WELCOME

July 26, 2016

DGS Annex Surplus Lands - Public Meeting

Julien F. Gaudion
Deputy Secretary for Property and Asset Management
PA Department of General Services

Elizabeth N. Woods
Director
Bureau of Real Estate
PA Department of General Services
Introductions / Project Overview

Mark Hackenburg, RLA
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Information as of 7-26-16. Final Information Pending Release of Report.
Why Consider Selling?

New development serves as a regional catalyst for
Strong Economic Expansion Opportunities

Contributes to local economy by
Returning Properties to Tax Rolls

Employee relocation to modern facilities results in
Operational Efficiencies

Regional Job Growth

Reduce/avoid costs associated with
Aging Infrastructure

Generate Revenue for the Commonwealth and local municipalities

Great potential for Commercial Redevelopment

Responsible Stewardship of taxpayer dollars

State’s commitment to Downtown Revitalization

Current operating costs Exceed $6 Million/Year

Buildings Near End of Useful Life without significant reinvestment

Improved Quality of Life for surrounding communities

Information as of 7-26-16. Final Information Pending Release of Report.
Phase One – Stakeholder Engagement

28 Stakeholder Organizations Identified

Types of Engagement

• Online questionnaire
  • Administered to 28 stakeholders representing each stakeholder organization
  • Questionnaire link open from February 26 – March 10
  • 35 individuals representing 19 of the 26 stakeholder organizations responded (73%)

• Stakeholder Meetings
  • 22 meetings conducted between February 29 – May 5
Questionnaire Results

Survey respondents by organization type

- State government: 31%
- Local government: 34%
- County government: 17%
- Community / Economic development: 11%
- Other: 6%

Information as of 7-26-16. Final Information Pending Release of Report.
Questionnaire Results

Fairly Equal Opinions on the Impact of Sale & Redevelopment

Would sale or redevelopment have negative or positive impacts?

Organization/Constituents

- 1 - Negative: 19%
- 2: 25%
- 3: 16%
- 4: 15%
- 5 - Positive: 25%

Local Community

- 1 - Negative: 19%
- 2: 19%
- 3: 9%
- 4: 25%
- 5 - Positive: 28%
Questionnaire Results

Professional Office Ranked Most Beneficial; Warehousing Ranked Least Beneficial

How would you rank the following as potential land uses/redevelopment opportunities?

- **Professional Office**
- **Recreation**
- **Preservation**
- **Open Space**
- **Education**
- **Housing**
- **Retail**
- **Agriculture**
- **Government**
- **Manufacturing**
- **Warehousing**

Information as of 7-26-16. Final Information Pending Release of Report.
Preservation & Public Access are Priority Factors for Future Redevelopment

Information as of 7-26-16. Final Information Pending Release of Report.
Which is more important: preserving / protecting resources, creating new opportunities for economic development, or a combination of both?

Questionnaire Results

Nearly 50% of Respondents Seek a Balanced Approach

Information as of 7-26-16. Final Information Pending Release of Report.
Stakeholder Feedback

Maintain and enhance the Capital Area Greenbelt

Support the PA Farm Show & Expo Center

Minimize traffic impacts

Maintain the Community Gardens

Transportation Access

Agricultural Preservation

Balance current uses, historic resources, and green space with redevelopment

Stakeholder concerns should be accommodated

Redeveloping the Harrisburg State Hospital property provides the community with a unique opportunity

Generate tax revenues and increase the region’s median income

Information as of 7-26-16. Final Information Pending Release of Report.
Zoning / Site Analysis Findings

Mark Hackenburg, RLA

Information as of 7-26-16.
Final Information Pending Release of Report.
Zoning - Susquehanna Township

Existing Zoning – Largely Conservation Zoned

- Lot 13 = 132.7 acres C Zone
  - Portion of Lot 13 lacks zoning designation (boundary discrepancy; likely C Zone)
- Lot 14 = 68.5 acres C Zone
- Lot 15 = 1.5 acres R-1 Zone
- Lot 16 = 6.3 acres R-1 / 86.3 acres C Zone (92.6 ac.)

