



CITY OF  
BAINBRIDGE ISLAND

MEMORANDUM

Date: January 14, 2022 (Revised January 20, 2022)  
To: City Council  
From: Blair King, City Manager  
Subject: Police and Court Replacement Project  
Attachments: Police/Court Power Point Presentation; Foster-Garvey Memorandum

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**Executive Summary**

The current City of Bainbridge Island Police Station and Municipal Court facility are inadequate for serving the community's needs today, and into the future. The City has been aware of the inadequacies of these facilities for more than 20 years. During that time, city staff has been hampered in its service to the community due to the numerous deficiencies of the facilities.

The City currently owns three (3) properties that have been acquired in the past as possible locations for the replacement facility, the current Police Station, the building and property at 8804 Madison Avenue N and the Suzuki Property. This memorandum provides the City Council and the community with information regarding the feasibility, estimated costs and risk considerations associated with building a new Police and Municipal Court facility at each of the three properties. Based on prior City Council direction, staff is providing this information so that Council can identify a preferred site for the new facility in early 2022.

Information is presented in three sections:

- Background (reason for project, summary of current Police and Court facilities);
- Overview of City-Owned Properties Acquired as Potential Project Sites; and,
- Implications of Sale or Change of Use for 8804 Madison Avenue N property.

## **Background**

### **Why does the City of Bainbridge Island need new Police and Court Facilities?**

The purpose of a Police and Municipal Court building is to serve the needs of its community. The Bainbridge community is suburban/rural in nature, with approximately 25,000 people. Both the size and the composition of the Police and Municipal Court staff reflect the nature of the community.

The Police Department is made up of 24 sworn officers, including the Police Chief, Deputy Police Chief, Detective Sergeant and two detectives. The staffing ratio of officers to community residents is 0.96 officers/thousand, which is significantly lower than the Washington average of 1.39. The Municipal Court consists of 4.0 full-time equivalent (FTE) staff across five (5) positions, including a Municipal Court Judge, part-time security officer and clerk positions.

While an important priority for a new Police and Municipal Court facility is to provide adequate offices and storage space for staff, an equally or even more important priority is to serve the members of the community who come to the facilities for service. For the Bainbridge community, this means providing adequate and respectful spaces for reception, meeting rooms for witness and victim interviews, and spaces for private meetings with legal support providers for residents accessing both Police and Court services. It also means preparing for future community needs, such as having office and community space for emerging services such as behavioral health specialists, social workers, psychologists, emergency response, and other resources that will maintain the Police and Court's ability to provide essential public services. As outlined below, the current facilities are unable to provide these resources and services.

### **Summary of Current Police Station Building**

Originally built as a fire station in 1958, the current building's design did not include the security, storage, or safety requirements for a law enforcement facility. The building is approximately 7,500 square feet and is located approximately half a mile from City Hall at the intersection of State Route 305 and Winslow Way. Inadequacies of the current facility include several aspects of the building and its operations.

#### **Current Police Station Building Security**

The existing facility lacks security in:

- **Parking.** Parking for the officers and staff is unsecured and open to the public. A secured and screened parking area has become a standard in law enforcement to protect the public servants and their vehicles from vandalism or assault, as well as providing security during movement of persons under control of officers.
- **Office space.** The offices that surround the perimeter of the facility have single-pane windows, which are ineffective against any type of blast or projectiles.

- Entrance area. The reception area as well as the supervisors' offices are located adjacent to the main entrance and views into these spaces are accessible to the general public.
- Doors. The only alarmed door in the facility is for the evidence storage room. If a break in or robbery were to occur, it could easily go undetected for hours.
- Lobby. The lobby space is unsecured, with only limited restrictions to prevent access to other areas of the facility. While bullet resistant, the transaction counter provides view into restricted space and is also flanked by a hollow metal door, which does not provide the required safety for the staff directly behind.
- Interview rooms. There are no confidential interview rooms to take reports from residents without bringing them into the restricted working spaces. The available interview room is designed for use with individuals in custody and may be intimidating to witnesses and victims who are asked to recount stressful or traumatic incidents.
- Restrooms.
  - Location. Officers and staff must exit the secured areas to use the restrooms, which are located in the lobby.
  - Americans with Disability Act. Of the two restrooms located in the lobby only one meets Americans with Disabilities Act (ADA) requirements.

