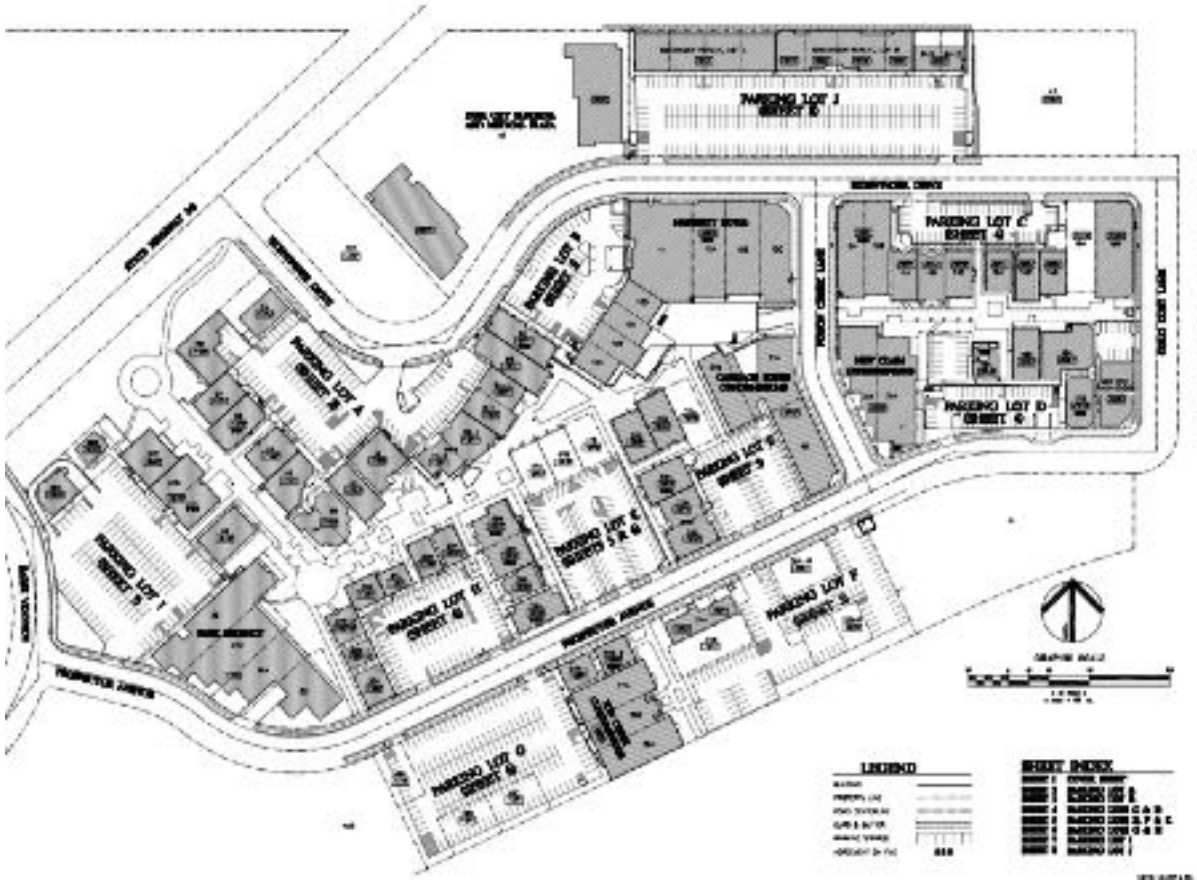
PROSPECTOR SQUARE

Property Owners Association



PROSPECTOR SQUARE

Property Owners Association

BOARD MEETING AGENDA
Oct. 21, 2026 | 4:00-5:30 pm
Park City Chamber of Commerce

Open Meeting,
Katie Wilking, Board President

Board Attendance Recorded
Guests - Agenda Overview

Approval of prior meeting minutes Aug. 12, 2026

Molly Miller, City Council Update

Prospector Square Property Owners Association
August 12th, 2026 - 4:00pm
Board Meeting Minutes
Board Presentation and Agenda available at
www.prospectorsquare.com

Members in Attendance: Katie Wilking, Dean Berrett, John Logan, Tom McCann, Jay Niederhouser, Patrick Van Horn, and Kelly Pfaff.

Others in Attendance: Craig Dennis (Executive Director), Wade Dessenberg (TCB Representative), Molly Miller (City Council Liaison), Nicolas Marin (Guest), Brinshore Representative, and Steve and Lisa Swisher (Brinshore).

Meeting called to order by Katie Wilking at 4:02PM.

June 10th, 2026 Meeting Minutes were unanimously approved.

Election of Board Officers
-Recommened At-Large Member by Executive Committee: Tom McCann
-Jay Niederhauser motioned to approve the slate of officers as listed below. Patrick Van Horn seconded. The motion was approved unanimously.
- -Katie Wilking, President
- -Dean Berrett, Vice-President
- -Terese Walton, Secretary
- -John Logan, Treasurer
- -Alex Brown, At-Large
- -Tom McCann, At-Large

City Council Report, Molly Miller
-Updates on the City's conversation regarding traffic flow improvements on Sidewinder to be provided to the board.
-A speed trailer and increased patrols will be around Sidewinder as school resumes.
-Signs prohibiting high school parking will be installed in certain lots.

Bonanza Park Presentation, Lisa and Steve Swisher (Brinshore)
-Presented a proposed affordable housing project that includes a sloped underground parking garage.
- -Various amenities ideas like an amphitheater, food truck plaza, and arts workshop.

-Shared plans for a commercial development project - approx 30,000 sq ft.
- -Concepts include a coffee shop, ice cream parlor, and other retail establishments.

-Planning to use geothermal heating to address snow removal on walkways.
-Construction is scheduled to begin December 2027, pending approval.