C - Conservation Zone Permitted Uses

- Single Family
- Public and Municipal Uses
- Preservation / Parks
- Utilities
- Campgrounds (SE)

R-1 – Residential Zone Permitted Uses

- Agriculture
- Single Family
- Public and Municipal Uses
- Parks
- Utilities
- Churches

Information as of 7-26-16. Final Information Pending Release of Report.
Zoning – City of Harrisburg

Existing Zoning – Likely OSR Zoned
- Lot 13 = 4.5 acres in City of Harrisburg
  - Portion of Lot 13 lacks zoning designation (boundary discrepancy; likely OSR Zone)

OSR – Open Space & Recreation Zone

Permitted Uses
- Animal stables
- Essential services
- Natural area or wildlife refuge
- Public utility facility
- Public and outdoor recreation areas
- Public swimming pool

Special Exception Uses
- Cemetery
- Communication tower/antenna
- Community center / Library
- Municipal owned uses
- Indoor and outdoor theaters
- Urban agriculture/livestock
- Wind or solar energy facilities
- Accessory parking lots or structures
Regional Transportation Improvements

Information as of 7-26-16. Final Information Pending Release of Report.
Site Analysis – Lot 13

Information as of 7-26-16. Final Information Pending Release of Report.
Lot 13 - Site Features

Information as of 7-26-16.
Final Information Pending Release of Report.
Lot 13 – Existing Conditions / Utilities

Information as of 7-26-16. Final Information Pending Release of Report.
Lot 13 – Developable Areas

Information as of 7-26-16.
Final Information Pending Release of Report.
Lot 13 – Conclusions

Total Lot Area = 132.68 acres

Developable Area A = 7.8 acres
- Farmhouse/Garage, 2 c.1930’s residences
- Recreation Area
- Capital Area Greenbelt
- Potential development site with assurances of greenbelt connectedness

Developable Area B = 70.7 acres
- Harrisburg State Hospital Site - 45 buildings and significant infrastructure
- National Register Historic District
  - Significant Historic Resources Area = 25.8 acres of Developable Area B (36.5%)
  - 15 Significant / 2 Contributing / 3 Intrusions
  - Logical to protect some of the historical resources
- Marginally Developable Area = 4.2 acres

Environmentally Restricted Area = 54.2 acres
- Natural features, Capital Area Greenbelt, Patton Arboretum, floodplain, etc.
- Logical areas for protection and public use
Information as of 7-26-16. Final Information Pending Release of Report.
Lot 14 & 15 - Site Features

Final Information Pending Release of Report.
Lot 14 & 15 – Developable Areas

Information as of 7-26-16. Final Information Pending Release of Report.
Lot 14 & 15 – Conclusions

Lot 14: Total Site Area = 68.53 Acres (C Zone)
Developable Area = 53 acres
- Dauphin County Public Garden Plots, Harrisburg Area Flying Society and agricultural lands
- Signalized intersections, frontage onto a major roadway, adjacent utilities
- Reasonably developable, used extensively by Dept. of Agriculture and general public

Environmentally Restricted Area = 15.5 Acres
- Steep slopes, wooded hillsides, and two areas of waste disposal
- Development unlikely

Lot 15: Total Site Area = 1.47 Acres (R-1 Zone)
Developable Area = 1.47 acres
- Agricultural land use
- Corner property, signalized intersection with frontage onto major roadway, adjacent utilities
- Logical development site

Environmentally Restricted Area = None

Information as of 7-26-16. Final Information Pending Release of Report.
Site Analysis – Lot 16

Information as of 7-26-16. Final Information Pending Release of Report.
Lot 16 - Site Features

Information as of 7-26-16.
Final Information Pending Release of Report.
Lot 16 – Developable Areas

Information as of 7-26-16. Final Information Pending Release of Report.

