

From: [Lemos, June](#)
To: [Munoz, Cristal](#)
Subject: FW: Finance and Admin Committee 04/14/2021
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From: Paul Clark <pclark@fortbraggrealty.co>
Sent: Monday, April 12, 2021 9:51 AM
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Subject: Finance and Admin Committee 04/14/2021

Hi there, I was in a meeting years ago when the city discussed these impact fees, there seemed to be a push to get them in place before the Mill Site was developed to make sure the developer and the end user was fleeced to use my word. We can all see what has happened since then. A laundromat for example would be a huge cost, same for restaurants and other water and sewer users. They pay each month for those uses, and the idea was for new development. We have not seen much of that, especially commercial. I would suggest remove them all for now. Recall the brewery there was much to negotiate with the new location, the Brewery restaurant expansion, it was a big concern was around 30k but I believe it was negotiated down. Counter intuitive in my mind to put barriers in the way of the development everyone says they want. Downtown Fort Bragg is pretty pitiful, for a number of reasons. Amazon the main one, but that is another story too. Restaurants, coffee shops, bars etc. all have taken a toll with the pandemic response, still are. Another reason for lack of investment anywhere in CA. Real estate is booming, folks getting out of the cities and burn areas. Many more born and raised are gone, and I understand the common thought when asked about California, " I loved California" past tense.

I have several concerns, when a client comes to me asking say for a place to lease or buy for a restaurant I tell them about the fees, and

suggest they take them into consideration. I also don't believe they are being collected evenly, or at all in some cases. I realize there was some discussion if a restaurant used for example had been on place a second or third or fourth impact fee would not be imposed. That makes sense to me.

These fees have had a negative impact on development, not only in the CBD but all over town.

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