### Current Police Building Safety

The Police Station is an unreinforced masonry building with a daylight basement that is slab on grade with concrete retaining walls. The floor and roof are wood framed. In 1969 the building was expanded to the east using the same structural system, increasing the basement and main floor spaces. Unreinforced masonry buildings like this one have proven to perform very poorly during seismic events. The following structural deficiencies exist at the Police Station:

- Exterior masonry walls need to be anchored for out-of-plane forces to the diaphragms (roof and main floors).
- Roof and floor diaphragms should be connected to the masonry walls in such a way that can transfer shear forces.
- Continuous cross ties between diaphragm chords (for both roof and floor) are required for masonry buildings.

All wood diaphragms with spans greater than 12 feet are required to consist of wood structural panels or diagonal sheathing.

### Current Police Building Limitations

- Lack of alarmed exterior doors.
- Radios are hidden away and difficult to access.
- The server is located in the basement furnace room.
- The records archive room was subject to a previous sewage leakage that compromised some physical documents.
- Lacks locker room and on-site laundry.
- Electrical and communication utility lines are above ground and run along the roof, allowing easy access for anyone wishing to tamper or vandalize them, as well as the danger from natural events.
- Electrical circuits are overloaded, and breakers trip as a result.
- ADA access is possible only through exterior doors. Access to the lower level from the upper level requires exiting the front of the building, travelling outside to the rear door and entering there.
- The building has some accommodations for accessibility, but overall is not an accessible facility.

Modern police departments must operate as essential facilities in times of disaster and these structural limitations do not allow this current facility to operate as such.

### Current Police Building Storage

Generally, the office and workstation spaces are filled to capacity, and storage space is deficient. The bullpen and offices are cramped and inadequate. The spatial deficiency has led to the department records being housed in the staff hallway, which no longer meets proper protocol for record storage, in addition to impeding staff access within the space. Bicycles and equipment are densely layered in dedicated storage rooms and overflow into hallways and the secondary interview room.

### **Summary of Current Municipal Court Building**

The existing courthouse is a leased facility, originally constructed as a mini warehouse. One portion of the warehouse was converted to a court in 1991; it was remodeled in 1999 and 2015. The facility is approximately 2,300 square feet, and consists of a courtroom, clerks' office, court administrator office, storage, jury room, judge's office, domestic violence advocate's office, and a room for the prosecutor/defense attorney to meet with clients. The parking is shared with the other businesses on the property.

The building is located in the Rolling Bay neighborhood service center, approximately 3.5 miles from City Hall and 1.5 miles from Highway 305. The lease of this facility has operated on a year-to-year basis since the end of the original lease term in 2018 and was most-recently extended in 2021 through July 2022. The annual lease payment is \$52,402 per

year in 2021-2022. There is no long-term lease currently in place and the rental rate could change unpredictably. There are now five staff members, some of whom work part-time.

#### Current Municipal Court Building Limitations

The existing court facility was assumed to be an interim location when it was first converted to a court in 1991.

- The courtroom seats approximately 20 spectators, with space in the waiting area for 6-8 persons. Given that most jury panels are between 24 and 60 (depending upon the number of alternates and the number of challenges allowed by the court) a typical courtroom for a community of 25,000 should accommodate 45 spectators.
- There are not enough parking stalls for jurors during jury selection, when up to 40 people are called. The facility is also not accessible by transit.
- The design and finishes of the space should be respectful of and commensurate to the issues that are at stake. The current courtroom lacks professional furniture and fixtures.
- The current facility lacks adequate acoustics. It is difficult to hear the attorneys from the rear of the courtroom.
- The wall that separates the domestic violence advocates' room and the small office that is used for client conferences by the public prosecutor does not have acoustical separation.
- Within the secure court personnel space of the courthouse, the path of travel between the judge's office and the clerks' office passes through the jury room and through the jury/personnel restroom.

#### Security

- Lacks minimum current standards of security such as magnetometers, x-ray machines and secure storage lockers for weapons.
- The doors that separate the public spaces of the courtroom from the restricted area for court personnel are hollow-core doors with residential-grade hardware.

#### **Brief History of New Police and Court Facility Planning**

Over the last 20 years, the City made several efforts to site and build new Police and Municipal Court facilities.