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New In The Square

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Sun Creek East Side Landscaping, Fire Suppression

Rail Trail Sidewalk

Pavers Coming

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Lot A Berm Landscaping

Grass Rebate Program

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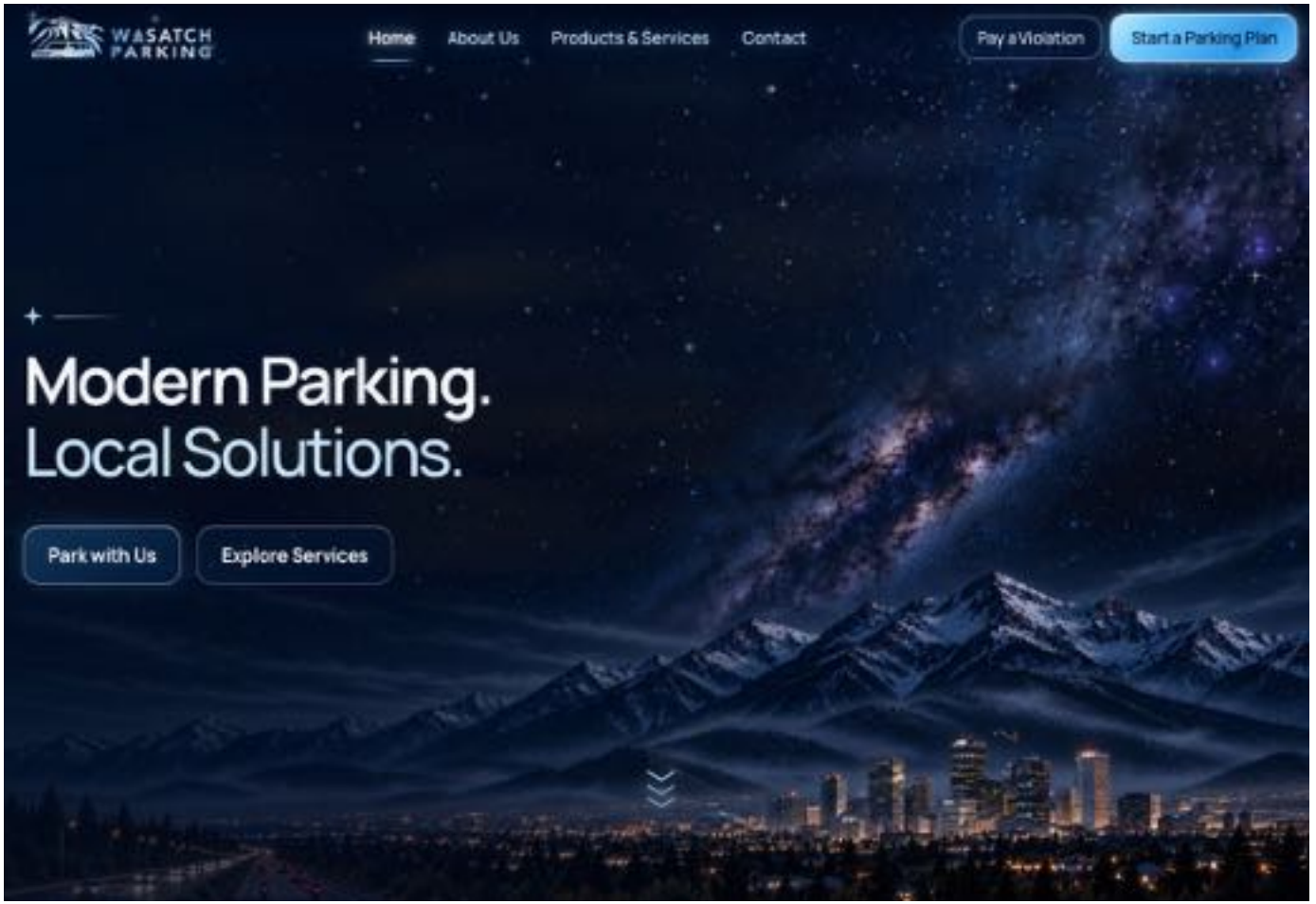
Lot A Waterway

-- Direct water away from building
-- Asphalt Layer Getting High

New Parking Enforcement Firm

Wasatch Parking

Reasons for Change



April Iverson

CEO

A long-time local and outdoor enthusiast, April has over 14 years of experience in the ski resort industry and 5 years in parking management. She leads with integrity and dedication, fostering a culture of hard work and commitment, and is deeply involved in every aspect of Wasatch Parking: from the initial client contact to boots on the ground.

Jose Flores

PRESIDENT

Jose brings a background in cybersecurity and the same precision and attention to detail to parking infrastructure. As President, he is engaged in all aspects of the business, identifying optimal technology, addressing complex challenges, and overseeing integration of advanced parking systems with on-the-ground operations.

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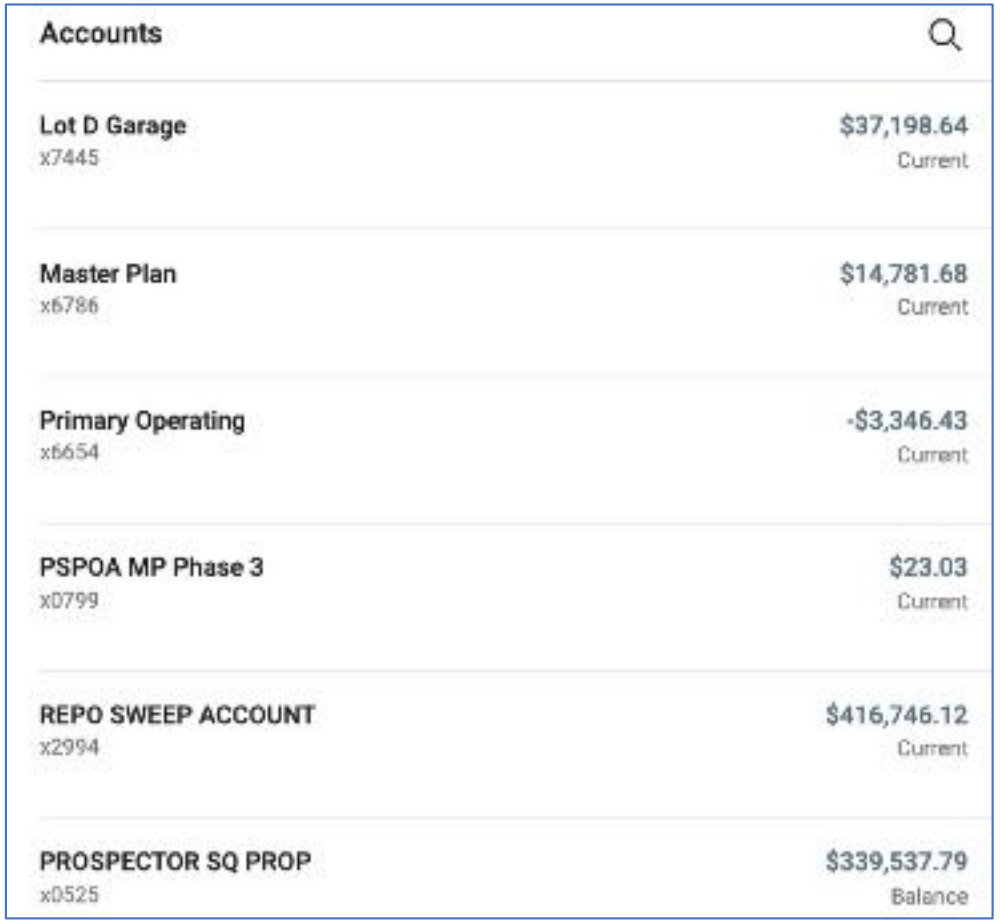
Financial Updates

