



Revised Archer Project

City Council – August 3, 2026

Scott Wopata, Community Development Director

Outline

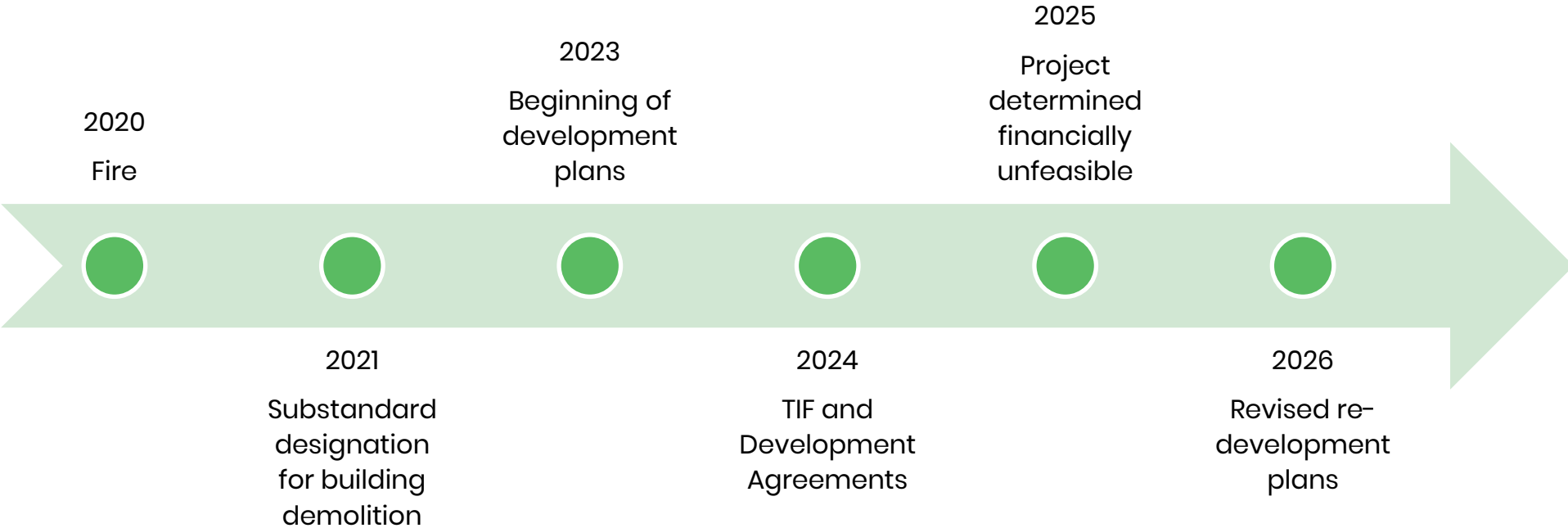


1. Revised Project
2. Current Status
3. Next Steps





Timeline & Process



Revisions



- Use of the building
- Materials
- Sustainability
- Financials
- *More details for developer to speak about...*

What we've heard –



- Excited to fill the hole
- Wish it were more like the old Archer House
- Can the developer perform?
- Excited for more hotels
- Excited for more restaurants
- Is there enough parking?
- Excited for public bathrooms

Status



- Current/previous Development Agreement and TIF Agreement from November 2024
 - Not defaulted...yet
- Project is similar enough to amend old agreements
- Project is different enough to require new approvals (COA, CUP, and Variance)
- Project is different enough to ensure there is support from City Council before new agreements negotiated

Next Steps



Today:

- Review project scope, specifics, and impact
- Ensure shared understanding and clear information
- Motion of support to direct staff to amend TIF Agreement

Aug/Sept:

- Finalize TIF and Development Agreement for Council Consideration
- EOY 2026/Early 2027 – construction begins