NOTE: ANALYSIS FOR AREAS OF LANDFILL DONE DERIVED FROM THE DMF ENVIRONMENTAL INVESTIGATION STUDY, FIGURE 1, DATED 03-17-2009.

LEGEND
- DEVELOPABLE AREA
- LANDFILL AREA
- ENVIRONMENTALLY RESTRICTED AREA
- POTENTIAL SITE ACCESS
Lot 16 – Conclusions

Total Lot Area = 92.61 Acres

Developable Area A = 5.7 acres
- 3.2 Ac. R-1 / 2.5 Ac. C Zoning
- Adjacent residential homes, access, utilities
- Reasonable slopes but geometric constraints
- Limited development potential

Developable Area B = 7.5 acres
- 1.8 Ac. R-1 / 5.7 Ac. C Zoning
- Adjacent commercial building, access, utilities
- Topographic and geometric constraints
- Limited development potential

Developable Area C = 35.8 acres
- All C Zoning, open area, gentle slopes
- 22 acre landfill (19.1 acres in Area C)
- 16.7 acres of narrow lands outside footprint
- Kohn Road access requires sight distance evaluation
- Limited development potential, potential recreational / open space use

Environmentally Restricted Area = 49 acres
- Steep slopes, stream and wildlife corridors
- Over half (53%) of the total site area
- Development unlikely
Information as of 7-26-16.
Final Information Pending
Release of Report.

Environmental Due Diligence
Steve Fulton, PE, PG
Phase I Environmental Site Assessments

Scope of Work Conducted

- Phase I Environmental Site Assessments (ESAs) for four lots
  - Lot 13, Lot 14, Lot 15, Lot 16
- Phase I ESAs conducted per ASTM E-1527-13
  - Requested and reviewed available background documents
  - Requested and obtained user questionnaires
  - Requested and obtained environmental database searches
    - environmental databases, Sanborn maps, historic aerial photos, historic topo maps
  - Conducted site inspections
  - Completed and issued Draft Phase I ESA Reports
Lot 13 Summary

General Conditions
- 133-acre parcel, 44 building improvements
- Former Harrisburg State Hospital
- 2 paint shops and maintenance building from late 1800s
- 5,000-gallon petroleum UST
- Two 2,000-gallon ASTs (diesel and gasoline)
- Radon potential (EPA Zone 1)

Summary of Findings
- No RECs, HRECs, or CRECs
- UST, ASTs, & radon considered to be BERs
Lot 14 Summary

General Conditions
- 68-acre parcel, managed by PA Department of Agriculture
- 4 building improvements
- 2 open-air buildings used by Harrisburg Area Flying Society
- Water well
- UGI Regulator
- Two large water tanks managed by DGS
- Radon potential (EPA Zone 1)

Summary of Findings
- No RECs, HRECs, or CRECs
- Debris/waste piles considered to be BERs

Information as of 7-26-16. Final Information Pending Release of Report.
General Conditions

• 1.5-acre parcel, managed by PA Department of Agriculture
• No building improvements
• Radon potential (EPA Zone 1)

Summary of Findings

• No RECs, HRECs, CRECs, or BERs
Lot 16 Summary

General Conditions
- 93-acre parcel, no improvements
- 22-Acre Unpermitted Municipal Solid Waste Landfill
  - operated between ~1960 to 1972
  - investigated in 2008
  - waste up to 60 feet deep
  - some contaminants in groundwater and seeps
- Tires and surface debris piles
- Possible on-site wetlands
- Radon potential (EPA Zone 1)

Summary of Findings
- No HRECs, or CRECs
- 22-acre solid waste landfill is a REC
- Surface debris, wetlands, and radon considered to be BERs

Information as of 7-26-16. Final Information Pending Release of Report.
Scope of Work Conducted

Asbestos Survey for Lot 13 Buildings/Structures
  • Also completed Limited Lead-Based Paint (LBP) Survey

