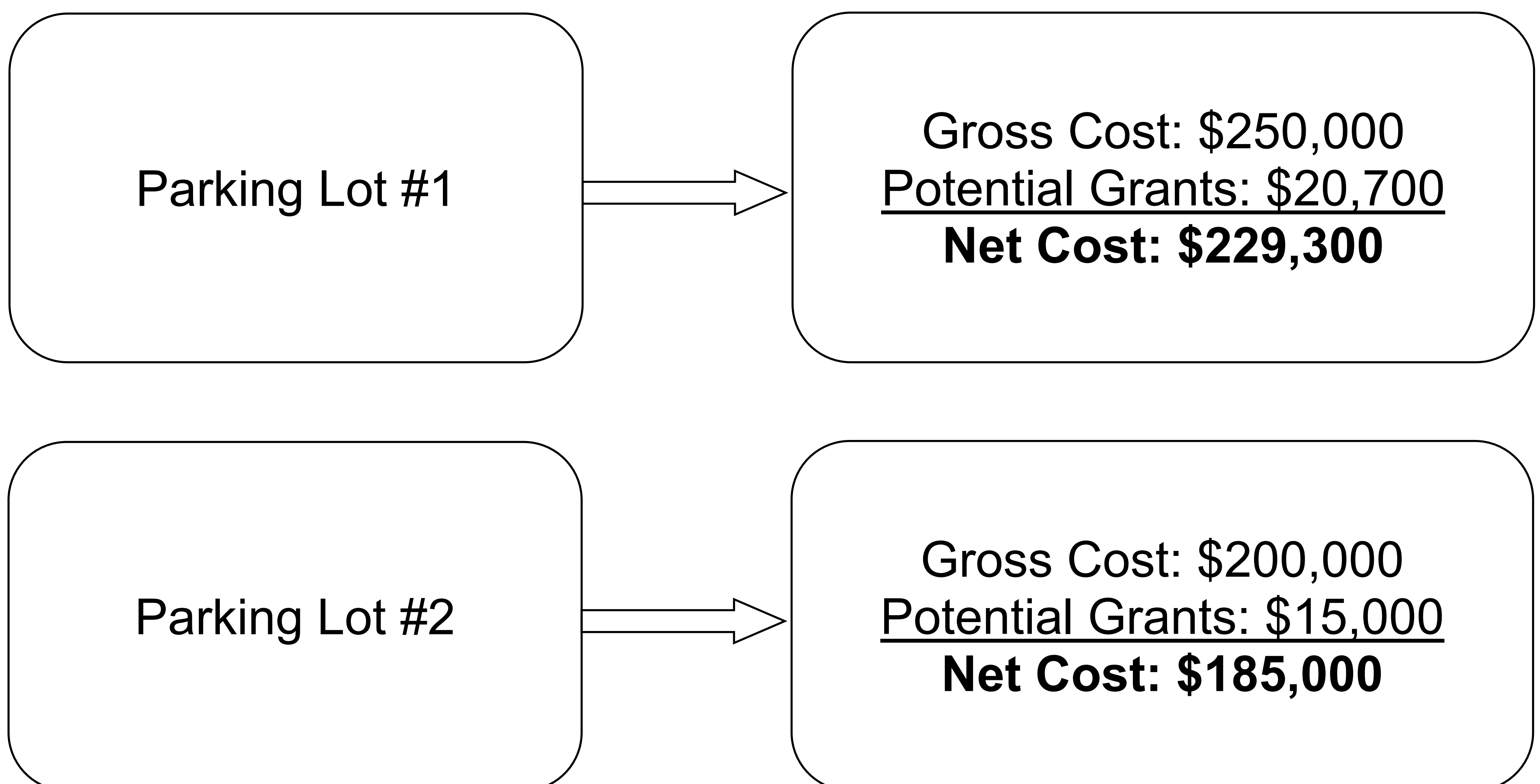


# Purpose of Study

1. The Town is looking to add a parking lot on McGonigal Street (parking lot 1) located in the Downtown core, with the potential to add a 2nd parking lot (parking lot 2) in the future.
2. These two parking lots are to be partially funded by grants with the residual being recovered from downtown commercial owners.
3. The analysis only pertains to the capital costs of the parking lots. It is anticipated that the annual operating costs would be charged Town-wide and included in future taxation.

