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January 31, 2017

**Re: Parking Garage with 634 Parking Spaces at White Street Lot  
With 175 on Grade Surface Parking Spaces Remaining for a Total of 809 Parking Spaces**

Dear Mayor Menna, Members of the Borough Council, RiverCenter Executive Board Members of the Special Improvement District and RBBA Officers:

As you are aware, that as a past President of the SID, I have always been very interested in seeing a garage built that would net the borough 500 more new parking spaces than exist now. I have been working with Steve Raciti, a Red Bank architect and SID board member, to come up with a design that can be shared with the SID board members, the mayor and council, as well as the Red Bank public.

The design of the garage limits the height to 5 floors and encompasses enough cars so that Red Bank nets 500 plus new cars. The design addresses the access around the south side of the garage and does not include any office, retail or apartment space. The structure utilizes 302 feet of frontage on White Street out of the total frontage of 690 feet. In addition, the structure would allow Oyster Fest to continue on the White Street lot since the garage is mostly open on grade and the interior clearance is 12 feet, which allows it to be a real "open air" market. The design allows for extensive green along White Street by bumping out the sidewalk allowing approximately 15' of natural lawn and plantings. This design is just a starting point to show that a garage netting 500 cars is entirely feasible.

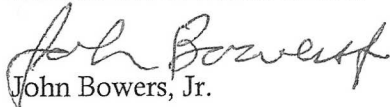
*For the last 25 years, since the inception of the SID, the one thing that has prevented a garage from being built is the council not being able to find a way to prevent the borough residents from sharing any financial exposure from the construction, operation or functioning of the garage. The SID can solve this problem by guaranteeing "backstopping" any costs that the residents might have to pay if the cost of the development and operation of the garage exceed the income of the garage. The SID budget is approximately \$539,000 and the council can increase the budget by simply adjusting the SID tax, if it's required. The good news is the SID has the ability to have a garage in their hands.*

Regarding the cost of the 634 car garage, after discussions with the supplier of the concrete structure, Nitter House Concrete Products from Chambersburg, PA, as well as talking to Howard Irwin, the senior vice president of construction for Woodmont Properties who recently built the garage at The West Side Lofts, we have concluded that a conservative estimate of the cost of the garage would be based on \$85.00/sq. ft. or \$16,500,000 based on 192,837 sq. ft. or +/- \$26,000 per space. This price has intentionally been increased by \$5.00/sq. ft. to allow for such things as prevailing wages, carrying charges, architects, engineers, delays and the like.

Enclosed is a proforma that shows a 634 car garage is profitable even using a vacancy rate of 21.25%.

*If the borough is to bond for \$16,500,000 in order to build the garage, which is purely for the benefit of the downtown "SID members", certainly the SID can show its appreciation and good will and back stop any costs that exceed the cost to operate a garage in order that the council may say factually to the Red Bank residents that they will not be on the hook for any increase in their real estate taxes and that in a couple of years, their taxes should stabilize since the downtown will be more profitable. In addition, the SID may be able to share in some of the garage profits and, most importantly, a garage will finally be built.*

Yours very truly,  
PHILIP J. BOWERS & CO.

  
John Bowers, Jr.