Compilation and Review of Existing Information
  • Discussions with site personnel
  • Detailed file review of maps and documents
  • Obtained copies of relevant reports:
    • 1990 Asbestos Inspection and Planning Reports (LRK)
    • 2005 Biennial Building Survey Report
    • Asbestos abatement reports

Information as of 7-26-16. Final Information Pending Release of Report.
Completed Detailed Building Inspections

- PA-licensed asbestos inspectors
- Inspected and samples accessible locations (buildings, tunnels)
- Confirmed locations and quantities of existing ACMs
- Focused sampling on suspect materials and unknowns
  - Submitted 140 samples for analysis
  - Didn’t resample known asbestos
- Limited sampling of paint chip samples for lead

Summary of Findings

- Asbestos present in most of the buildings and tunnels
- LBP present in most of the buildings (26/28 samples positive)
Real Estate Market Analysis

Todd Poole
Phase I: Market Analysis

- Completed Background Materials Review
- Completed Socio-Economic Analysis
- Completed Labor and Industry Analysis
- Completed Real Estate Analysis
- Financial Feasibility Modeling
- Residual Land Value Analysis

Phase II: Fiscal and Economic Impact Analyses

- Fiscal Impact Analysis Associated with Future Occupancy
- Economic Impact Analysis Associated with Build-Out

Information as of 7-26-16. Final Information Pending Release of Report.
Market Study Areas

Harrisburg MSA
(Metropolitan Statistical Area)

Harrisburg-Susquehanna

15 Minute Drive time from DGS Annex Complex

Information as of 7-26-16. Final Information Pending Release of Report.
### Key Metrics: Socio-Economic, Labor and Industry

**Socio-Economic**

<table>
<thead>
<tr>
<th>Metric</th>
<th>Harrisburg-Susquehanna</th>
<th>15-Minute Drive-Time Contour</th>
<th>Harrisburg MSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population (2015)</td>
<td>74,601</td>
<td>77,915</td>
<td>564,979</td>
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<tr>
<td>Student Population (18-24)</td>
<td>9.9%</td>
<td>9.7%</td>
<td>2.9%</td>
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<tr>
<td>Elderly Population (65+)</td>
<td>13.5%</td>
<td>13.8%</td>
<td>16.7%</td>
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<tr>
<td>Forecasted Annualized Population Growth (2015-2020)</td>
<td>0.29%</td>
<td>0.14%</td>
<td>0.58%</td>
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<tr>
<td>Total Households (2015)</td>
<td>31,973</td>
<td>34,176</td>
<td>230,049</td>
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<tr>
<td>Median Age (2015)</td>
<td>37</td>
<td>37</td>
<td>41</td>
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<tr>
<td>Median Household Income (2015)</td>
<td>$38,984</td>
<td>$41,602</td>
<td>$56,915</td>
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<tr>
<td>Workforce Population (18-64)</td>
<td>63.1%</td>
<td>64.5%</td>
<td>55.6%</td>
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</table>

**Labor and Industry**

<table>
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<tr>
<th>Metric</th>
<th>2014</th>
<th>2016</th>
<th>2014</th>
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</thead>
<tbody>
<tr>
<td>Total Employment (2014)</td>
<td>69,224</td>
<td>162,209</td>
<td>307,563</td>
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<tr>
<td>Unemployment Rate (2016)</td>
<td>6.6%</td>
<td>6.6%</td>
<td>3.2%</td>
</tr>
<tr>
<td>Top Industry by Employment (2014)</td>
<td>Public Administration</td>
<td>Public Administration</td>
<td>Health Care and Social Assistance</td>
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</tbody>
</table>

