



**CITY OF GARDEN CITY
OFFICE OF THE MAYOR**

6015 Glenwood Street Garden City, Idaho 83714
Phone 208-472-2927 jevans@gardencityidaho.org

February 27, 2023

Chairman Guthrie
Vice-Chairman Bernt

Dear Chairman Guthrie and Vice-Chairman Bernt,

Former Legislator Jim Addis contacted me regarding a liquor license proposal that he intends to present to the State Affairs Committee for consideration. It is my understanding that the proposal would simply reduce the required river flow threshold needed to qualify for a waterfront specialty liquor license. The proposal as I understand it would make sections of the Boise River eligible. As mayor of a growing city with over five miles of frontage on the Boise River the prospect of Jim's proposed change is exciting.

Garden City is a fast-growing city with 13,000 residents, over 1500 businesses, and about 5 ½ miles of frontage on the Boise River. Over the last several years we have seen developers successfully assemble smaller parcels in order to build projects that complement the riverfront locations. The ability to obtain a specialty liquor license would create a significant value-added incentive for some of these projects. The river frontage through Garden City is lined by a paved greenbelt that currently runs from Lucky Peak to Star. We are seeing the steady addition of end destination recreational businesses along this corridor including wineries, breweries, specialty retail, and hopefully restaurants to name a few.

Any tool that we can provide to incentivize high-end improvements along the river corridor provides a direct benefit to the residential property taxpayers in Garden City. Adding more non-residential value puts downward pressure on the residential property tax burden and Garden City is small enough that a few high-value projects will make a difference. If obtaining a riverfront specialty liquor license is a possibility the prospects of seeing a high-end restaurant, for example, go up substantially.

In addition to the benefit of putting downward pressure on the property tax for homeowners, having high-value projects along the most valuable real estate in town helps generate the revenue we need to subsidize the service costs for the areas that don't generate enough tax revenue to fund their service demands. A significant percentage of our housing stock is aging mobile home parks, aging low-value rentals, and subsidized housing that consumes a disproportionate load on public safety. The gap is funded by our high-value areas.

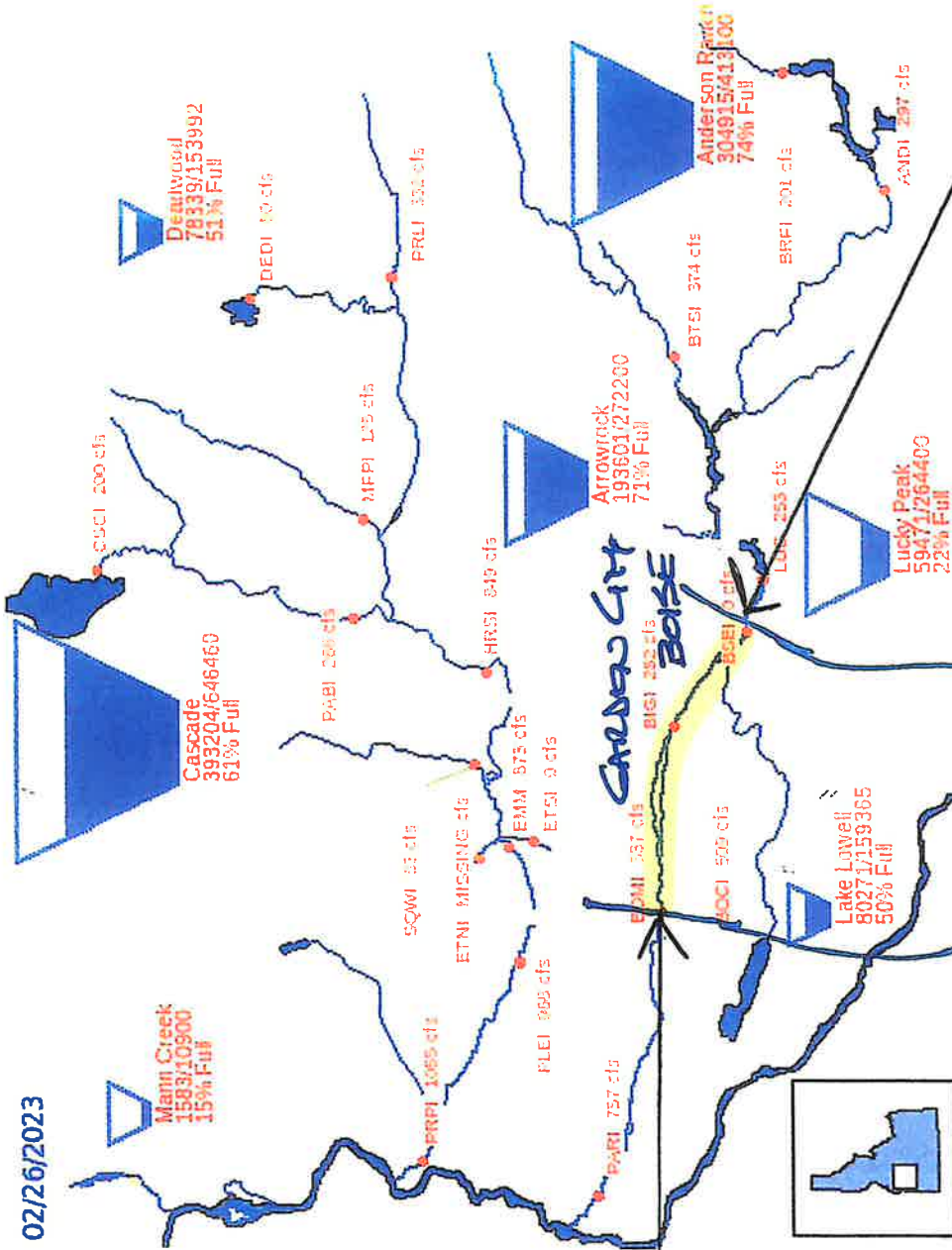
I look forward to seeing the draft from Jim and I hope you will seriously consider the merits of adding this economic development incentive to take full advantage of the value represented by our waterfront properties.

Respectfully,

John G. Evans
Mayor

Attachment 1

SENATOR
NICHOLS
DISTRICT 10



WEST BOUNDARY

MIDDLETON BRIDGE

EAST BOUNDARY
BOISE RIVER
DIVERSION DAM

ACEPA CONSERVED IN
BILL