- Loan, $10,903 payments start Oct. 25
- Cash Position; $416,746
- Financials Through Aug. 31
  - Asphalt budget line wrong
- City Money Received, $17,500



PROSPECTOR SQUARE

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Dean Berrett Updates

- SBWRD turn Over
- Central Park Condos

Prospector Square Community Upgrades Survey

- Tuesday, October 20, 2026
- 69 Total Responses

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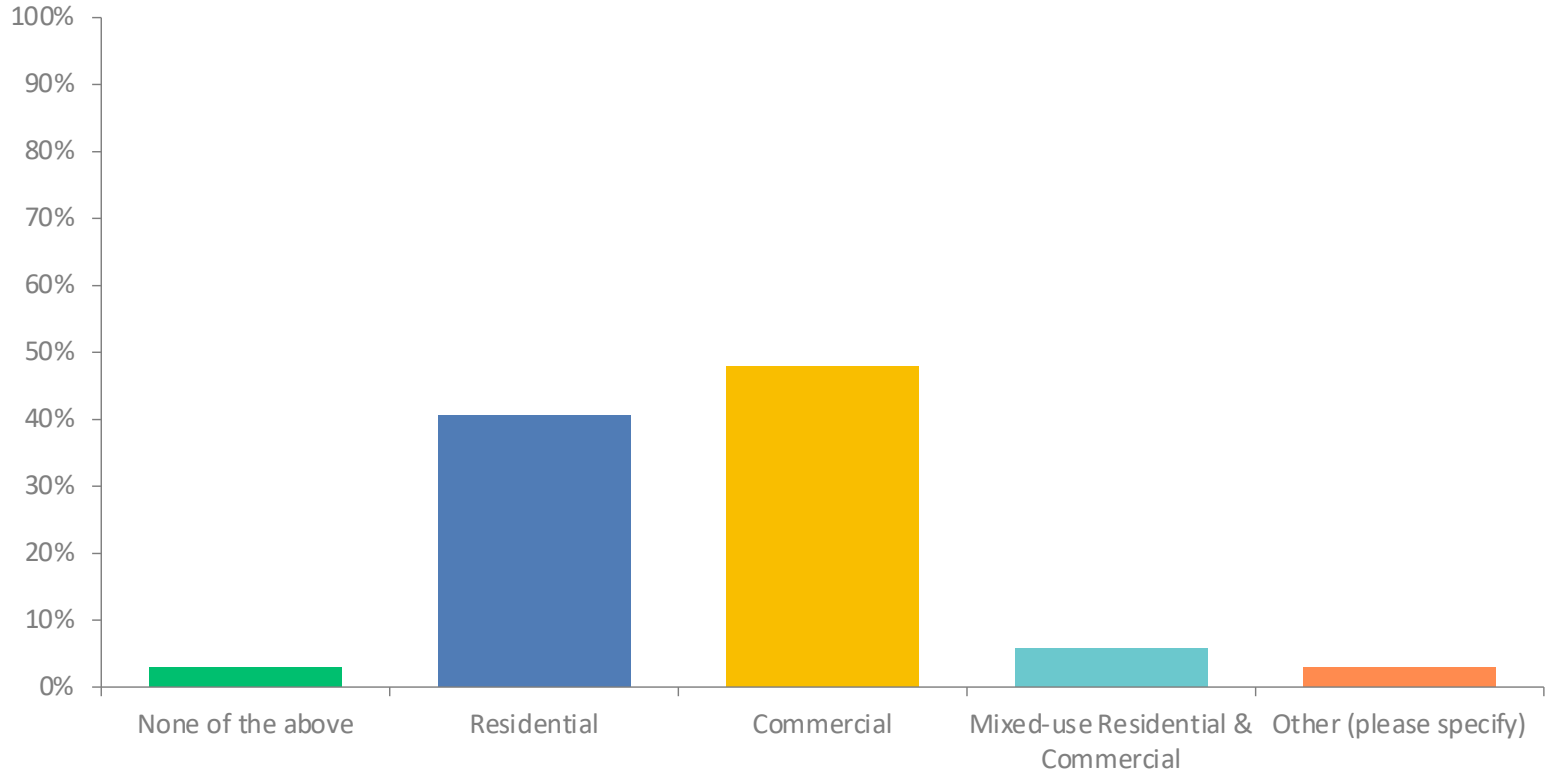
Q1: What type of property do you own/manage in Prospector Square?



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Q1: What type of property do you own/manage in Prospector Square?