2000 – 2010: In 2000, the City acquired a property at the corner of Sportsman Club and New Brooklyn Roads (Suzuki property) with the intention of locating a new Police and Court facility on the site. In the following years, the City Council determined that the Suzuki site was not suitable for that purpose.

The City Council continued its search for a new Police and Court facility by conducting a new facility needs analysis in 2006, and a feasibility study of the current Police building site on Winslow Way in 2008.

2011-2020: The project on the current Police building site did not proceed, and project planning efforts began again in 2013 in conjunction with the Bainbridge Island Fire Department, which was planning for the replacement of several stations. An updated facility needs assessment was completed, as well as preliminary planning for a potential joint facility with the Fire Department. In 2014 the City Council decided not to pursue a joint facility with the Fire Department, and so the City proceeded with an evaluation of several other potential sites, including the property immediately north of City Hall on Madison Avenue, which was selected as the preferred site. A ballot initiative focused on financing a facility on that site was presented to the voters in 2015, but the initiative failed, and the project was delayed.

Project planning efforts were restarted in 2016 with an updated needs assessment and the evaluation of several new potential project sites. In 2019, the City decided to purchase the former Harrison medical building at 8804 Madison Avenue N. The negotiated and approved price was \$8,975,000. The City completed the purchase of the 8804 Madison Avenue N property in early 2020, using in part proceeds from a 2019 Tax Exempt Bond and proceeded with design for conversion of the building to a police and court facility.

2021-: In April 2021, the City Council postponed construction bid advertising for the retrofit of the 8804 Madison Avenue N building until the new City Manager was in place. Project review and analysis began in the middle of 2021.

Project Spending to Date

- Pre-design Mackenzie Study 2013-2014
    - Programming/Fire Station 21 Pre-Design \$12,000
    - Evaluate Additional Sites \$29,400
  
  - Pre-design Coates Architects Study 2016-2018
    - Programming and Evaluate 4 Sites \$145,751
    - Evaluate 2 Addn'l Sites \$45,620
    - Pre-design - Coultas site \$122,032
    - 8804 Madison Program Test Fit \$ 18,600
    - 8804 Madison Structural Analysis, Pre-Design, Detailed Cost Estimate \$ 41,203
    - Advertising \$ 394
- Total: \$415,000**

- Land and Building Purchases
    - Land (Suzuki) \$ 494,871
    - Land (8804 Madison Avenue N) \$ 459,234
    - Building (8804 Madison Avenue N) \$8,524,193

**Total: \$9,478,298**
  
  - Design (8804 Madison Avenue N)
    - Construction Design \$658,806
    - LEED Analysis \$ 63,161
    - Furniture, Fixtures and Equipment (FF&E)  
 Design and program development \$ 37,700

**Total: \$759,667**
  
  - Permits (8804 Madison Avenue N)
    - Conditional Use/Site Plan Permit \$ 15,001
    - Building Permit \$ 30,987

**Total: \$ 45,988**
  
  - Administration
    - Project Manager 10/2019 through 12/2021
    - Salary/Benefits \$258,847
    - Miscellaneous \$ 234

**Total: \$259,081**
- Grand Total: \$10,958,034**

**Overview of City-Owned Properties Acquired as Potential Project Sites**

**Existing Police Station**

The current police station, located at 625 Winslow Way E, was originally built as a fire station in 1945. It later served as City Hall, then became the police headquarters in 2001.

Parcel Details	
Size	0.89 acres
Building Size	7,546 sf
Building Age	1945
Zoning	Central Core - Most intense Development
Parking spots	69

The feasibility of constructing a replacement police station and municipal court at the current station site was analyzed by the Dana Weber study in 2008 and Coates Architects in 2017. Both studies concluded that the site is a feasible option for the project. Due to the

irregular shape of the city-owned parcel, both studies note a multi-story solution was suggested along with some underground parking. The parcel shape will also require a complex construction process, including underground shoring that, according to Weber, would increase construction costs 50% more than an unencumbered single-story building. Construction on this site would also require the relocation of the police department for up to two years.

