	3.9%	3.8%	3.7%	3.8%	3.9%	3.8%	3.9%

1. 20 year bond issued on May 1, 2021

2. Interest rate as of March 18, 2018 (April 9, 2019 for Option 1.1) with .5% added in anticipation of Fed increases.

3. Bonding Options relate to Construction Options.

4. The "1-5" Rule is a provision of Act 34 (Revised Municipal Finance Act) regulating General Obligation Bonds in Michigan. The Rule sets a limitation for Bonds issued under Act 34 (such as the proposed West End Parking Facility Bonds) that beginning in Year 5 (2026 in this case), the amount of principal in each year needs to be at least 20% of the largest principal payment in any year (2041 in this case). This provision restricts municipalities' ability to "backload" debt. We would not be able to a perfect "wrap" in Options 1A or 2A because we have to add a little principal in year 2026-2028 to comply with the Rule.

5. The 2017 Hardy Deck Refunding Bonds are not callable until 4/1/27, and therefore cannot be refinanced. Because there would be a large PV loss on any potential restructuring to "kick out" the Hardy Bonds past 2028, we would need to get a formal waiver from the State, which they would be unlikely to grant in this case. And, because the Bonds are not currently callable, we cannot refund them for savings at this time.

Notes

ATTACHMENT 9  
 IF 97 REVENUE AND EXPENSE PROJECTIONS - FISCAL YEARS ENDING 6/30/19 TO 6/30/28  
 PROJECT OPTION 1 (67.33 FEET) - 20 YEAR BOND ISSUE - FOR DISCUSSION AND PLANNING PURPOSE ONLY - 07/15/19

IF 97 REVENUE AND EXPENSE PROJECTIONS - FISCAL YEARS ENDING 6/30/29 TO 6/30/43  
 PROJECT OPTION 1 (67.33 FEET) - 20 YEAR BOND ISSUE - FOR DISCUSSION AND PLANNING PURPOSE ONLY - 07/15/19

