

City Hall/Civic Center Workshop Summary

**{ December 9, 2013
{ Del Mar City Council**

Workshop Discussions

1. Makeup of Civic Space (what)
2. Location of City Facilities (where)
3. Financial Alternatives (how to pay)
4. Implementation (when, in what order)



#1. What Makes up Civic Space?

1. City Administrative Functions – top priority
2. Town Hall/Forum/Chambers – strong priority
3. Also desire to have:
 - a) Public parking
 - b) Open spaces & plaza
 - c) Conference or meeting space

#2. Where should City Hall be?

1. 1050 Camino del Mar – top priority
2. Private office building (9th/CDM) – next priority
3. North Commercial private office building
4. Shores and Public Works Yard

#3. How to Pay?

1. Lease Revenue Bond financing ranked strong
2. Selling an asset had potential but with concerns
3. Public Private Partnership could be a possibility

All needed further investigation and there is the potential for combining options.

4. Pay Go ranked as least desirable financing method

#4. How to Implement?

1. Consensus to be expedient and move forward
2. Desire to determine location and financing prior to methods of implementation

Next Steps

Seeking Council's direction on:

1. Community survey
2. Financing tasks
3. Planning & Programming tasks



Survey

1. On-line survey
 - a) Utilizes conclusions from workshop
 - b) Asks for concurrence or other ideas
2. Notice to all residents, property owners and business owners to reflect those who use city hall
3. Outcome presented to Council in February

Financing

1. Assess Lease Revenue Bond Financing
 - a) Validation by Finance Committee
 - b) Return with direction in February
2. Assess Non-Essential City Assets
 - a) Review by Finance Committee
 - b) Appraisal and prioritization
 - c) Return in March/April
3. Public Private Partnership
 - a) Assessment of previous scenarios
 - b) Return in March/April

Planning & Programming

1. Space Planning for Admin Offices
2. Determine program for priority uses:
 - a) Public parking
 - b) Plaza
 - c) Community Meeting Rooms
3. Refine Town Hall concept
4. Construction Cost Estimates
5. Due Diligence on potential 9th/CDM office spaces

Motion

Staff recommends City
move forward with:

1. Community survey
2. Financing tasks
3. Planning &
Programming tasks

