

From: [Jacob Patterson](#)
To: [City Clerk](#)
Cc: [Whippy, Isaac](#)
Subject: Public Comment -- 4/14/25 CC Mtg., Item No. 9A, "Poo Corner"
Date: Friday, April 11, 2025 2:54:19 PM

City Council & Manager,

I am pleased to see this on the agenda. This is another long-time initiative of the community that was given short shrift by staff under previous city managers but Isaac took up. I can only say it is about time and I fully support our purchase of this parcel--I don't recommend a lease for a variety of reasons--and the use of unallocated general fund balance to pay for it. That said, please don't damage any good will Isaac has built with Pat by referencing tangential issues with the lot. It is a unique asset and a perfect place to put additional downtown public restrooms that will also help drive more foot traffic to Redwood Avenue. I view this as a critical acquisition and an important tool for our economic development, tourism promotion, and revitalization of the CDB.

This should not be particularly expensive--the old Piedmont lot at a more prominent location and a larger area went for \$250K. The empty lot by the credit union recently sold and its price per square foot should be relevant to the fair market value of this lot. Another factor that actually decreases the value of this lot for anyone other than the City to use as a park, is the existence of a path diagonally across the parcel where people have walked for well over the five years necessary to create a prescriptive public easement to continue to do so going forward. That prescriptive public easement will make any buildings very tricky at this corner and substantially devalues the property compared to a vacant lot without such an encumbrance. That should reduce the fair market value of this parcel for a purchase or a lease. It is also a de-facto dog park, hence the colloquial name many use for it. Finally and luckily, we always have the fall-back option of eminent domain if a negotiated price can't be agreed upon, which strengthens our negotiating position.

Best,

--Jacob