### Harrisburg MSA

<table>
<thead>
<tr>
<th>Category</th>
<th>Under Constr. (number):</th>
<th>Under Constr. (value):</th>
<th>Vacancy Rate:</th>
<th>Average Lease Rate:</th>
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</thead>
<tbody>
<tr>
<td>Multi-Family</td>
<td>30 projects</td>
<td>$154.0 million</td>
<td>3.5 percent</td>
<td>$857 per month</td>
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<tr>
<td>Office</td>
<td>33 projects</td>
<td>$133.4 million</td>
<td>17.9 percent</td>
<td>$16.42 NNN</td>
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<td>Retail</td>
<td>55 projects</td>
<td>$219.4 million</td>
<td>13.5 percent</td>
<td>$14.52 NNN</td>
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<tr>
<td>Lodging</td>
<td>11 projects</td>
<td>$16.0 million</td>
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<td></td>
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</table>

Key Metrics: Real Estate Information as of 7-26-16. Final Information Pending Release of Report.
Assuming between 10- and 20-percent of net housing demand within Harrisburg-Susquehanna would be captured, and based on current trends, the DGS Annex Complex and similar sites have the opportunity to support the development of between 420 and 850 multi-family units by 2030.
Industry Earnings and Growth: Harrisburg MSA

- **Projected Employment decline**: Manufacturing
- **Lowest average monthly earnings**: Accommodation and Food Services, Retail Trade
- **Highest average monthly earnings**: Professional, Scientific, and Technical Services, Finance and Insurance

Greatest projected number of new jobs:
- Health Care and Social Assistance

Source: PA Dept. of Labor and Industry
Employment growth within the health care and social assistance sector is expected to represent a third of new office space demand within Harrisburg-Susquehanna.
Household Retail Gap: Harrisburg-Susquehanna

Leakage = New Retail Opportunity
Household retail gap suggests that residents are leaving the trade area to purchase goods and services from establishments located outside the trade area.

Surplus = Existing Advantage
Non-residents are entering the trade area to purchase some goods and services from local businesses (e.g., department stores, sporting goods, and hobbies).

- $40,000,000
  $0
  $40,000,000
  $80,000,000

Source: Esri; 4ward Planning Inc., 2016

Information as of 7-26-16. Final Information Pending Release of Report.

Household retail gap suggests that residents are leaving the trade area to purchase goods and services from establishments located outside the trade area.

Non-residents are entering the trade area to purchase some goods and services from local businesses (e.g., department stores, sporting goods, and hobbies).
<table>
<thead>
<tr>
<th>Event</th>
<th>Theme</th>
<th>Est. Dates</th>
<th>Days</th>
<th>Est. Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Pennsylvania Farm Show</td>
<td>Agriculture</td>
<td>Mid Jan</td>
<td>7</td>
<td>500,000</td>
</tr>
<tr>
<td>Great American Outdoor Show</td>
<td>Outdoors</td>
<td>Mid Feb</td>
<td>9</td>
<td>200,000</td>
</tr>
<tr>
<td>PA Garden Expo</td>
<td>Home &amp; Garden</td>
<td>Feb/March</td>
<td>3</td>
<td>17,000</td>
</tr>
<tr>
<td>PA Home Show</td>
<td>Home &amp; Garden</td>
<td>Feb/March</td>
<td>4</td>
<td>10,000</td>
</tr>
<tr>
<td>Horse World</td>
<td>Agriculture</td>
<td>Early March</td>
<td>6</td>
<td>20,000</td>
</tr>
<tr>
<td>PA Home Builders Show</td>
<td>Home &amp; Garden</td>
<td>Mid March</td>
<td>3</td>
<td>20,000</td>
</tr>
<tr>
<td>PA Junior Wrestling Championships</td>
<td>Sports</td>
<td>Mid March</td>
<td>2</td>
<td>15,000</td>
</tr>
<tr>
<td>U.S. Junior National Hershey Showcase: Girls Basketball Tournament</td>
<td>Sports</td>
<td>Late June</td>
<td>4</td>
<td>3,000</td>
</tr>
<tr>
<td>Fire Expo</td>
<td>Professional</td>
<td>Mid May</td>
<td>6</td>
<td>20,000</td>
</tr>
<tr>
<td>Keystone State Summer Games</td>
<td>Sports</td>
<td>Late June</td>
<td>4</td>
<td>6,000</td>
</tr>
<tr>
<td>Mennonite World Conference</td>
<td>Religion</td>
<td>Late July</td>
<td>6</td>
<td>8,000</td>
</tr>
<tr>
<td>MotorRama</td>
<td>Automobile</td>
<td>Mid Feb</td>
<td>2</td>
<td>25,000</td>
</tr>
<tr>
<td>All-American Dairy Show</td>
<td>Agriculture</td>
<td>Mid Sept</td>
<td>6</td>
<td>6,000</td>
</tr>
<tr>
<td>Keystone International Livestock Exposition</td>
<td>Agriculture</td>
<td>Sept/Oct</td>
<td>10</td>
<td>15,000</td>
</tr>
<tr>
<td>Penn National Horse Show</td>
<td>Agriculture</td>
<td>Mid Oct</td>
<td>11</td>
<td>15,000</td>
</tr>
<tr>
<td>American Rabbit Breeders Association</td>
<td>Agriculture</td>
<td>Mid Oct</td>
<td>4</td>
<td>7,500</td>
</tr>
<tr>
<td>PA State 4-H Horse Show</td>
<td>Agriculture</td>
<td>Late Oct</td>
<td>3</td>
<td>5,000</td>
</tr>
<tr>
<td>Standardbred Horse Sale</td>
<td>Agriculture</td>
<td>Early Nov</td>
<td>6</td>
<td>15,000</td>
</tr>
<tr>
<td>PA Christmas Show</td>
<td>Holiday</td>
<td>Early Dec</td>
<td>4</td>
<td>30,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>100</td>
<td>937,500</td>
</tr>
</tbody>
</table>

