

TO: Michael C. Van Milligen, City Manager
FROM: Marie L. Ware, Leisure Services Manager
SUBJECT: Request to Reschedule Five Flags Work Session
DATE: June 29, 2022

INTRODUCTION

The purpose of this memorandum is to request the rescheduling of the July 11, 2022 Five Flags work session.

DISCUSSION

At the June 6, 2022 meeting of the City Council the referendum item was received and filed and referred to staff to schedule a work session for July 11, 2022. We had discussed that this work session would review the other scenarios in more detail. Prior and since that time General Manager HR Cook and others have shared ideas related to paths forward that could be considered. I am sure City Council members have had the public share their ideas as well.

There is a general understanding that Five Flags has deferred capital projects and it also needs some upgrades to address current issues of the facility, for example the lack of enough restrooms. Being a 1970s building that has only had one major update it needs to have the deferred capital addressed. A refresh and improvements will attract shows and events to the Civic Center as well as have the potential to positively impact revenues. The past studies have outlined the economic benefits.

I met with the Civic Center Commission at their meeting this week and thanked them for their dedication to Five Flags and this project throughout every step of this process since 2018 and passed along the thanks of the City Council. They are understandably disappointed and looking for how and the steps to move forward from here just as the City Council is. They understand fully the issues with the current building identified in the early studies and new ones.

This week I consulted with Bill Krueger of CSL International whom assisted us with completing the studies to date. Our studies contained public input, surveys, feasibility, market analysis and economics and that is CSL's specialty. They subcontracted with Betsch Associates and early on FEH for the architectural work.

Krueger felt a next step for us would be to take the deferred capital projects that were a part of the 2018 study and update the pricing and add capital projects that did not exist at that time. Those could be categorized into critical capital projects and improvement capital projects for the short term and the mid-term. They could be prioritized by urgency. There could also be important but less critical projects and enhanced capital projects that could be included. This would give us updated pricing for the most critical needs as well as enhancements. This is not work we would hire CSL for as this is not their specialty.

This process came about as we discussed generally scenario 1, 2 and 3. As an example, Scenario 1 and 2 contained the same critical capital projects determined in 2017-18. Scenario 2 was a very limited renovation in the same footprint of the building. The list of renovations were safety, security, ADA, and very basic updates. It had a price tag of \$18.6 million in 2018 with an additional price tag of \$25 million in capital needs in year 1-15 after the basic renovation. To escalate the price, it is prudent to update the capital project list as that will give the Council as decision makers a very accurate assessment in 2022 of what needs addressed at today's pricing. With the additional capital improvements that would address functionality, customer needs and back of house improvements for staff efficiency and address needs of performers today. Some of this same updated information will also be applicable for scenario 3.

This work and other ancillary work and research would take three months. A cost has not been determined but based upon previous work I would estimate this process would be \$30,000-50,000. It is my intention to deliver information that is helpful to the Civic Center Commission and the City Council in making decisions should the Council wish to place a measure on a March 2023 special election.

ACTION REQUESTED

I respectfully request the rescheduling of the July 11, 2022 Five Flags work session to Monday, October 24, 2022 at 6:00 p.m.