ANSWER CHOICES	RESPONSES	
None of the above	2.90%	2
Residential	40.58%	28
Commercial	47.83%	33
Mixed-use Residential & Commercial	5.80%	4
Other (please specify)	2.90%	2
TOTAL		69

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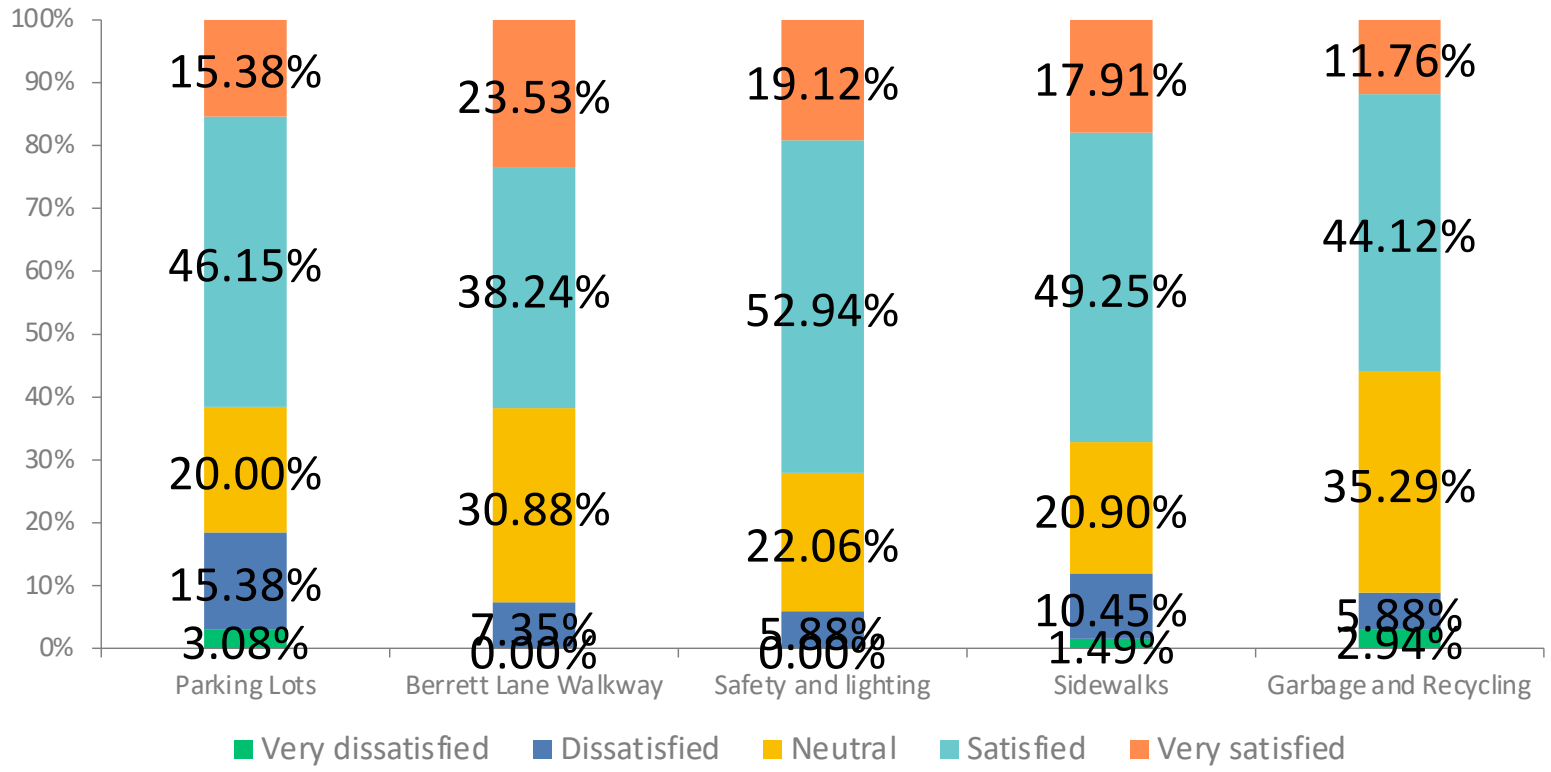
Q2: Please rate your satisfaction with the following aspects of Prospector Square.



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Q2: Please rate your satisfaction with the following aspects of Prospector Square.

	VERY DISSATISFIED	DISSATISFIED	NEUTRAL	SATISFIED	VERY SATISFIED	TOTAL
Parking Lots	3.08% 2	15.38% 10	20.00% 13	46.15% 30	15.38% 10	65
Berrett Lane Walkway	0.00% 0	7.35% 5	30.88% 21	38.24% 26	23.53% 16	68
Safety and lighting	0.00% 0	5.88% 4	22.06% 15	52.94% 36	19.12% 13	68
Sidewalks	1.49% 1	10.45% 7	20.90% 14	49.25% 33	17.91% 12	67
Garbage and Recycling	2.94% 2	5.88% 4	35.29% 24	44.12% 30	11.76% 8	68