## Cost Estimates

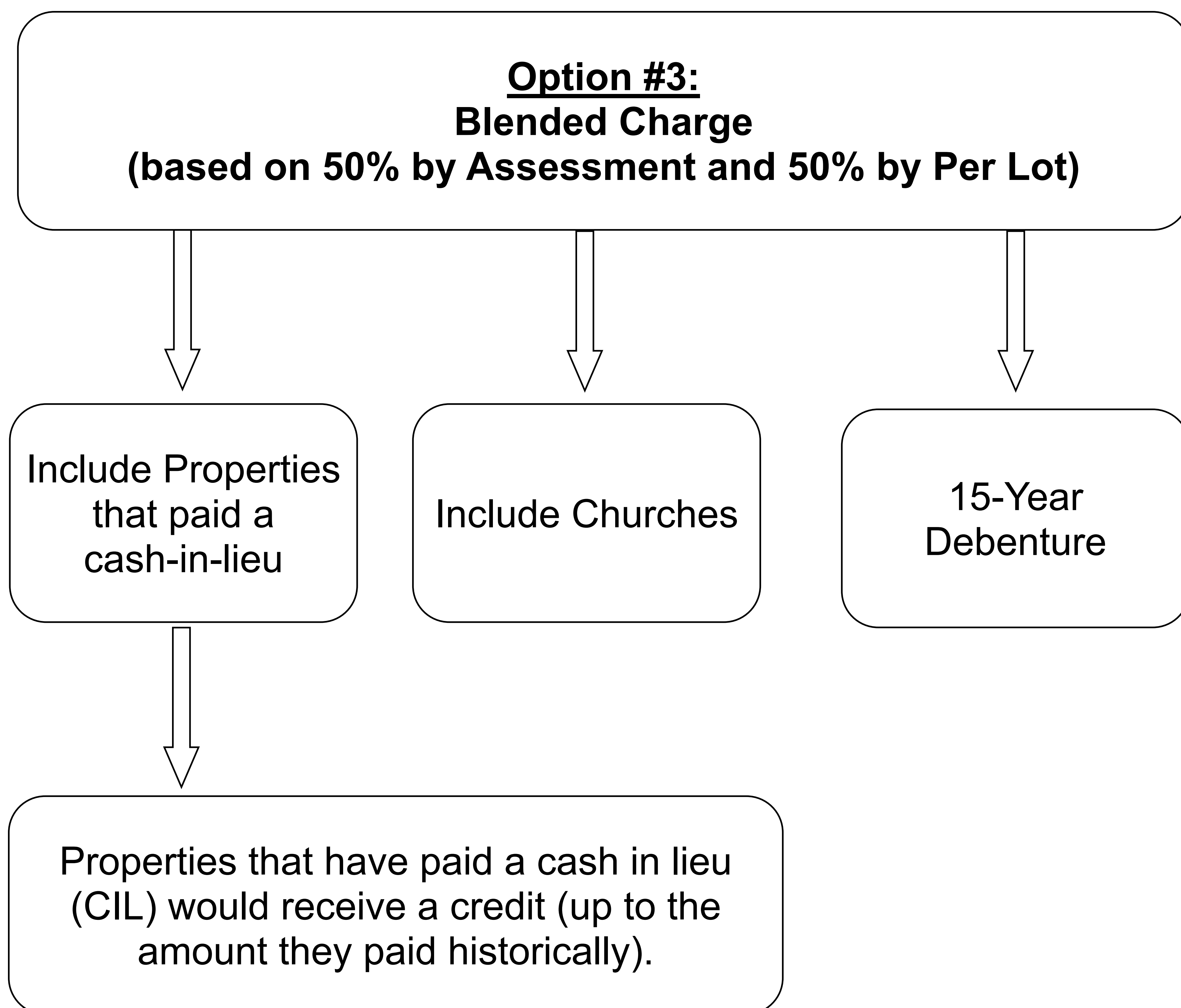


# Options Undertaken

## Option #:

1. Charge based on Commercial Assessment Values;
2. Charge based on a Per Lot Basis (Flat Rate);
3. Blended Charge (based on 50% by Assessment and 50% by Per Lot);  
or
4. Minimum (\$2,000) and Maximum (\$7,000) Charge based on Assessment.

## Staff Recommendation





# Parking Charge by Property (1 of 2)

Address	McGonigal Parking Lot	Potential Second Parking Lot	Total
Parking Lot Cost	\$ 250,000	\$ 200,000	\$ 450,000
Less Cash-in-lieu Reserve	\$ -	\$ -	\$ -
Less Anticipated Grants	\$ 20,700	\$ 15,000	\$ 35,700
Net Cost of Parking Lots	\$ 229,300	\$ 185,000	\$ 414,300