FISCAL YEAR ENDING	6/30/19		6/30/20		6/30/21		6/30/22		6/30/23		6/30/24		6/30/25		6/30/26		6/30/27		6/30/28		6/30/29		6/30/30		6/30/31		6/30/32		6/30/33		6/30/34		6/30/35		6/30/36		6/30/37		6/30/38		6/30/39		6/30/40		6/30/41		6/30/42		6/30/43																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated	budgeted	estimated																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
ESTIMATED NEW TAXABLE VALUE TO BOLL (100%) - includes unadopted	113,173,730	127,114,623	127,114,623	141,061,516	141,061,516	155,008,409	155,008,409	168,955,302	168,955,302	182,902,195	182,902,195	196,849,088	196,849,088	210,795,981	210,795,981	224,742,874	224,742,874	238,689,767	238,689,767	252,636,660	252,636,660	266,583,553	266,583,553	280,530,446	280,530,446	294,477,339	294,477,339	308,424,232	308,424,232	322,371,125	322,371,125	336,318,018	336,318,018	350,264,911	350,264,911	364,211,804	364,211,804	378,158,697	378,158,697	392,105,590	392,105,590	406,052,483	406,052,483	420,000,000	420,000,000	433,947,893	433,947,893	447,895,806	447,895,806	461,843,719	461,843,719	475,791,632	475,791,632	489,739,545	489,739,545	503,687,458	503,687,458	517,635,371	517,635,371	531,583,284	531,583,284	545,531,197	545,531,197	559,479,110	559,479,110	573,427,023	573,427,023	587,374,936	587,374,936	601,322,849	601,322,849	615,270,762	615,270,762	629,218,675	629,218,675	643,166,588	643,166,588	657,114,501	657,114,501	671,062,414	671,062,414	685,010,327	685,010,327	698,958,240	698,958,240	712,906,153	712,906,153	726,854,066	726,854,066	740,801,979	740,801,979	754,749,892	754,749,892	768,697,805	768,697,805	782,645,718	782,645,718	796,593,631	796,593,631	810,541,544	810,541,544	824,489,457	824,489,457	838,437,370	838,437,370	852,385,283	852,385,283	866,333,196	866,333,196	880,281,109	880,281,109	894,229,022	894,229,022	908,176,935	908,176,935	922,124,848	922,124,848	936,072,761	936,072,761	950,020,674	950,020,674	963,968,587	963,968,587	977,916,500	977,916,500	991,864,413	991,864,413	1,005,812,326	1,005,812,326	1,019,760,239	1,019,760,239	1,033,708,152	1,033,708,152	1,047,656,065	1,047,656,065	1,061,603,978	1,061,603,978	1,075,551,891	1,075,551,891	1,089,499,804	1,089,499,804	1,103,447,717	1,103,447,717	1,117,395,630	1,117,395,630	1,131,343,543	1,131,343,543	1,145,291,456	1,145,291,456	1,159,239,369	1,159,239,369	1,173,187,282	1,173,187,282	1,187,135,195	1,187,135,195	1,201,083,108	1,201,083,108	1,215,031,021	1,215,031,021	1,228,978,934	1,228,978,934	1,242,926,847	1,242,926,847	1,256,874,760	1,256,874,760	1,270,822,673	1,270,822,673	1,284,770,586	1,284,770,586	1,298,718,499	1,298,718,499	1,312,666,412	1,312,666,412	1,326,614,325	1,326,614,325	1,340,562,238	1,340,562,238	1,354,510,151	1,354,510,151	1,368,458,064	1,368,458,064	1,382,405,977	1,382,405,977	1,396,353,890	1,396,353,890	1,410,301,803	1,410,301,803	1,424,249,716	1,424,249,716	1,438,197,629	1,438,197,629	1,452,145,542	1,452,145,542	1,466,093,455	1,466,093,455	1,480,041,368	1,480,041,368	1,493,989,281	1,493,989,281	1,507,937,194	1,507,937,194	1,521,885,107	1,521,885,107	1,535,833,020	1,535,833,020	1,549,780,933	1,549,780,933	1,563,728,846	1,563,728,846	1,577,676,759	1,577,676,759	1,591,624,672	1,591,624,672	1,605,572,585	1,605,572,585	1,619,520,498	1,619,520,498	1,633,468,411	1,633,468,411	1,647,416,324	1,647,416,324	1,661,364,237	1,661,364,237	1,675,312,150	1,675,312,150	1,689,260,063	1,689,260,063	1,703,207,976	1,703,207,976	1,717,155,889	1,717,155,889	1,731,103,802	1,731,103,802	1,745,051,715	1,745,051,715	1,758,999,628	1,758,999,628	1,772,947,541	1,772,947,541	1,786,895,454	1,786,895,454	1,800,843,367	1,800,843,367	1,814,791,280	1,814,791,280	1,828,739,193	1,828,739,193	1,842,687,106	1,842,687,106	1,856,635,019	1,856,635,019	1,870,582,932	1,870,582,932	1,884,530,845	1,884,530,845	1,898,478,758	1,898,478,758	1,912,426,671	1,912,426,671	1,926,374,584	1,926,374,584	1,940,322,497	1,940,322,497	1,954,270,410	1,954,270,410	1,968,218,323	1,968,218,323	1,982,166,236	1,982,166,236	1,996,114,149	1,996,114,149	2,010,062,062	2,010,062,062	2,024,009,975	2,024,009,975	2,037,957,888	2,037,957,888	2,051,905,801	2,051,905,801	2,065,853,714	2,065,853,714	2,079,801,627	2,079,801,627	2,093,749,540	2,093,749,540	2,107,697,453	2,107,697,453	2,121,645,366	2,121,645,366	2,135,593,279	2,135,593,279	2,149,541,192	2,149,541,192	2,163,489,105	2,163,489,105	2,177,437,018	