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## MEMORANDUM

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TO: Park Board  
SUBJECT: **Park Board Recommendation re: Mr. Briggs' Park Dedication Fees**  
DATE: April 23, 2024

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**Background:**

In August 2023, the Park Board considered this project and determined, based on the number of units at that time (62 and 85), that they would accept \$264,600, which is the full amount at \$1800/unit. Mr. Briggs was informed of this amount after the August meeting; his Engineer provided written comment to Community Development Specialist DeWitt in September 2023 that Mr. Briggs may request a reduction in the fee since they had increased significantly. In the meantime Mr. Briggs raised his unit numbers to 66 and 100. Because the Park Board did not reduce the park dedication fee amount, Staff did not send it back to the Park Board and told Mr. Briggs the new dollar amount with the increased units would be \$298,800. This was also communicated as part of his TIF agreement.

At the March 25<sup>th</sup> Park Board meeting Mr. Briggs petitioned the Park Board to reduce his park dedication fees. The Park Board approved allowing the dollar amount to remain at \$264,600 even though the unit count increased, this is a \$34,200 reduction of what he would currently be charged for the increased number of units, thus approving a reduction.

On March 28<sup>th</sup> the City Council approved the Park Boards recommendation to approve the park dedication fee for Phase 3 and Phase 4 in the amount of \$264,600 which is a \$34,200 reduction of what he would now be charged for the increased number of units:

Old Phase 3 (62 units):	\$111,600	Actual Phase 3 (66 units):	\$118,800
Old Phase 4 (85 units):	\$153,000	Actual Phase 4 (100 units):	\$180,000
Old Total (147 units):	\$264,600	Actual as Built Total (166 units):	\$298,800

Mayor Walker would like to reopen the discussion. Mr. Briggs would like to reduce the dollar amount to \$900 a unit for Phase 3 and remain at \$1800 a unit for Phase 4 and any subsequent Phases. However, Staff want to note they are proposing to calculate this off the already approved and reduced rate of \$264,600 and not the actual as-built rate of \$298,800.

Staff believe this is what they are looking at:

Currently  $\$264,600 / 166 \text{ units} = \$1593.98$  per unit is essentially what has been approved. Mr. Briggs would like to reduce 66 (or Phase 3) of those units to \$900 so the new park dedication fee would be \$239,400.

New equation:

$66 \text{ units} \times \$900 = \$59,400$  and  $100 \text{ units} \times \$1,800 = \$180,000$

Total park dedication fee  $\$239,400 / 166 \text{ units} = \$1442.17$  per unit.