Cost Distribution by 50% Charge by Assessment & 50% Charge per Lot						
Address	McGonigal Parking Lot	Potential Second Parking Lot	Total	Annual Payment (15-Yr debt)		
164-166 DANIEL ST	\$ 2,588	\$ 2,088	\$ 4,677	\$391		
128, 142, 138 DANIEL ST N	\$ 3,888	\$ 3,137	\$ 7,024	\$588		
75 DANIEL ST N	\$ 1,690	\$ 1,364	\$ 3,054	\$256		
106 DANIEL ST N	\$ 2,020	\$ 1,630	\$ 3,650	\$306		
139 DANIEL ST N	\$ 2,066	\$ 1,666	\$ 3,732	\$312		
82 Daniel St N	\$ 4,254	\$ 3,432	\$ 7,685	\$643		
22 ELGIN ST W	\$ 1,425	\$ 1,150	\$ 2,575	\$216		
14 ELGIN ST W	\$ 1,735	\$ 1,400	\$ 3,135	\$262		
12 ELGIN ST W	\$ 1,970	\$ 1,589	\$ 3,559	\$298		
18 ELGIN ST W	\$ 2,043	\$ 1,648	\$ 3,691	\$309		
4 ELGIN ST W	\$ 1,745	\$ 1,408	\$ 3,152	\$264		
8 ELGIN ST W	\$ 1,899	\$ 1,532	\$ 3,430	\$287		
32 Elgin St W	\$ 1,742	\$ 1,406	\$ 3,148	\$264		
44-46 Elgin St W	\$ 1,808	\$ 1,459	\$ 3,267	\$273		
24 ELGIN ST W	\$ 2,176	\$ 1,756	\$ 3,932	\$329		
25 Elgin St W	\$ 1,695	\$ 1,367	\$ 3,062	\$256		
28 Elgin St W	\$ 1,950	\$ 1,574	\$ 3,524	\$295		
60 ELGIN ST W	\$ 2,729	\$ 2,202	\$ 4,931	\$413		
54 Elgin St W	\$ 3,116	\$ 2,514	\$ 5,630	\$471		
93 HUGH ST N	\$ 2,076	\$ 1,675	\$ 3,750	\$314		
99 John St N	\$ 1,761	\$ 1,420	\$ 3,181	\$266		
128 John St N	\$ 1,759	\$ 1,419	\$ 3,178	\$266		
147 John St N	\$ 2,171	\$ 1,752	\$ 3,923	\$328		
136 John St N	\$ 2,025	\$ 1,634	\$ 3,658	\$306		
32 John St N	\$ 1,339	\$ 1,080	\$ 2,419	\$203		
127 John St N	\$ 2,116	\$ 1,707	\$ 3,823	\$320		
94 John St N	\$ 1,819	\$ 1,468	\$ 3,287	\$275		
116 John St N	\$ 2,191	\$ 1,768	\$ 3,959	\$331		
131 John St N	\$ 1,702	\$ 1,373	\$ 3,074	\$257		
74 JOHN ST N	\$ 2,463	\$ 1,987	\$ 4,449	\$372		
75 JOHN ST N	\$ 2,246	\$ 1,812	\$ 4,059	\$340		
130 John St N	\$ 1,958	\$ 1,580	\$ 3,539	\$296		
135 JOHN ST N	\$ 2,006	\$ 1,618	\$ 3,624	\$303		
124 John St N	\$ 1,827	\$ 1,474	\$ 3,301	\$276		
117-119 John St N	\$ 1,873	\$ 1,511	\$ 3,384	\$283		
137 John St N	\$ 2,292	\$ 1,849	\$ 4,141	\$347		
84 John St N	\$ 1,447	\$ 1,167	\$ 2,614	\$219		
159 John St N	\$ 2,302	\$ 1,857	\$ 4,159	\$348		
152 JOHN ST N	\$ 2,529	\$ 2,041	\$ 4,570	\$383		
160 John St N	\$ 1,464	\$ 1,181	\$ 2,644	\$221		
172 John St N	\$ 1,643	\$ 1,326	\$ 2,969	\$249		
50 & 56 John St N	\$ 5,636	\$ 4,547	\$ 10,184	\$852		
141 John St N	\$ 2,386	\$ 1,925	\$ 4,311	\$361		
153 John St N	\$ 2,533	\$ 2,044	\$ 4,577	\$383		
81 JOHN ST N	\$ 1,888	\$ 1,523	\$ 3,411	\$285		
114 John St N	\$ 2,639	\$ 2,129	\$ 4,767	\$399		
89 John St N	\$ 2,122	\$ 1,712	\$ 3,834	\$321		
91 John St N	\$ 2,669	\$ 2,153	\$ 4,822	\$404		
100 John St N	\$ 2,232	\$ 1,801	\$ 4,032	\$338		



# Parking Charge by Property (2 of 2)

Address	McGonigal Parking Lot	Potential Second Parking Lot	Total
Parking Lot Cost	\$ 250,000	\$ 200,000	\$ 450,000
Less Cash-in-lieu Reserve	\$ -	\$ -	\$ -
Less Anticipated Grants	\$ 20,700	\$ 15,000	\$ 35,700
Net Cost of Parking Lots	\$ 229,300	\$ 185,000	\$ 414,300