2,177,437,018	2,191,384,931	2,191,384,931	2,205,332,844	2,205,332,844	2,219,280,757	2,219,280,757	2,233,228,670	2,233,228,670	2,247,176,583	2,247,176,583	2,261,124,496	2,261,124,496	2,275,072,409	2,275,072,409	2,289,020,322	2,289,020,322	2,302,968,235	2,302,968,235	2,316,916,148	2,316,916,148	2,330,864,061	2,330,864,061	2,344,811,974	2,344,811,974	2,358,759,887	2,358,759,887	2,372,707,800	2,372,707,800	2,386,655,713	2,386,655,713	2,400,603,626	2,400,603,626	2,414,551,539	2,414,551,539	2,428,499,452	2,428,499,452	2,442,447,365	2,442,447,365	2,456,395,278	2,456,395,278	2,470,343,191	2,470,343,191	2,484,291,104	2,484,291,104	2,498,239,017	2,498,239,017	2,512,186,930	2,512,186,930	2,526,134,843	2,526,134,843	2,540,082,756	2,540,082,756	2,554,030,669	2,554,030,669	2,567,978,582	2,567,978,582	2,581,926,495	2,581,926,495	2,595,874,408	2,595,874,408	2,609,822,321	2,609,822,321	2,623,770,234	2,623,770,234	2,637,718,147	2,637,718,147	2,651,666,060	2,651,666,060	2,665,613,973	2,665,613,973	2,679,561,886	2,679,561,886	2,693,509,799	2,693,509,799	2,707,457,712	2,707,457,712	2,721,405,625	2,721,405,625	2,735,353,538	2,735,353,538	2,749,301,451	2,749,301,451	2,763,249,364	2,763,249,364	2,777,197,277	2,777,197,277	2,791,145,190	2,791,145,190	2,805,093,103	2,805,093,103	2,819,041,016	2,819,041,016	2,832,988,929	2,832,988,929	2,846,936,842	2,846,936,842	2,860,884,755	2,860,884,755	2,874,832,668	2,874,832,668	2,888,780,581	2,888,780,581	2,902,728,494	2,902,728,494	2,916,676,407	2,916,676,407	2,930,624,320	2,930,624,320	2,944,572,233	2,944,572,233	2,958,520,146	2,958,520,146	2,972,468,059	2,972,468,059	2,986,415,972	2,986,415,972	3,000,363,885	3,000,363,885	3,014,311,798	3,014,311,798	3,028,259,711	3,028,259,711	3,042,207,624	3,042,207,624	3,056,155,537	3,056,155,537	3,070,103,450	3,070,103,450	3,084,051,363	3,084,051,363	3,097,999,276	3,097,999,276	3,111,947,189	3,111,947,189	3,125,895,102	3,125,895,102	3,139,843,015	3,139,843,015	3,153,790,928	3,153,790,928	3,167,738,841	3,167,738,841	3,181,686,754	3,181,686,754	3,195,634,667	3,195,634,667	3,209,582,580	3,209,582,580	3,223,530,493	3,223,530,493	3,237,478,406	3,237,478,406	3,251,426,319	3,251,426,319	3,265,374,232	3,265,374,232	3,279,322,145	3,279,322,145	3,293,270,058	3,293,270,058	3,307,217,971	3,307,217,971	3,321,165,884	3,321,165,884	3,335,113,797	3,335,113,797	3,349,061,710	3,349,061,710	3,363,009,623	3,363,009,623	3,376,957,536	3,376,957,536	3,390,905,449	3,390,905,449	3,404,853,362	3,404,853,362	3,418,801,275	3,418,801,275	3,432,749,188	3,432,749,188	3,446,697,101	3,446,697,101	3,460,645,014	3,460,645,014	3,474,592,927	3,474,592,927	3,488,540,840	3,488,540,840	3,502,488,753	3,502,488,753	3,516,436,666	3,516,436,666	3,530,384,579	3,530,384,579	3,544,332,492	3,544,332,492	3,558,280,405	3,558,280,405	3,572,228,318	3,572,228,318	3,586,176,231	3,586,176,231	3,600,124,144	3,600,124,144	3,614,072,057	3,614,072,057	3,628,019,970	3,628,019,970	3,641,967,883	3,641,967,883	3,655,915,796	3,655,915,796	3,669,863,709	3,669,863,709	3,683,811,622	3,683,811,622	3,697,759,535	3,697,759,535	3,711,707,448	3,711,707,448	3,725,655,361	3,725,655,361	3,739,603,274	3,739,603,274	3,753,551,187	3,753,551,187	3,767,499,100	3,767,499,100	3,781,447,013	3,781,447,013	3,795,394,926	3,795,394,926	3,809,342,839	3,809,342,839	3,823,290,752	3,823,290,752	3,837,238,665	3,837,238,665	3,851,186,578	3,851,186,578	3,865,134,491	3,865,134,491	3,879,082,404	3,879,082,404	3,893,030,317	3,893,030,317	3,906,978,230	3,906,978,230	3,920,926,143	3,920,926,143	3,934,874,056	3,934,874,056	3,948,821,969	3,948,821,969	3,962,769,882	3,962,769,882	3,976,717,795	3,976,717,795	3,990,665,708	3,990,665,708	4,004,613,621	4,004,613,621	4,018,561,534	4,018,561,534	4,032,509,447	4,032,509,447	4,046,457,360	4,046,457,360	4,060,405,273	4,060,405,273	4,074,353,186	4,074,353,186	4,088,301,099	4,088,301,099	4,102,249,012	4,102,249,012	4,116,196,925	4,116,196,925	4,130,144,838	4,130,144,838	4,144,092,751	4,144,092,751	4,158,040,664	4,158,040,664	4,171,988,577	4,171,988,577	4,185,936,490	4,185,936,490	4,199,884,403	4,199,884,403	4,213,832,316	4,213,832,316	4,227,780,229	4,227,780,229	4,241,728,142	4,241,728,142	4,255,676,055	4,255,676,055	4,269,623,968	4,269,623,968	4,283,571,881	4,283,571,881	4,297,519,794	4,297,519,794	4,311,467,707	4,311,467,707	4,325,415,620	4,325,415,620	4,339,363,533	4,339