87% of events are related have an Agriculture or Outdoors theme.

75% of total attendance occurs in January and February.

937,500 annual participants from 19 largest events.

Source: Pennsylvania Farm Show Complex and Expo Center; Hershey Harrisburg Regional Visitors Bureau.

Information as of 7-26-16. Final Information Pending Release of Report.
Employment Centers, 2014

Identifying employment clusters can help predict unmet services demand.

5-mile Radius

- 133,000 primary jobs

1-mile Radius

- 11,200 primary jobs


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High levels of traffic can drive significant “walk-in” and leisure traveler business.

Average Daily Traffic Volumes

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

There are currently 11 hotel projects (1,183 rooms) currently in development within the Harrisburg MSA, but no pipeline hotel projects within the 5-mile radius.

Information as of 7-26-16. Final Information Pending Release of Report.
## Key Findings & Takeaways

**Socio-Economic**
- **Population/ Households**
  - Household Formation Dominated by Non-Family Households

**Labor and Industry**
- **Top Industry By Share of Employment**
  - Currently Public Administration But Declining
- **Industry by Average Monthly Earnings**
  - Lowest Earnings in Retail Trade, Accommodations, and Food Sector
- **MSA Employment Change (2011-2015)**
  - Decline in Manufacturing Jobs
  - 10,000 new Health Care & Social Services Jobs

**Real Estate**
- **Multi-Family Residential**
  - Support 420 to 850 Apartments
- **Commercial Office**
  - New Regional Demand for Medical Office
- **Retail**
  - Mixed-Use Convenience Retail
- **Regional Attractions**
  - Leverage Annual Event Participants
- **Lodging**
  - Potential to Accommodate Regional Visitors

Information as of 7-26-16. Final Information Pending Release of Report.
1. Priority will be given to the general public. Stakeholders may comment after all general public participants have been heard.

2. Written comments will be accepted. Comment cards are available at the registration table and will be collected afterward.

3. Commentary should be limited to three (3) minutes so everyone can be heard.

4. Speak slowly and clearly; comments are being documented for inclusion in the final disposition report.

5. State your name, where you live and stakeholder group affiliation (if applicable). Note whether you have previously been engaged in providing input or feedback.