**ANSWERS TO SOME QUESTIONS ASKED OF BOARD MEMBERS:**

Q: How do residents nearest the site feel?

A: Many we’ve spoken with believe strongly that Costco is far more desirable than other uses permitted in HC-3 zoning. Most don’t want apartments behind them.

Q: Will it help my property values?

A: Many higher-end shoppers value Costco. Sales taxes paid will add to the parish’s income. Salaries paid to employees will add to the positive economic impact. A Costco will do less harm to our property values than rows of apartments would.

Q: What about drainage?

A: The site mitigation including retention ponds, was designed for the full build out and is already in place.

Q: What about traffic?

A: Whatever gets built there will add to traffic. Our Lady of the Lake Physicians’ Group has purchased 9 acres and plans a four-story medical office building. That’s M-F, daytime.

Costco will tear down the existing derelict concrete structures and build out the rest of the empty land. Costco will have to follow all parish rules as to an updated traffic study. The widening of I-12 will include a fourth lane so that drivers from 190 to Pinnacle won’t have to merge. On June 21, the funding for the La-21 to LA-1077 widening of I-12 was approved by the state (the funding bill signed by the governor).

Q: Why should I vote for a Costco when I’m already a Sam’s member?

A: Saying “YES” is a way to protect the residents of Flower Estates South from other commercial development that wouldn’t have to build a sound barrier wall or add the other negotiated protections.

**SOME HISTORY:**

The deed restriction against “big box stores” went into effect in 2007.

 In 2009 Sam’s and Walmart asked the FECA board to support an amendment to allow both stores to build on the Pinnacle site. Those were the companies involved in the initial situation which initiated the lawsuit. The board said “No.” In 2018, the then-owners of the property (not Brookfield) and Costco asked the board to support the amendment. The board again said “No.”

 As some of you know, several board members were strongly opposed, but as we spoke with residents and business owners, we came to understand that the negotiation of protections, along with ensuring that a good corporate citizen and employer would locate at the site, were strong arguments in favor of working to craft a protective amendment that would allow a Costco—and only a Costco-- no other big box store may ever build there under this agreement—to join our community.