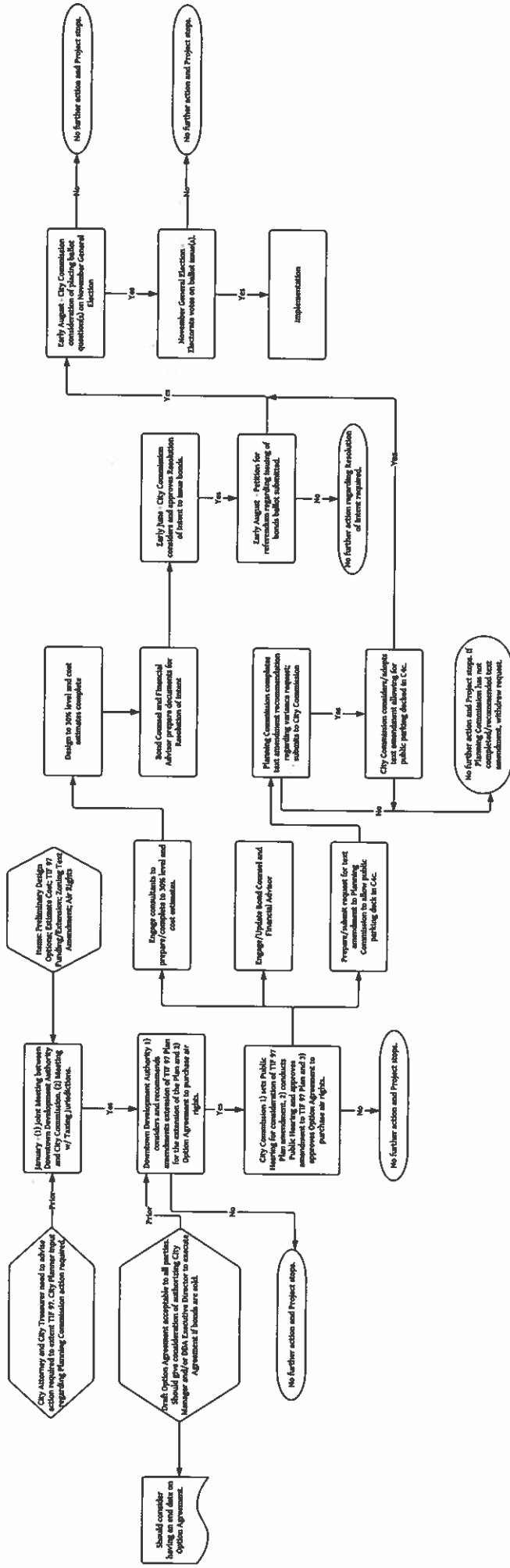








# Attachment 14



West Front  
Parking Deck

July 15, 2019