

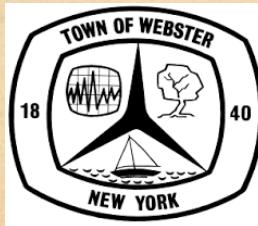
Town of Webster Sandbar Park

Public Meeting - October 28, 2021

6:00-8:00 PM

Webster Thomas High School Auditorium

Bayer Landscape Architecture, PLLC



PA PASSERO ASSOCIATES
engineering architecture

Project & Purpose

- **PROJECTS**

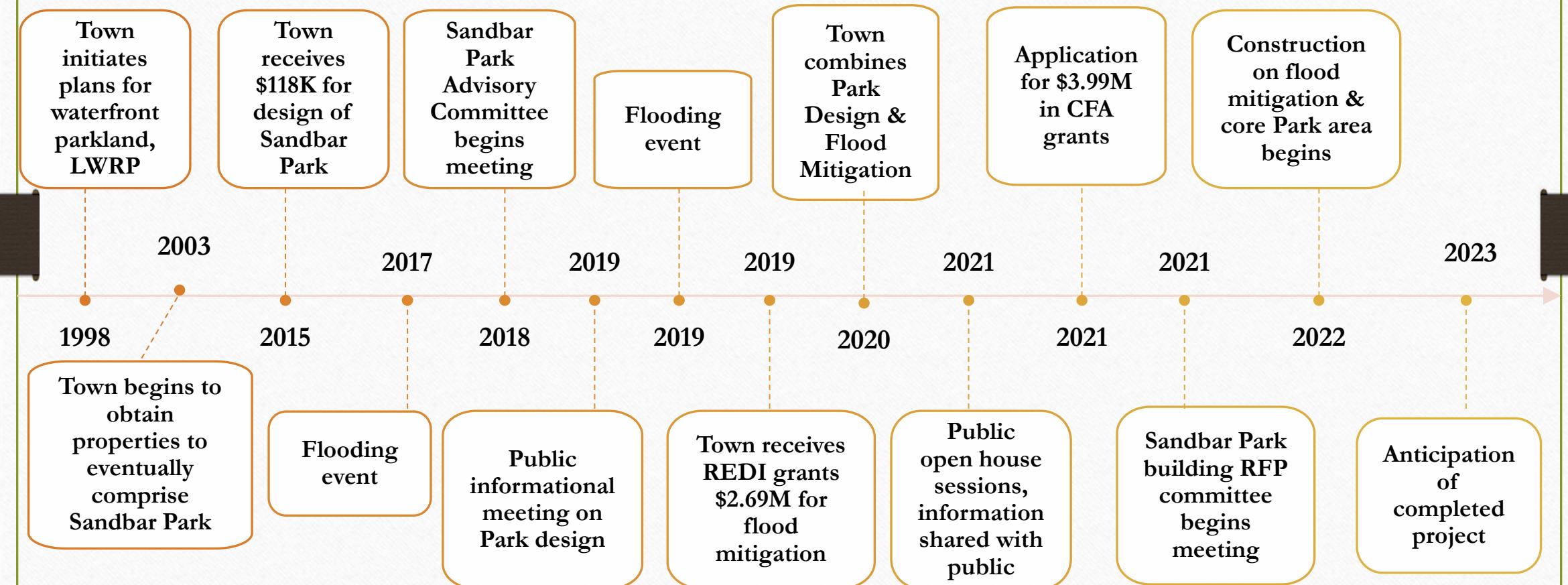
- **Flood Mitigation (REDI)**
 - Lake Road elevation
 - Flood protection wall
 - Pump station protection
- **Park- Improvements to existing town park**
 - Improved parking
 - Accessible paths and walkways
 - Roof top launch
 - Fishing access location
 - Educational area
 - Restrooms
 - Natural play area
- **Building**
 - New building to be built on site to be a maximum size of **2400 sq ft**
 - Town working towards developing a State required bid process to occupy space as a restaurant type of facility.

- **PURPOSE**

- The planned improvements to the Sandbar Park location are to protect the area from future flooding and provide a safe and improved public access to the park including the shores of Lake Ontario and Irondequoit Bay.



