



STAFF REPORT

**Presentations: Baseball
Venue**

On Thursday, April 16, council asked for staff to compare two sites – Pitchi Street and Community Park Back 58.

Pitchi Street

- Action to be taken by Condemnation/Eminent Domain Only: \$1,000,000
- Additional Design & Engineering Fees: \$200,000
- Additional Construction Costs: \$504,035
- Clearing, Grading, & Site Demo: \$108,450
- Additional land acquisition: \$410,000
 - 0.4 acres Ward Enterprises
 - 0.4 acres O'Reily Auto
 - 1.72 acres New Vision
 - 0.76 acres JCI
- Street improvements to Pitchi St and E. Edgerton St (this includes sidewalks, curb/gutter, and repaving): \$324,500
- **Total Additional Cost: \$2,546,985**
- ✚ Solar orientation of the field is the least desirable of all the scenarios – sun will be in the batters, catcher, umpire and the spectators' eye
- ✚ Limited parking and no room for expansion
- ✚ Councilman Scott mentioned an easement from E. Edgerton to the Veteran's building, however this would be going through centerfield, so it would not benefit the Town
- ✚ No space for Batting Facility that was discussed with W.T.B.C. LLC to build their own later

Community Park Back 58

- Town owns the property
- Additional Design & Engineering Fees: \$150,000
- Additional Construction Costs: \$233,800
- Clearing & Grubbing: \$93,000
- Additional Roadway (Buffalo to site/East parking lot to site): \$512,500
- **Total Additional Cost: \$989,300**
- ✓ Room for future growth of the park with additional soccer fields and potentially a cross-country course
- ✓ Town will need to be rezoned to O&I zoning per the UDO
- ✚ Councilman Scott requested if staff could consider connecting the site to Canterbury Rd in the future – staff has reviewed this request and would not recommend at this time, due to the blue-line stream and flood plain mitigation

Pitchi Street Phase 1 Cost: \$8,546,985 Community Park Back 58 Phase 1: \$6,989,300