

Goals

Options → Goals ↓	Decline to Exercise Right of First Refusal	Purchase and Negotiate with University	Purchase and Enter Agreement with Sole Developer	Purchase and RFP/List Property for Sale
Protects tax base	No	Maybe	Yes	Yes
Increases tax base (General Fund)	No	No	Yes	Yes
Increases tax base (Overall)	No	No	Maybe	Maybe
Furthers master plan goals	No	Maybe	Maybe	Yes
Reinforces good relations with University	Yes	Maybe	No	Maybe
Limits City's financial risk	Yes	Maybe	No	No
Catalyst for corridor redevelopment	No	Maybe	Yes	Yes

Risks/Uncertainties

Options → Risks ↓	Decline to Exercise Right of First Refusal	Purchase and Negotiate with University	Purchase and Enter Agreement with Sole Developer	Purchase and RFP/List Property for Sale
Unable to sell	No	No	Yes	Yes
Recoup Purchase Price	No	No	Yes	Yes
Developer can't get financing	No	-----	Yes	Yes
Contamination worse than anticipated	No	Yes	Yes	Yes
Public Opposition to purchase	No	Yes	Yes	Yes
Public Opposition to rezoning/site plan	No	No	Yes	Yes
Traffic impact requires new infrastructure	No	Maybe	Yes	Yes