The following are seen as pros and cons when evaluating the property as the potential project site at this point-in-time:

<b>Pros</b>	<b>Cons</b>
Good visibility	Most expensive option
Access to SR305 and ferry	Relocation of Police Department required
Limited neighborhood concerns	Disruptive to community and Department
Limited environmental impacts	Minimum 4-years until complete
Utilities in place	Bond defeasance may be required
Good public accessibility	Eliminates other uses or sale of site

Existing Police Station - Estimated Project Costs

The City has not prepared a detailed cost estimate for development at this site. As part of the analysis of various other sites in 2017, the City’s cost consultant (Robinson Co.) developed several different detailed cost estimates for building options such as single-story, two-story, with or without court, with or without training range, etc. These estimates were not site-specific, so can be applied to any site. The specific site may have known limitations or other cost factors that can be added to the baseline estimate.

For the existing police station site, as stated above, the estimated cost of construction is increased for the multi-story building, and relocation costs for the department. The projected construction start date is late 2023. The 2017 estimates included an inflation factor applied toward a projected February 2020 construction date. Therefore, with the recent inflation increase in the economy, plus the delay in project execution, additional inflation should be applied to the estimates (see section below).

In order to ensure comparable cost estimates of site options the building square footage planned for the estimate will be the same as that planned for the 8804 Madison site (17,842 sf). Utilizing the inflated 2017 estimates and other cost factors stated above the estimated development cost for the project at this site is summarized below:



	<b>Item</b>	<b>Est. Cost</b>	<b>Cost Assumptions</b>
1	Planning and Design	\$2.0M	11% of Construction Est.
2	Fees	\$100K	SPR, BLD, Utilities
3	Construction (projected to 2024)	\$17.7M	(17,842 sf x \$663/SF) x1.5
4	Site Development	\$4.1M	\$3.5M + 18%
5	Contingency	\$1.7M	10% of Construction Est.
6	Relocation	\$500K	
7	Soft Costs	\$800K	(Furniture, equip, tech, etc.)
	<b>Subtotal</b>	<b>\$26.9M</b>	
	Previous Expenditures	\$10.9 M	
	<b>Total</b>	<b>\$37.8M</b>	

The construction cost estimated in item 3 in the above table is calculated based on the single-story building estimate prepared by Robinson Co. in 2017. This estimated a per square foot cost of \$562/sf for the building plus \$3.5 million for site development (clearing and grading, site utilities, pavement, sidewalks, lighting, landscaping, etc.). This cost was projected through February 2020, and then inflation<sup>1</sup> was applied as follows:

- Feb 2020 to Feb 2021: 4%
  - Feb 2021 to Feb 2022: 7%
  - Feb 2022 to Feb 2023: 4%
  - Feb 2023 to Dec 2023: 3%
- Compounded: **18%**

The resulting estimated building cost is  $\$562/\text{sf} + 18\% = \$663/\text{sf}$ . This is then multiplied by a factor of 1.5 to account for multi-story and difficult construction conditions on the site as noted by Weber report.

Existing Police Station - Estimated Schedule

A proposed schedule for a project on the existing site is included in the attached Power Point presentation, slide 16. The schedule milestones include completing a feasibility study in July 2022, completing a project design in December 2023, and a proposed move-in timeframe of early 2026.

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<sup>1</sup> Inflation calculations for this memo were estimated using references from Mortenson.com, a construction and real estate firm, and Edzarenski.com, a well-respected construction economics analyst. Both sources indicate predict higher than average inflation between 2021 and 2022, making the determination of the inflation estimate difficult to estimate. For the purposes of this memo, an approximately historically average inflation rate is used for 2020-21 and 2022-2023, and the 2021-2022 rate is estimated to be in the approximate middle range of the highest predictions.

**Suzuki Property**

In 2000, the City purchased undeveloped land at the intersection of Sportsman Club and New Brooklyn Road to be the future site of the Police-Court facility.

Parcel Details	
Size	13.83 acres
Building Size	N/A
Building Age	N/A
Zoning	R-2 Residential - 2 units/acre
Parking Spots	N/A

The following are seen as pros and cons when evaluating the property as the potential project site at this point-in-time:

Pros	Cons
City owned	Tree removal required, loss of habitat
Large parcel allows for design options and setbacks	Adjacent to residential neighborhoods and schools
Few design/construction constraints	Surplus property action already initiated by Council
Mid-range cost	Sewer line extension required
No relocation of Police or Court during construction	Limited community accessibility
	Bond defeasance may be required
	Eliminates other uses of site
	Traffic impact mitigation required
	Conditional Use Permit required

Suzuki Property – Estimated Project Costs

The Suzuki property is a large, undeveloped site that would allow for the lowest development cost for a new building, as it could accommodate a single-story structure with on-grade parking. The City has not prepared a detailed cost estimate for development at this site.