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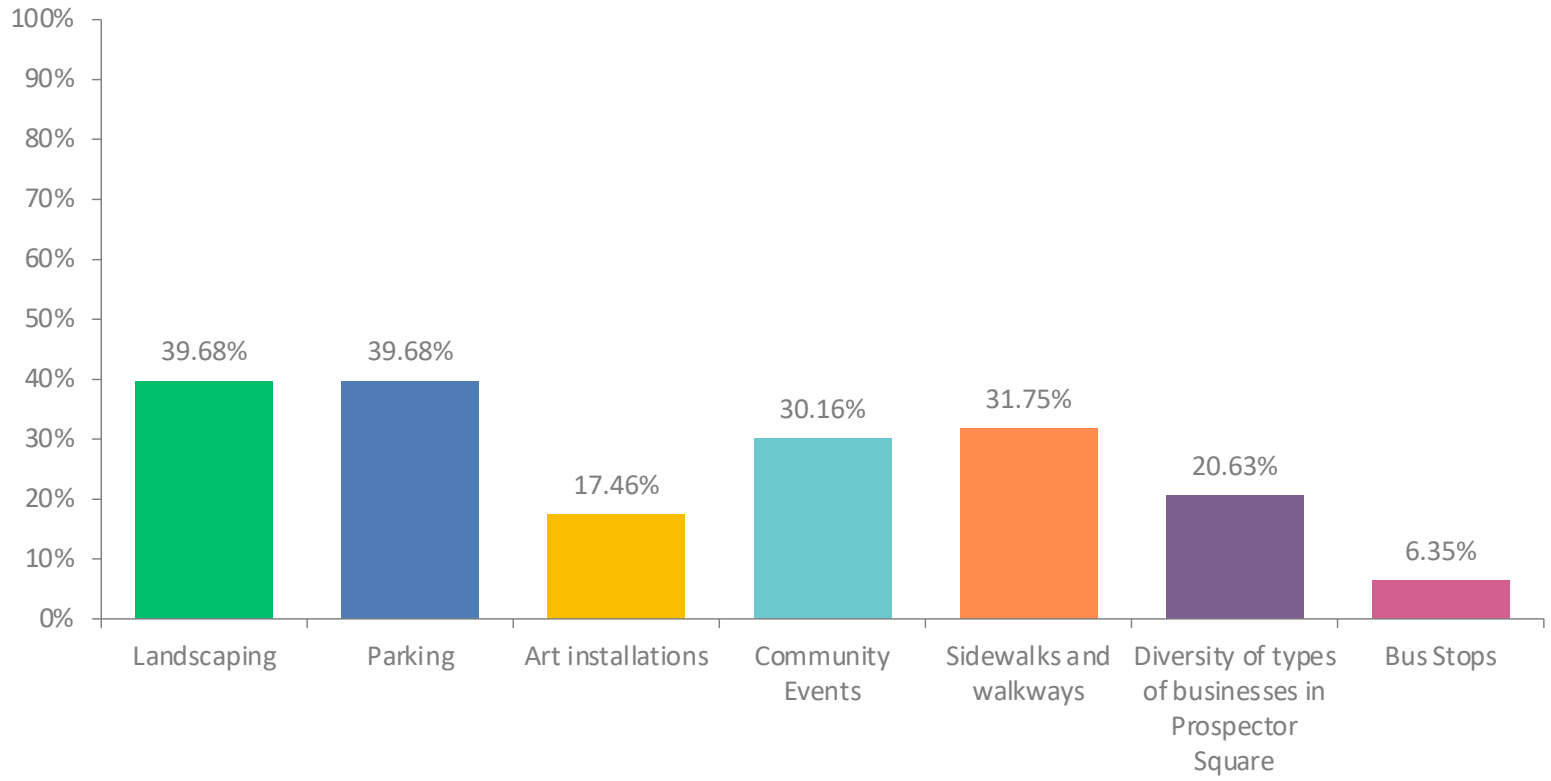
Q3: Which areas do you think need the most improvement? (Select all that apply)



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Q3: Which areas do you think need the most improvement? (Select all that apply)

ANSWER CHOICES	RESPONSES	
Landscaping	39.68%	25
Parking	39.68%	25
Art installations	17.46%	11
Community Events	30.16%	19
Sidewalks and walkways	31.75%	20
Diversity of types of businesses in Prospector Square	20.63%	13
Bus Stops	6.35%	4
TOTAL		117

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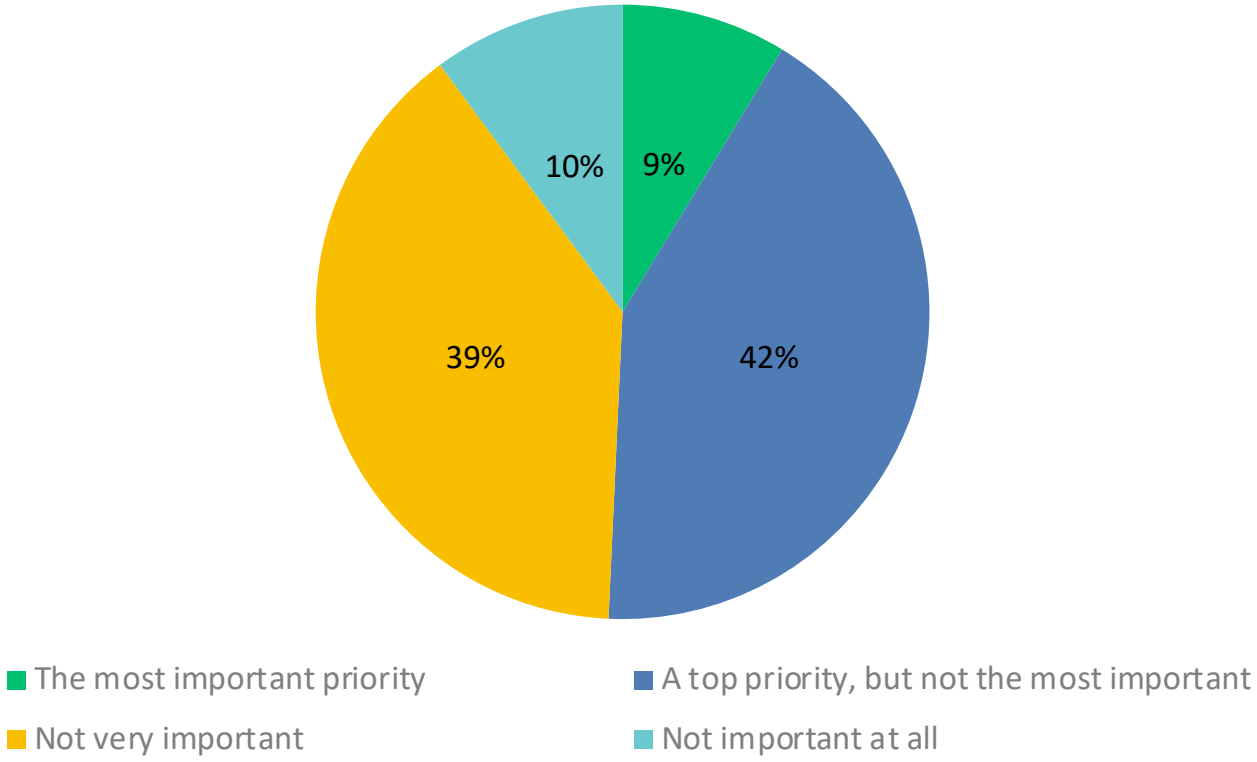
Q5: The Prospector Square board is considering upgrading the three concrete pedestrian gathering spaces along Berrett Lane. Please rate your priority of doing this project.



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Q5: The Prospector Square board is considering upgrading the three concrete pedestrian gathering spaces along Berrett Lane. Please rate your priority of doing this project.

