

Dear Laura,

The roundabout at Skyliners and Skyline Ranch Road continues to move forward with Duncan and I providing a voice for UUFCO. Brooks Resources is tasked with building the roundabout and construction will take place in the summer of 2024 or 2025. The roundabout project faces major obstacles at the other 3 corners of the intersection and UUFCO has been asked to sell a portion of our property. We are exploring options with Brooks that keep the City from claiming imminent domain and spending thousands on legal fees.

At our most recent meeting in September, the City was clear that it does not want to piggyback street improvements onto the roundabout project. Street improvements include construction curbs, sidewalks, and parking bump-outs along Skyliners. When that project does happen, UUFCO will be required to deed 20 feet of frontage property to the City. Initially, we believed the projects would be combined and help with a long-term option to retain street parking for UUFCO through those improvements. With retaining street parking out of reach at this time, our next step is to address bringing more parking to our site using Brooks' many resources.

Duncan and I are in receipt of a preliminary proposal from Brooks Resources for purchase of UUFCO land for the roundabout. Their offer is \$90,000 which is roughly \$20/SF. While other land might be purchased for significantly more money per square foot, the land in question could not be developed for any other purpose due to its location. We find the offer to be fair.

Our next meeting with Brooks is Friday, November 4. Duncan and I would like to make the following counteroffers.

- A. In lieu of \$90,000 cash, Brooks would complete 3 projects at UUFCO. This is a win for Brooks because it requires no money and all equipment and crew will already be in place for the roundabout. For us, the benefits are clear: improvements to our site without any outlay of cash and during a time when we will already experience interruption means no future capital campaign or site disruption.
 1. Exit drive on Skyliners. Brooks is already required to place a temporary access point for UUFCO on Skyliners due to the excessive detour it would take for congregants and event-goers to go around Tetherow. We would ask that a permanent, curbed drive is placed instead of temporary access. Value \$5,000 on top of the temporary expense.

2. Three (3) ADA spaces. UUFCO is in possession of approved plans for three additional spaces in concrete. We would ask Brooks to construct them. Value \$10,000 per previous estimates.
3. Thirty-six (36) standard parking places. UUFCO is in possession of plans for 36 spaces and needs to request a variance to proceed. The proposed parking is along a new drive that goes through the center of the parking loop and connects the upper and lower lots. We would ask Brooks to do the administrative work to procure the variance as well as the construction. Value \$70,000 plus \$10,000 in variance cost.

Total value \$95,000

- B. Second option would be both \$90,000 in cash PLUS projects 1 and 2 as outlined above.

Please let us know what the Board might need for us to move forward. Duncan is gathering documentation for the two projects that we already possess and we can provide those along with current preliminary roundabout designs.

Many thanks,

Leora Mauck, Fellowship Administrator (she/her)