



Legislation Details (With Text)

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Title: Review of New Liquor Store Conceptual Design Update.

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Attachments: 1. 1 - 2017-08-15_Northfield Liquor - Option 1, 2. 2 - 2017-08-15_Northfield Liquor - Option 2, 3. 3 - 2017-08-15_Northfield Liquor - Option 3, 4. 4 - Northfield Liquor - Cost EstimateS TSP, 5. 5 - 2017-08-16_Northfield Liquor Store Project Budget, 6. 6 - Locations Summary 10-3-17

Date	Ver.	Action By	Action	Result
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City Council Meeting Date: October 3, 2017

To: Mayor and City Council
City Administrator

From: Stephen DeLong, Liquor Operations Manager

Review of New Liquor Store Conceptual Design Update.

Action Requested:

The City Council review and discuss conceptual design proposals for the designated sites for a potential new Liquor Store.

Summary Report:

At the June 14, 2016 City Council work session Council directed staff to provide further analysis of the designated Sites 5000 (Econo Foods) and 7000 (Q-Block) for consideration of the Northfield Municipal Liquor potential site location.

In May2017, following an RFP for Liquor Store Planning services, TSP. Inc. was hired to begin the Conceptual Design phase of the project, to be carried out in the following steps:

- A. Conceptual Design - development of preliminary conceptual site layouts for each proposed site.
- B. Conceptual Design Discussion Meeting - small group meetings conducted by TSP architects and city staff with City Council members and property stakeholders to receive input regarding the preliminary conceptual exterior designs for each proposed site.
- C. Conceptual Design Refinement - review and refinement of selected site schemes, including probable construction cost detail.
- D. Council Meeting - presentation and discussion of the conceptual site designs, the conceptual exterior designs, and associated preliminary estimates of probable construction costs.

Staff has maintained contact with the various property representatives and has provided copies of the updated conceptual designs of the sites. We will further elaborate on these preliminary discussions verbally at the meeting.

Staff is preparing an additional supplemental PowerPoint presentation for the regular meeting. Our intent is to have it available by the end of the business day on Monday.

Liquor Store Manager Steve DeLong will give an introduction to the update. Greg Schoer and Paul Boerboom of TSP Architects will be presenting. City Administrator Martig and Finance Director Angelstad may provide supporting information.

Staff welcomes comments, questions or concerns from Council on the conceptual design presentation.

Financial Impacts:

No immediate financial impacts. Staff intends to initiate more formal meetings with owners to define potential terms of sale/lease and development for further review.