



WHITEFISH BAY COMMUNITY DEVELOPMENT AUTHORITY

MEETING NOTICE AND AGENDA

**WHITEFISH BAY VILLAGE HALL
5300 N. MARLBOROUGH DR.**

**Tuesday, October 15, 2019
6:30PM**

I. Call to Order and Roll Call

II. General Business

Approved 1. Approval of Minutes from the meeting held on September 19, 2019.

Non Action Item 2. Update on TID Finances.

Approved 3. Discussion and Recommendation to Village Board regarding 2020 Budget for TID #1 and TID #2.

Tabled 4. Discussion/Action on funding request from the Whitefish Bay Business Improvement District Board.

No Action Taken 5. Review and possible recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons.

6. The CDA may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session – specifically regarding other potential development opportunities (recurring item).

III. Adjourn

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the BID Board may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, September 19, 2019

6:30 pm

**VILLAGE OF WHITEFISH BAY – Village Hall Historical Room
5300 North Marlborough Drive**

I. Call to Order and Roll Call

Chairperson Ray Krueger called the meeting to order at 6:30 pm.

Present: Chairperson Ray Krueger, Village President Julie Siegel, Village Trustee Jay Saunders, Mike Dwyer, Brian Vanevenhoven, Jim Roemer, and Sarah Malik

Also Present: Village Manager Paul Boening, Assistant Manager Tim Blakeslee, and Stephanie Hacker with Graef

Absent with Notice: Michael Harrigan

II. General Business

1. Approval of Minutes from the meeting held on May 30, 2019.

Jim Roemer moved to approve the minutes of the May 30, 2019 meeting. Brian Vanevenhoven seconded. Motion passed 7-0.

2. Review and Discussion on Incentive Grant Application for tenant space buildout for Burn Boot Camp to be located at 415 East Silver Spring Drive. (Applicants – Anthony Gibson and Elizabeth Sommer-Gibson).

Business owners Anthony Gibson and Elizabeth Sommer-Gibson spoke about the operational aspects of Burn Boot Camp. Assistant Manager Tim Blakeslee led the CDA in a review of the Incentive Grant Application. Discussion followed regarding submitted expenses.

Jim Roemer moved, seconded by Jay Saunders to approve an Incentive Grant in the amount of \$50,000 subject to all applicable program requirements. Motion Carried, 7-0.

3. Status Report/Review of the recommendations included in the 2016 Silver Spring Drive Master Plan Update.

Village Manager Paul Boening provided an overview of the 2016 Silver Spring Drive Master Plan Update (SSDMPU) for the CDA. Stephanie Hacker with Graef summarized

mission and vision statements of the SSDMPU. Hacker provided a summary of the recommendations section of the SSDMPU. She highlighted if a recommendation of the plan was in progress, completed, or ongoing.

There was discussion among the CDA regarding the BIDs marketing efforts, building heights on Silver Spring Drive, and street safety. There was discussion regarding keeping the CDA apprised of these issues moving forward and maintaining the character of the Village while promoting development. There was a discussion about electric scooters and their plan in the SSDMPU. Boening stated this is a project that the North Shore Managers group is going to review collectively. There was a discussion regarding Consaul Commons next steps. Boening stated that this will be before the CDA in October.

4. **The CDA may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session – specifically regarding potential development opportunities**

There was a motion by Sarah Malik to move into Closed Session at 7:25 pm. Seconded by Jay Saunders. Motion passed 7-0.

The CDA will reconvene to open session prior to adjournment. The CDA reserves the right to take action on any topic discussed in closed session.

There was a motion by Mike Dwyer to adjourn from Closed Session at 7:46 pm. Seconded by Jay Saunders. Motion passed 7-0.

- III. **Adjourn: Jay Saunders moved to adjourn at 7:47 pm. Mike Dwyer seconded. Motion passed 7-0.**



October 3, 2019

Annual Tax Increment District Report – TID No. 1

Village of Whitefish Bay, Wisconsin



Prepared by:

Dawn Gunderson, CIPMA, CPFO
Senior Municipal Advisor/
Vice-President

Joe Murray, CIPMA
Senior Municipal Advisor

Annual Tax Increment District Report

Village of Whitefish Bay, Wisconsin
Tax Increment District No. 1

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 1 ("District") was created on October 20, 2003 as a Blight District.

The TID has an expenditure period that ends on October 20, 2025, and has a mandatory termination date of October 20, 2030, final year of revenue collection is 2031.

Financial Data:	Base Value	\$38,403,700
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Incremental Value (as of 1/1/18)	\$24,899,100
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Incremental Value (as of 1/1/19)	\$23,200,600
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Year End Fund Balance (12/31/18)	\$1,469,982
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Projected Closure (Note: Subject to extension beyond 2021 depending upon additional Project costs.)	2021-2031
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* The Village expects to make additional projects costs through the end of the District's expenditure period. The earliest projected closure year identified is based on current cash flow projections only.