Cost Distribution by 50% Charge by Assessment & 50% Charge per Lot					
Address	McGonigal Parking Lot	Potential Second Parking Lot	Total	Annual Payment (15-Yr debt)	
120 John St N	\$ 2,629	\$ 2,121	\$ 4,751	\$398	
106 John St N	\$ 2,313	\$ 1,867	\$ 4,180	\$350	
80 JOHN ST N	\$ 2,201	\$ 1,776	\$ 3,977	\$333	
140-146 JOHN ST N	\$ 2,760	\$ 2,227	\$ 4,987	\$417	
105-115 John St N	\$ 2,383	\$ 1,923	\$ 4,306	\$360	
152 JOHN ST N	\$ 2,735	\$ 2,207	\$ 4,942	\$414	
169 John St N	\$ 4,049	\$ 3,266	\$ 7,315	\$612	
97 MADAWASKA ST	\$ 1,945	\$ 1,569	\$ 3,514	\$294	
87 Madawaska St	\$ 1,995	\$ 1,610	\$ 3,605	\$302	
47 Madawaska St	\$ 1,548	\$ 1,249	\$ 2,796	\$234	
79 Madawaska St	\$ 1,796	\$ 1,449	\$ 3,245	\$272	
57 Madawaska St	\$ 1,626	\$ 1,312	\$ 2,937	\$246	
81 Madawaska St	\$ 2,352	\$ 1,898	\$ 4,250	\$356	
73 Madawaska St	\$ 1,743	\$ 1,407	\$ 3,150	\$264	
39-43 Madawaska St	\$ 2,152	\$ 1,737	\$ 3,889	\$326	
14-16 MADAWASKA ST	\$ 2,235	\$ 1,803	\$ 4,038	\$338	
77 Madawaska St	\$ 2,774	\$ 2,238	\$ 5,013	\$420	
59 Madawaska St	\$ 3,749	\$ 3,025	\$ 6,775	\$567	
90 Madawaska St	\$ 4,368	\$ 3,524	\$ 7,892	\$661	
48 Madwaska St	\$ 1,809	\$ 1,460	\$ 3,269	\$274	
50 Madwaska St	\$ 1,638	\$ 1,322	\$ 2,960	\$248	
60 Madwaska St	\$ 1,484	\$ 1,197	\$ 2,682	\$224	
66 Madwaska St	\$ 1,687	\$ 1,361	\$ 3,047	\$255	
54 Madwaska St	\$ 1,457	\$ 1,175	\$ 2,632	\$220	
46 Madwaska St	\$ 1,789	\$ 1,443	\$ 3,232	\$271	
10 Elgin St	\$ 1,650	\$ 1,331	\$ 2,982	\$250	
80 Madwaska St	\$ 2,799	\$ 2,259	\$ 5,058	\$423	
74 Madwaska St	\$ 2,742	\$ 2,212	\$ 4,954	\$415	
24 MCGONIGAL ST W	\$ 1,774	\$ 1,432	\$ 3,206	\$268	
46 MCGONIGAL ST W	\$ 1,816	\$ 1,465	\$ 3,282	\$275	
8 MCGONIGAL ST W	\$ 2,128	\$ 1,717	\$ 3,845	\$322	
106-108 MCGONIGAL ST W	\$ 3,389	\$ 2,734	\$ 6,124	\$513	
75 ELGIN ST W	\$ 5,092	\$ 4,108	\$ 9,199	\$770	
104 ELGIN ST W	\$ 3,860	\$ 3,114	\$ 6,974	\$584	
51 John St N	\$ 2,431	\$ 1,962	\$ 4,393	\$368	
John St N W	\$ 15,230	\$ 12,288	\$ 27,518	\$2,303	
27 John St N	\$ 2,074	\$ 1,674	\$ 3,748	\$314	
108 John St N	\$ 1,940	\$ 1,565	\$ 3,505	\$293	
0 MCGONIGAL ST W	\$ 2,072	\$ 1,672	\$ 3,743	\$313	
26 ELGIN ST W	\$ 1,964	\$ 1,585	\$ 3,549	\$297	
123 John St N	\$ 1,750	\$ 1,412	\$ 3,163	\$265	
129 John St N	\$ 2,558	\$ 2,064	\$ 4,622	\$387	
80 Elgin St W	\$ 9,159	\$ 7,390	\$ 16,549	\$1,385	

\*Paid Cash-in-lieu of Parking

Total	Total Annual Payments
\$ 414,300	\$ 34,679