ANSWER CHOICES	RESPONSES	
The most important priority	8.70%	6
A top priority, but not the most important	42.03%	29
Not very important	39.13%	27
Not important at all	10.14%	7
TOTAL		69

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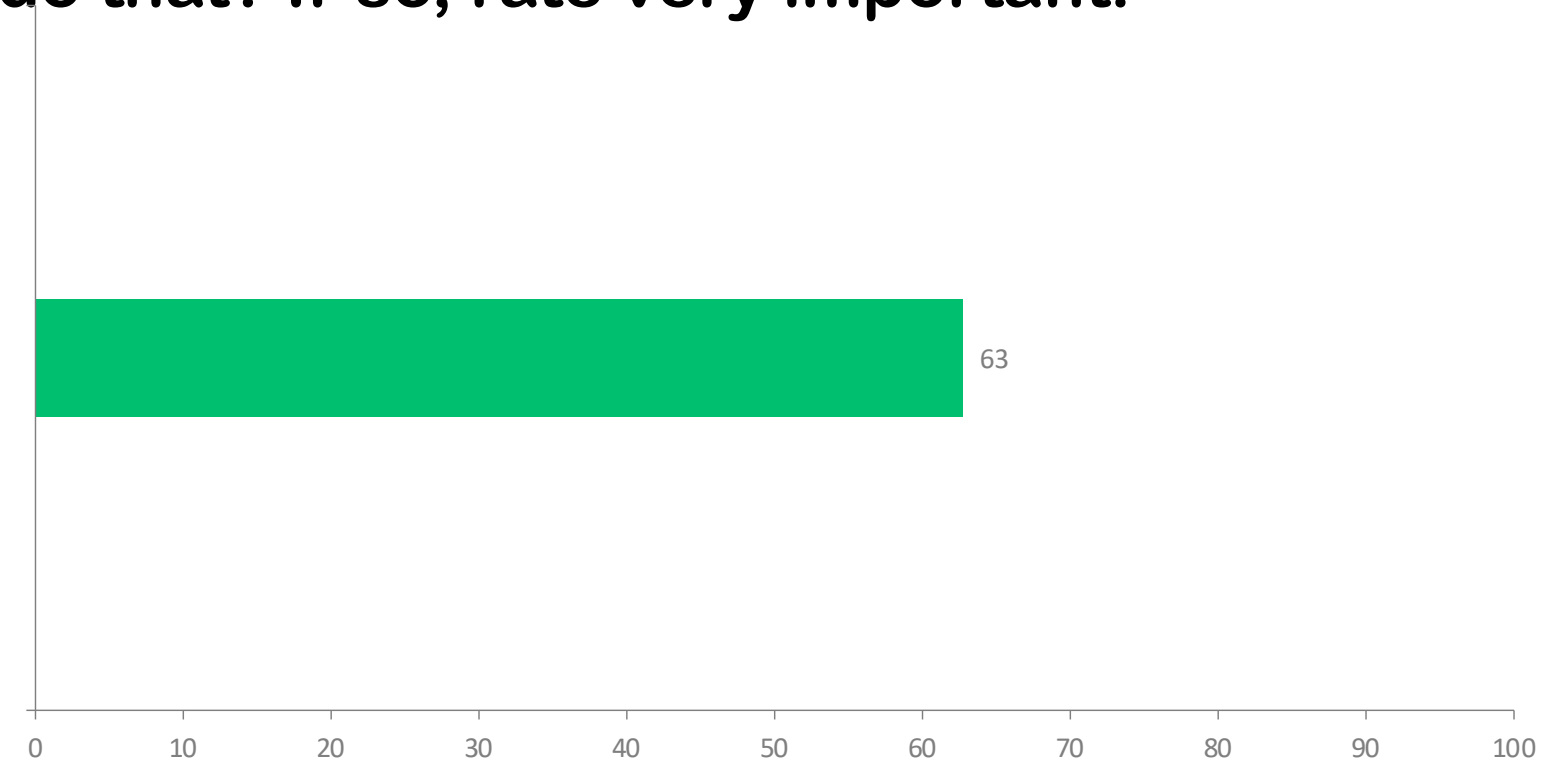
Q6: The Prospector Square board is considering removing more grass to save watering costs and to take advantage of the city's $3/sq. ft. grass rebate program. Should the board do that? If so, rate very important.



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Q6: The Prospector Square board is considering removing more grass to save watering costs and to take advantage of the city's $3/sq. ft. grass rebate program. Should the board do that? If so, rate very important.

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	63	4,076	65

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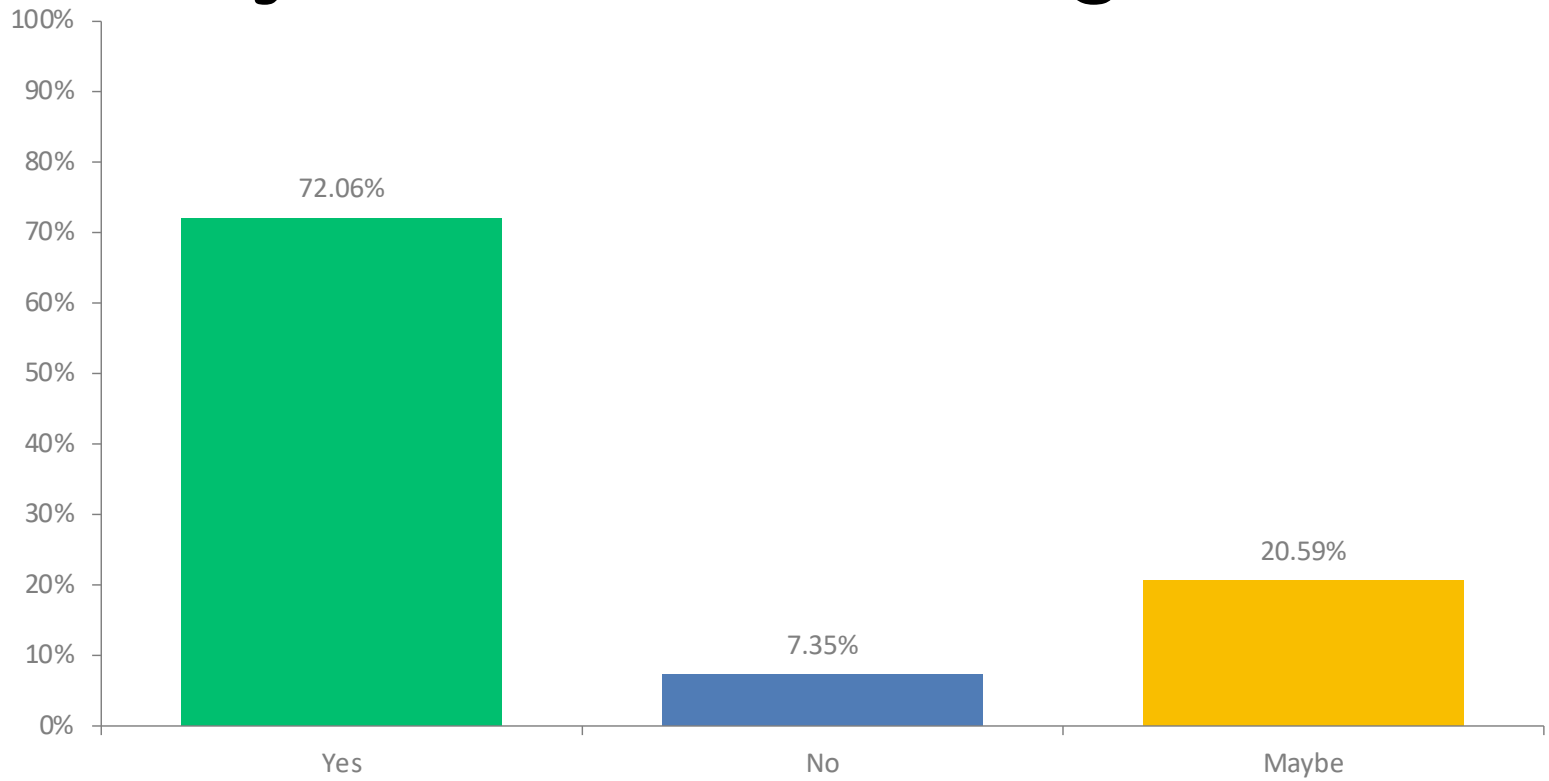
Q7: Prospector Square has spent $4 million in infrastructure upgrades in the last eight years. Can you notice the change?



