

JERICHO CORRIDOR URBAN COMPACT

1.6 MILES FROM CURRENT LINE TO ENTRANCE OF JERICHO ATV PARK

STATE PROPOSAL:

Fix / Replace Culverts, Box Drains, Shoulders, Address Drainage issues.

3/4 "Heavy Grind Shim & Overlay paving
Expected life span 10 years. Less Disruptive.

Full reconstruction not planned for this stretch of road
This can be put in 10 Year Plan for future consideration.

Current investments:

Dalton Motor Sports-\$1,000,000+

Binette Realty- \$900,000+

Albert Guay- \$100,000+

Bob Chapman's Real Estate entity-\$1,400,000+

Bob Chapman's development entity-\$750,000+

Romik Developers-\$250,000+

Timberland Adventures-\$

Proposed construction:

Timberland Adventures- 10 Rental Cabins

Chapman Jericho Village - 21 approved Residential lots

3 have been sold

Potentially another 27 Residential lots on 149.92 acres

Albert Guay- Engineered plans for 3 buildings

Binette Realty-

Commercial lot -Gas station / Convenience store

Existing building - possible Brewpub

Chapman- Zoned for Hotel / Convention Center

Romik Developers- RV Campground 157 full hookups

Showers, Maintenance building, Playgrounds, Pool

26 Residential lots

3 Commercial lots

These are experienced builders & developers with local employees and tradesmen.

When city controls the road:

City will be responsible for plowing and sanding.

Est. Cost: \$19,164 / year

ATV's have direct access from the city to the park.

Will pass in front of all properties.

Eliminates need to use snowmobile trails to access park.

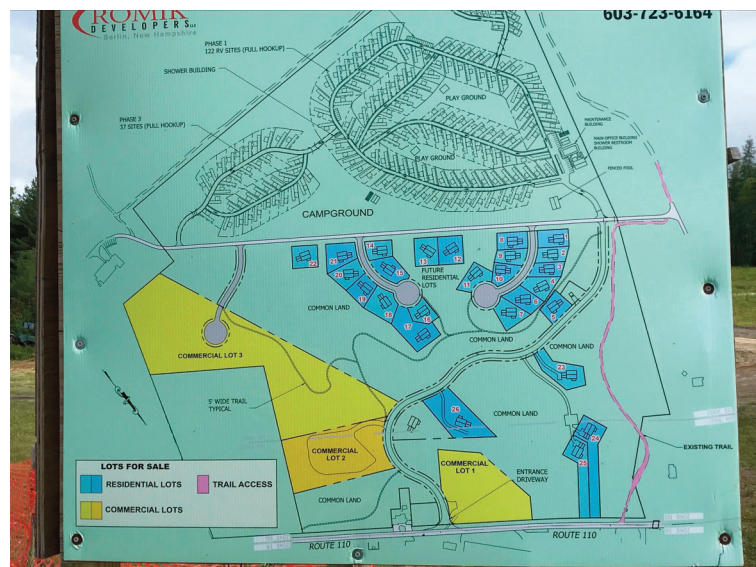
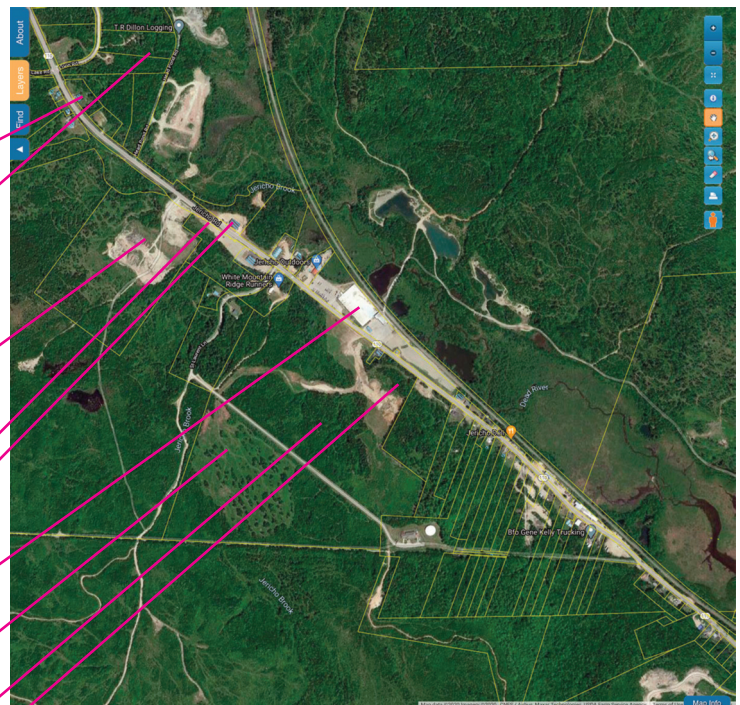
Have access when snow machine trails are closed.

Developers have less stringent permitting process for expansions and development, Drive ways, turn lanes, utilities.

Long term maintenance which can be included in the Ten Year Plan.



JERICHO VILLAGE



ROMIK DEVELOPERS

If Proposed construction fully built out:

Value of improvements- Buildings

Timberland Adventures- 10 cabins @ 15,000 ea.	150,000
Chapman Jericho Village- 21 approved building lots @200,000 ea. 3 have been sold	4,200,000
Potentially another 27 lots on 149.92 acres @200,000	5,400,000
Albert Guay- 3 commercial buildings @ 250,000	750,000
Binette Realty-	
Commercial lot -Gas station / Convenience store.@1,100,000	1,100,000
Existing building -possible Brewpub@1,200,000	1,200,000
Chapman- Zoned for Hotel / Convention center	25,000,000
Romik Developers- RV campground 157 sites@ 2500 ea.	392,500
with offices showers, maintenance build playgrounds, pool	150,000
26 Home building lots @200,000 ea.	5,200,000
3 Commercial lots@650,000 ea.	1,950,000
Potential Assessed value total	<hr/> 55,342,500
Potential Tax Rev. @ \$35.00 / 1000 per year	1,936,987

What will happen if we do nothing?