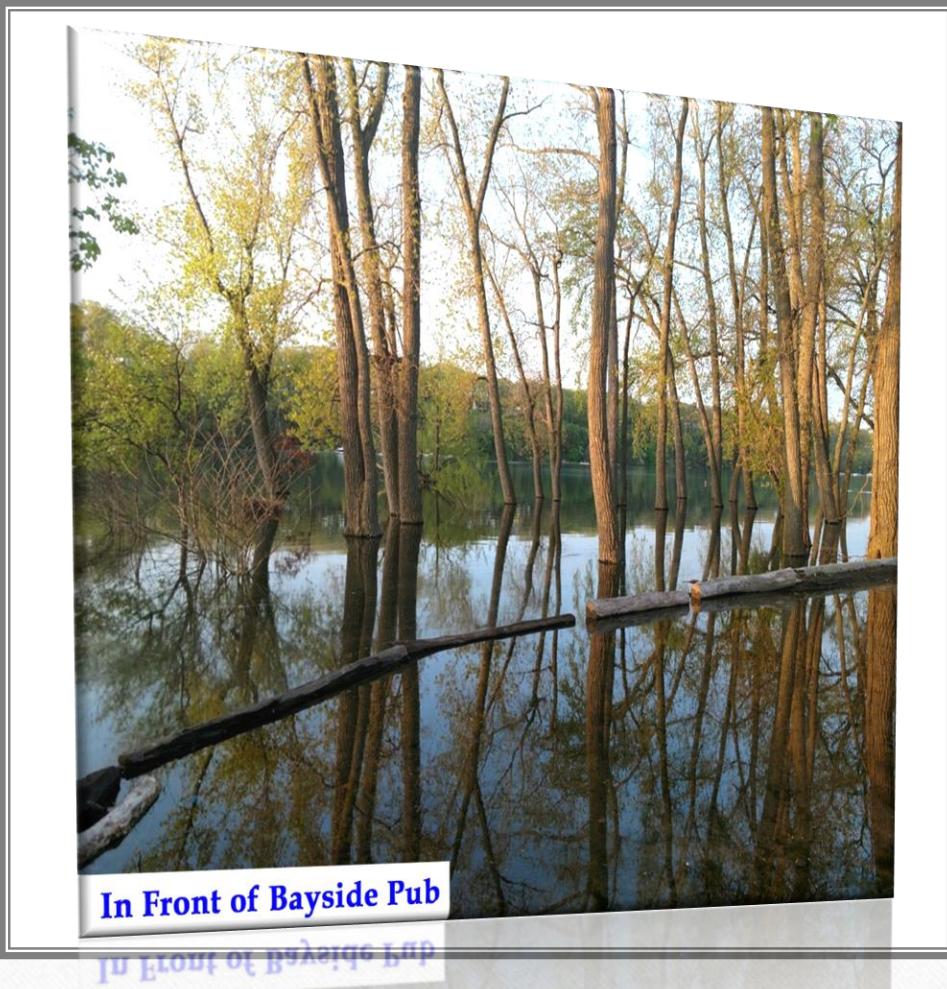
Project Timeline





Costs associated with REDI and Park

- Up to 9.5M to be bonded by Town
 - Grants already known (2.49M) and CFA grants applied for (3.99M) potential to have 6.48M in grant funds to complete REDI and Park work. *This does not include cost for the building.*



Sandbar Park Preliminary Estimated Cost and Funding

Current Project Cost

- Flood Mitigation (REDI): \$3,563,000
- Sandbar Park (excl. building) \$4,824,000
- Eng, Survey, Inspection Fees: \$975,000

Total Project Cost: **\$9,362,000**

Project Financing

- Secured grant funds: \$2,491,100
- Parkland Trust Fund: \$324,000

Committed Funds To Date: **\$2,815,100**

- Anticipated grant funds: \$2,500,000
- Serial Bond Financing: \$4,046,900

Total Funding: **\$9,362,000**

Cost to Local Taxpayer

- With \$2,500,000 in additional grants, local cost is \$4,046,900 (\$.0927 per \$1,000)
 - Annual cost for a \$176,200 home = \$16.33
- Without additional grants, local cost is \$6,546,900 (\$.1577 per \$1,000)
 - Annual cost for a \$176,200 home = \$27.79

Building and future use



- ❑ The Town intends to replace the current Bayside Restaurant structure with a new building at a higher elevation to coincide with flood mitigation (REDI) projects. Date for closure of Bayside will be coordinated with current operator. Target date, January 2022.
- ❑ The new building may not be any larger than 2400 sq ft (existing building 1600sq ft and outbuilding is 800sq ft) pending agency approvals.
- ❑ State law requires Town to go through the RFP process for vendor selection, this process is open to any business and each business will need to submit required documentation per the RFP.
- ❑ Town intends to contract with a private entity to operate the new building as a restaurant facility; the operator will be determined by a public RFP process.

Building information

Construction of the new building is not included in the 9.5M bond.



*Preliminary concept, not final design

Proposed timeline

- The Town is planning to have a restaurateur selected in early 2022 (through the RFP process)
- Agreement in place with restaurateur prior to construction of new building
- Town will have new building “site” work begin as part of April 2022 work schedule.
- New building to be constructed and built out by restaurateur with expectation of opening in 2023

Open Comment Portion

1

Raise Hand to indicate desire to speak

2

Staff person will bring a microphone to you

3

Keep comments brief to allow for maximum participation

4

Public input will end at 8:00 PM