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Q7: Prospector Square has spent $4 million in infrastructure upgrades in the last eight years. Can you notice the change?

ANSWER CHOICES	RESPONSES	
Yes	72.06%	49
No	7.35%	5
Maybe	20.59%	14
TOTAL		68

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Q8: How would you rate the current Prospector Square conditions and amenities?

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
	0.00% 0	3.03% 2	31.82% 21	45.45% 30	19.70% 13	66	3.82

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Review of Survey Comments and Discussion

What does that mean in activating the Square?

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Bonanza Park Survey Update

49 of 101 Responses

- About 49% fully Aware, 39% Partially Aware, 12% No Knowledge
- Most concerned about traffic, parking, connection to Prospector, affordable housing. Remaining an eyesore was at 41%
- When asked about benefits, affordable housing and underground parking strong
- 92% said connectivity moderately to very important
- 90% said we should take a position, but
- They were split on that position with Opposition Leading:
  - About 44% said Oppose; 33% Not Enough Information; 15% support; 8% Stay Neutral

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Please rate your greatest concerns about Bonanza Park

	Very Important To Me	Important to Me	Neutral	Unimportant to Me	Very Unimportant to me
Project Cost	15.15%	15.15%	45.45%	15.15%	9.09%
Parking & Additional Traffic	65.00%	22.50%	2.50%	5.00%	5.00%
Competition to Other Businesses	26.47%	2.94%	23.53%	35.29%	11.76%
Connectivity to Prospector Square	42.42%	33.33%	6.06%	9.09%	9.09%
Affordable Housing	10.81%	32.43%	21.62%	10.81%	24.32%
Soil Remediation	12.90%	16.13%	22.58%	22.58%	25.81%
It Could Remain An Eyesore	26.47%	14.71%	29.41%	8.82%	20.59%
7 Three to Four Story Buildings	39.02%	14.63%	12.20%	14.63%	19.51%
Loss of Mountain Views	45.65%	15.22%	10.87%	10.87%	17.39%

Question 3: Please rate the benefits of the current plan for Bonanza Park?

	Very Important To Me	Important to Me	Neutral	Unimportant to Me	Very Unimportant to me
Affordable Housing	11.36%	31.82%	22.73%	15.91%	18.18%
Wide Sidewalks	11.36%	43.18%	27.27%	9.09%	9.09%
Commercial Space Complements the Area	20.00%	40.00%	15.56%	11.11%	13.33%
40% of Land Dedicated to Open Space	60.00%	22.22%	11.11%	4.44%	2.22%
Underground Parking	52.27%	20.45%	13.64%	11.36%	2.27%

Question 4: How important is connecting Prospector Square to Bonanza Park?

	Extremely Important	Very Important	Moderately Important	Slightly Important	Not at all Important
	18.75%	37.50%	35.42%	6.25%	2.08%
Moderately To Extremely Important	91.67%				

Question 5: Should PSPOA Take A Position on the Current Bonanza Park Plan?

YES	89.58%
NO	10.42%

Question 6: Based on the information you have today on the Brinshore 5 acre Bonanza Park project, would you support, oppose, not enough information or neutral on the current design?

Support	14.58%
Oppose	43.75%
Not Enough Information	33.33%
Stay Neutral	8.33%

Indicates Highest Number

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Should the Board Take a Position and What Is It?

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Cash Availability for Potential Projects

Note: Most will be next summer

Capital Reserves: $120,000 By Sept. 30, 2027

Landscaping:	$ 60,000	
Concrete:	$ 40,000	($5,000 Committed to Lot J Waterway)
Signage:	$ 8,000	
Total	$ 228,000	

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Cash Availability for Potential Projects

Other Considerations for the future

Master Plan 1 (for design/engineering): $14,781

Note: Waiting for Alliance Engineering Invoice

Capital Reserves in 2028 & 2029: $54,000 each year

Starting in Fall 2030: $180,000 Annually

Plus In Operating Budget: $40,000 annually in Landscaping, $20,000 Concrete Replacement, $11,000 Signage, $40,000 in asphalt maintenance

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Parking Study Discussion

Two Proposals:

