

Flow chart for timeframe of development? Is development contingent on pre-sale of lots.

- Need to sell some lots, do not need to have 100% pre-sold. However, having 46<sup>th</sup> allows the potential for more income, which will increase feasibility of development.

Would vacating of 46<sup>th</sup> then make it an extension of the driveway into the cemetery?

- Yes. Would establish a gate at 46<sup>th</sup>, which would close at dusk but would remain open during typical cemetery hours.

Comment: Need more inventory, but why did you sell to Heartland? If you do get vacation of 46<sup>th</sup> St, is the CCA willing to pay the city FMV for land?

- Sale of prior property, after studying, property wasn't feasible for cemetery use. No access via cemetery, had to be accessed via public street. Funds from the sale of that property will be used to develop St. Mary. On FMV, if cost exceed benefits, the board will have big questions. Value will have to be determined, however currently with not much public use question the value of the land. If City does demand too much for the street it could affect the final choice. Taxability is up to County Assessments.

Keith – issue for neighborhood is parking. In the evening those spaces would not be available correct? What about lyceum access? Where is possible Lyceum parking?

- Have already agreed to provide lyceum parking off of 45<sup>th</sup> St. Proposed parking lot on Bancroft is not owned by CCA, still owned by Church so parking as shown is simply a proposal, the CCA cannot provide it.

F/U were you granted a variance on condition of parking?

- NO.

Would the CCA be open to shared parking agreement for Lyceum events?

- Could be discussed. Main concern is if gate is open then the cemetery is open.

Question on 2007 decision that required 21 spaces.

- This is represented in the original plan, by vacating 46<sup>th</sup> they can move the parking.

Follow up, 2007 agreement was that the CCA would provide parking, where is the parking?

- Parking will be provided when mausoleum is developed.

How many spaces have been sold in the Lyceum?

- About 10%

How would the street vacation process work>

- Council has to approve a petition to vacate. Was held at council until the community could have input.

Issues with locking of St. Mary's gates that exist right now. Lyceum also has multiple basketball tournaments and other activities, if no parking exists, the lyceum is in danger of closing.

- Families should have the access during normal hours. If security can be provided, parking can be as well. If someone gets injured or has on accident on CCA property, legit concern, they can be addressed, but have to be considered.

Can we say no parking until 5 where current fire lane is? Lyceum needs parking access.

Can we get a show of hands?

- Heard loud and clear that parking is a concern, if a shared parking agreement can be devised then we can support, but without, support will be hard to come by.

Doesn't think board is unreasonable about using property, but concerns about liability and responsibility are legitimate and need to be addressed.

Could half of street be vacated to allow for lyceum parking along 46<sup>th</sup>? Move gate halfway back?