For the Suzuki site, a single-story building solution would be possible, but there are other known cost factors for this site. There is no existing sewer line adjacent to this site, so the line will have to be extended down New Brooklyn Road from approximately Three Trees Lane to the site. As part of the analysis of a potential site adjacent to Three Trees Lane in

2017, a traffic impact analysis of the proposed police and court facility showed that the trips generated by the project would create a requirement to upgrade the intersection at New Brooklyn Road and Madison Avenue, therefore the cost of that improvements was added to the cost estimate. The zoning at the Suzuki site will also create the need to apply for a Conditional Use permit (CUP) in addition to Site Plan Review (SPR) and Building permits (BLD).

Utilizing the inflated 2017 estimates and other cost factors stated above the estimated development cost for Suzuki is summarized below:

	<b>Item</b>	<b>Est. Cost</b>	<b>Cost Assumptions</b>
1	Planning and Design	\$1.3M	11% of Construction Est.
2	Fees	\$100K	CUP, SPR, BLD, Utilities
3	Construction (projected to 2024)	\$11.7M	17,842 sf x \$658/SF
4	Site Development	\$4.1M	\$3.5M + 17%
5	Contingency	\$1.1M	10% of Construction Est.
6	Sewer line extension	\$1.0M	
7	New Brooklyn/Madison Intersection Improvement	\$955K	\$816K + 17%
8	Soft Costs	\$800K	(Furniture, equip, tech, etc.)
	<b>Subtotal</b>	<b>\$21.0M</b>	
	Previous Expenditures	\$10.9 M	
	<b>Total</b>	<b>\$31.9M</b>	

The construction cost estimated in item 3 in the above table is calculated based on the single-story building estimate prepared by Robinson Co. in 2017. This estimated a per square foot cost of \$562/sf for the building plus \$3.5 million for site development (clearing and grading, site utilities, pavement, sidewalks, lighting, landscaping, etc.). This cost was projected through February 2020, and then inflation was applied as follows:

- Feb 2020 to Feb 2021: 4%
  - Feb 2021 to Feb 2022: 7%
  - Feb 2022 to Feb 2023: 4%
  - Feb 2023 to Aug 2023: 2%
- Compounded: **17%**

The resulting estimated building cost is  $\$562/\text{sf} + 17\% = \$658/\text{sf}$ .

Suzuki Property – Estimated Schedule

A proposed schedule for a project on the existing site is included in the attached Power Point presentation, slide 22. The schedule milestones include completing a feasibility study

in August 2022, completing a project design in October 2023, and a proposed move-in timeframe of early 2025.

### **8804 Madison Avenue N**

In early 2020, the City completed the purchase using tax exempt bonds of the former Harrison Medical building near the intersection of Madison Avenue and New Brooklyn Road to be the future site of the Police-Court facility.

<b>Parcel Details</b>	
Size	3.13 acres
Exist. Bldg. Size	17,548 sf
Building Age	2014
Zoning	R-8 Residential - 8 units/acre
Parking Spots	72

Since the completion of the purchase, the City has completed planning, permitting, and design to retrofit the building for a new police and court facility. Working primarily within the constraints of the existing building dimensions, the City was able to plan for the relocation of the two organizations with minor reductions to the planned program requirements and with a minor addition to the existing building. A link to select sheets from the completed design plans can be found here:

- [https://www.bainbridgewa.gov/DocumentCenter/View/15695/Cover-Sheet-Furniture-Plans\\_022221](https://www.bainbridgewa.gov/DocumentCenter/View/15695/Cover-Sheet-Furniture-Plans_022221)

The most recent programming document for the project prepared by Coates in 2017 called for a 21,381 square foot facility. The design completed for 8804 Madison Avenue N is approximately 17,842 square feet: approximately 9,000 SF for Police, (1,454 SF more than the current Police Facility at 7,546 SF); 4,500 for Court, and 4,300 of common space (see the presentation slide #32 for a detailed breakdown of the proposed space.) Due to space constraints, the proposed building does not include several elements that were part of the original programming: a small arms range/tactical training facility; an enclosed Sally Port (a secure, controlled entryway); a multi-purpose community room/classroom/emergency operation center; and a juvenile detention room.