Walker Consultants

More or less, $38,000

Kimley Horn

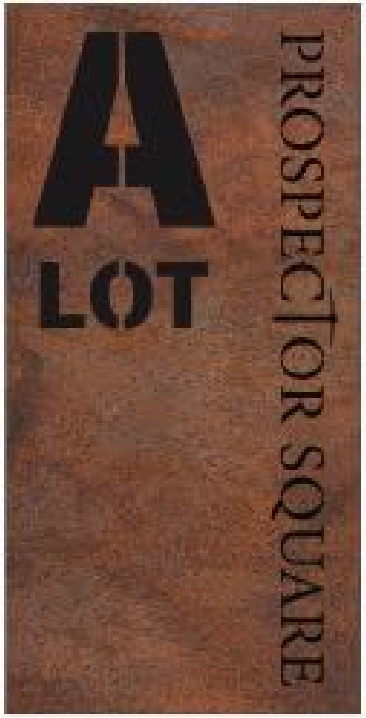
$49,000 to $54,000

Pay Out of Capital Reserves

Help Us Plan and With the City

Also Consider Assuming We Have Surplus in Operating Budget, Do We:

- Pay off loan sooner or
- Apply funds to speeding up projects or
- Keep dues flat or reduce
- Build up reserves for major projects mentioned in future slides



Potential Projects – Lot Entrance Signs

- Park City Sign, $24,191
- Sugar Post, $16,000

Potential Projects – Lot I Garbage Enclosure

- Others cost $20,000
- Would match others
- But do we need a recycling plan first

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Metal Artwork

- $650 to $20,000

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Node 1 - Pavers

- $6,728
- Potential $2,000 to $3,000 grass rebate
- Creates space for events and activation
- Tree Stays, Trimmed
- Grass Goes

Replace Damaged Concrete

- Suncreek
- West of Sheraton (Shown here)
- $40,000 in concrete budget
- But should we have a Node Design First?

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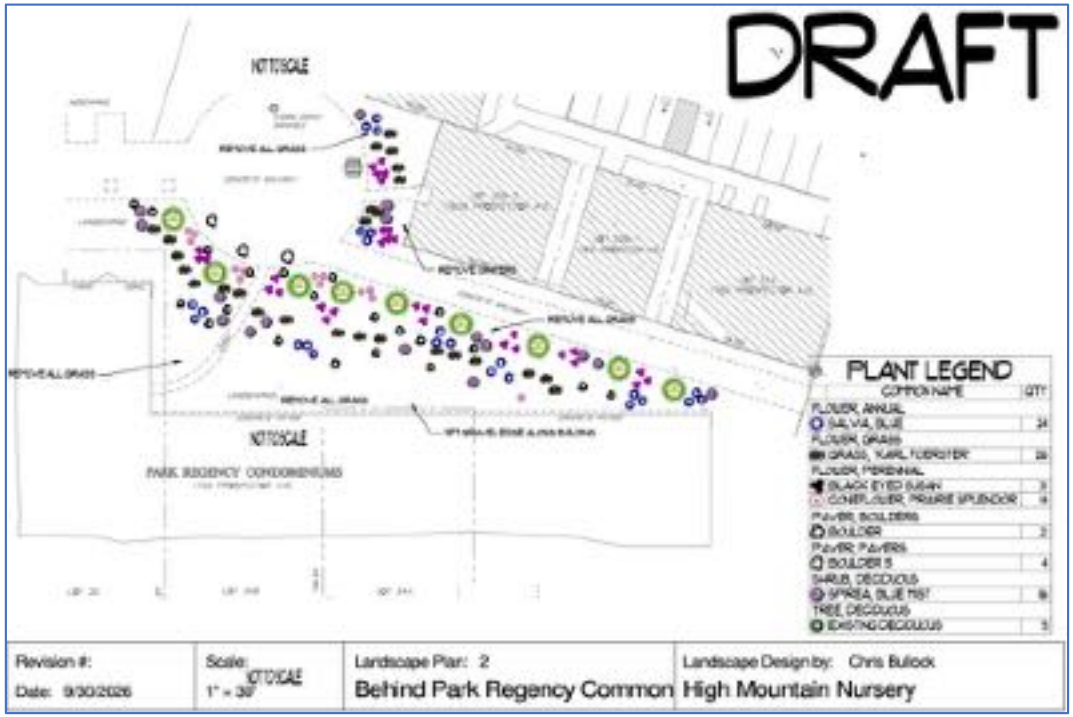
Replace Grass/Landscape

Take advantage of $3 grass rebate/Park Regency/Niederhauser



Estimate $20,000
Minus Rebate . . . .-$23,600
TOTAL Cost . . . . . $-3,600

Note: Include Behind Niederhauser/Regus/Picabo & Needs City Approval

Grass Square feet, 11,600

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Other Projects To Save For/Plan:

- Reimagine Trash Collection on Sidewinder, $75,000???
- Node 3, west of Sheraton, $200,000 to $400,000
  - Shown on left

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Other Projects To Save For/Plan:

- Sidewalk along Lot J; After City Bus Stop Finished (Next Year)
- Use Master Plan 1 money to design the three nodes
- Trees need replaced throughout Square
- Repaint/Add Signage to Cabriolet (Next Year)
- Continue grass replacement elsewhere
- Upgrade Irrigation Controls
- Lot K Rebuild in About five years
- Lot F will need repaved in three to six years, add waterway
- Lease Lot K Land for More Parking

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Put Together A Five-Year Plan Next Three Months
Want Your Input

Discussion & Planning

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Executive Director Updates

- Board Attendance
- Halloween
  - PC Tots
  - Sheraton
- Waste Reduction
- CC&R's
- Lot D Update
  - Three Stalls Available
- Fleet Parking Billing Coming Up
- Priorities In The Coming Weeks
  - Future Projects
  - Cash Flow Projects
  - CC&Rs

PROSPECTOR SQUARE

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Upcoming Meetings

All meetings, Wednesday, 4 p.m. at Sheraton
Wednesday, Jan. 20, Quarterly Results, Winter Update
Wednesday, Feb. 24 / Plan Spring, Final CC&R Review)
Special Membership Meeting, Wednesday, March 24 (Tentative for CCR)
Wednesday, April 21, Quarterly Results
Wednesday, July 28, Quarterly Results
Wednesday, Sept. 15 (Budget adoption)
Annual Membership Meeting, Thursday, Oct. 14
Wednesday, November Nov. 10, Officer Election