

Direction From Council

- Move Forward with 13th Street site
 - *Stand alone Fire Station*
 - *Combination City Hall/Fire Station*
- Move Forward with 10th Street site
 - *Combination City Hall/Fire Station*
- Keep 840 Yampa – no additional work at this point
- Estimated Value of 840 Yampa Street

840 Yampa Value Estimate

- Recent Comparable Sold Downtown (10th and Yampa)
 - *.40 Acre Vacant Lot sold for \$1,800,000*
- 840 Yampa size approximately .82 Acres
 - $\$1.8M \times 2 = \$3.6M$
 - *Developer likely to prefer vacant land*
 - Demolition of existing building estimated at approximately \$130,000
 - $\$3,600,000 - \$130,000 = \$3,470,000$
- **Approximate Value of Downtown station estimated to be \$3,470,000**