The following are seen as pros and cons when evaluating the property as the potential project site at this point-in-time:

Pros	Cons
City owned	Design constrained by exist. building
Lowest estimated cost	No secondary vehicle access
Design completed	
Permitting completed	
No temporary relocation of Police or Court	
No additional environmental impacts	
Lower construction risk with fully developed site and building structure	
Financing in place	
Utilities available and fees paid	
No traffic impact fees or mitigation	
Good access/visibility to SR305	

**8804 Madison Avenue N – Estimated Project Costs**

As part of completing the design, the City’s consultant (RLB) prepared a detailed pre-construction estimate in December 2020 accelerated to February 2021. Along with the known costs of the completed permitting, design, and utility fees, the overall estimated cost for this option is the most certain. The only adjustment needed would be to accelerate for inflation from February 2021 to a mid-2022 projected construction start date.

Utilizing the inflated 2020 estimates and other cost factors stated above the estimated development cost for 8804 Madison is summarized below:

	Item	Est. Cost	Cost Assumptions
1	Construction (projected to 2024)	\$8.4M	\$7.7M + 9%
2	Contingency	\$840K	10% of Construction Est.
3	Other Soft Costs	\$280K	Project Man., moving, etc.
	<b>Subtotal</b>	<b>\$9.5M</b>	
	Previous Expenditures	\$10.9M	
	<b>Total</b>	<b>\$20.4M</b>	

This February 2021 construction cost estimate has inflation applied as follows:

- Feb 2021 to Feb 2022: 7%
- Feb 2022 to Jun 2022: 2%  
 Compounded: 9%

### 8804 Madison Avenue N – Estimated Schedule / Value Engineering Study

A proposed schedule for a project on the existing site is included in the attached Power Point presentation, slides 33 and 35. The schedule milestones are dependent upon the City Council's desire for a value engineering (VE) study. A VE study would be performed by a consultant at a cost of approximately \$50,000 and would take roughly two months. It would result in a series of recommendations that could potentially be incorporated into the design to lower the cost of the project such as materials, finishes, building layout and mechanical components.

The cost savings expected from the study are difficult to determine, as the savings resulting from a VE study generally decrease in the period between project planning and construction. The current project is at a point where the return on investment is not certain (see the presentation slide #34 for additional information). Additionally, any savings resulting from the study would need to be offset by the cost of revising the project plans and permits, and the risk of further inflation and product procurement issues associated with further delay of the project.

Assuming that a VE study is *not* requested by the City Council, the proposed schedule anticipates awarding the project construction contract in April 2022, and a move-in timeframe of mid-to-late 2023.

### Implications of Sale or Change in Use for 8804 Madison

The City issued Limited Tax General Obligation Bonds on December 19, 2019 to provide \$8,000,000 for the Police and Court Facility project. The City used the bond proceeds to reimburse itself for the costs of the acquisition of the 8804 Madison Avenue building, the purchase price of which was \$8,975,000. The City currently owes approximately \$9,162,000 in principal and interest on the Bonds.

As a part of approving the sale of the Bonds, the City Council committed, by ordinance, that the bond proceeds would be used for tax-exempt purposes. If the City were interested in changing the building to a private use, or selling the building to a private entity, the Internal Revenue Service (IRS) might question the reasonableness of the City's original expectation to issue tax-exempt bonds, which carries a wide range of costs and risks for the City depending on the nature of the change.

To answer IRS questions, the City would need to document in its records what unanticipated changes in circumstances or other factors led to its decision to sell the building, or use it for another purpose, rather than to continue to own and use the building as a public safety and municipal court facility as expected when the Bonds were issued. The City's financial advisor estimates that the financial ramifications of a bond defeasement

(the bonds are not callable until Dec 1, 2029) are additional costs of \$1.3 million to legally defease the debt, should this need arise.

The attached slide presentation, slides 38-44, briefly outlines the costs and risks associated with selling and/or changing the use of the building. These costs and risks range from little to no impact if the building is used for its intended purpose or some other governmental function, to very high risk and cost – not just related to the project, but also potentially impacting the City’s future financial position – if the building is sold or kept for a private (non-tax-exempt) use. Additional information and detail on this issue can also be found in the attached memo from the City’s bond counsel, Foster Garvey.