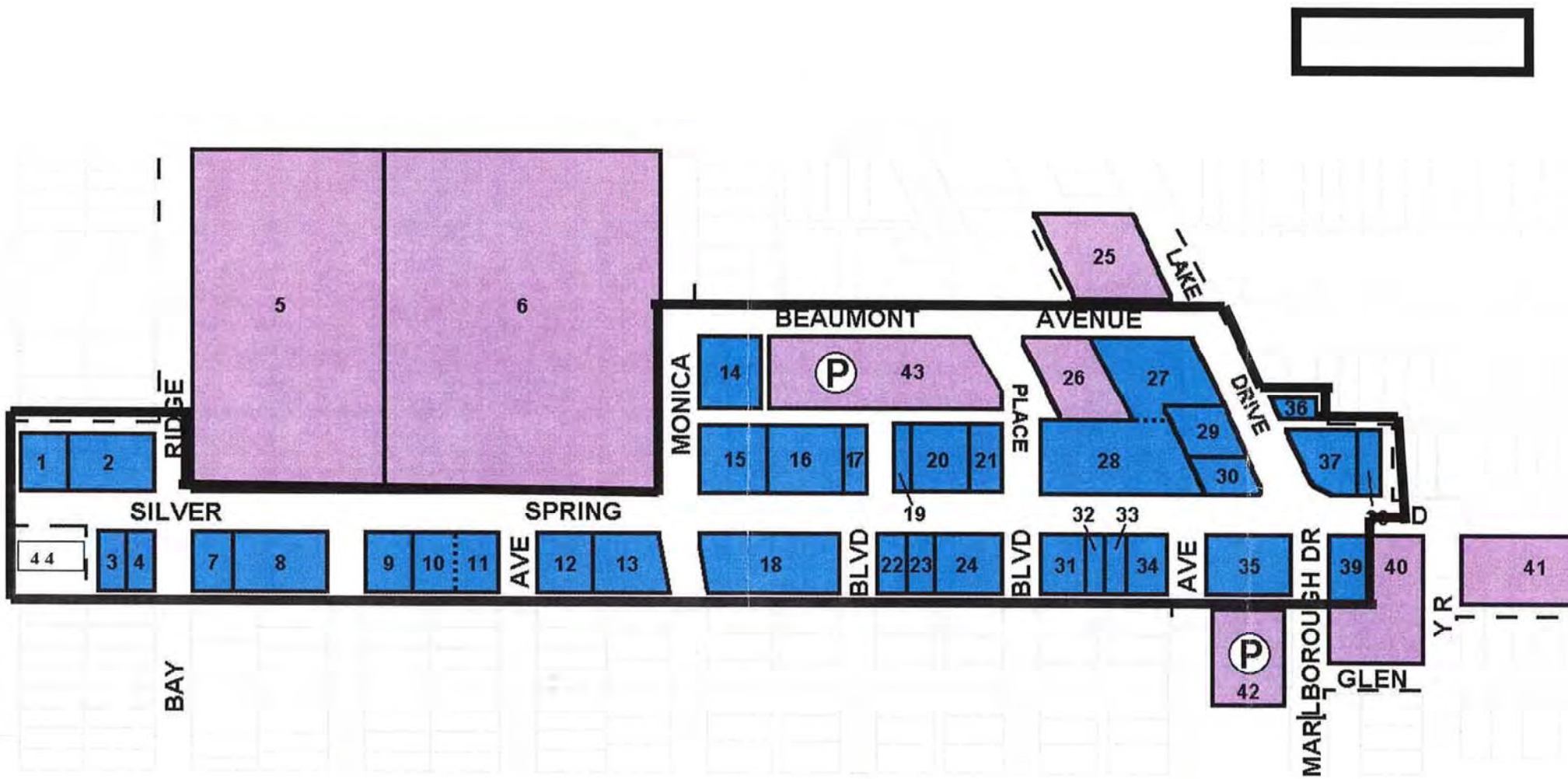
Notes: This district has provided funding for improvements to Silver Spring Drive, the main business district in the Village and for façade improvements and other incentives to encourage redevelopment and renovation along this corridor. Additional redevelopment discussions continue with the CDA and Board.

**Joint Review Board
Action:**

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Increment Projection
- TID Cash Flow Projection
- State Submittal



Village of Whitefish Bay, Wisconsin

Tax Increment District #1

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	38,403,700
District Creation Date	October 20, 2003	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2004	Base Tax Rate	\$24.07
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 10/20/2025		
Revenue Periods/Final Year	26 2031		
Extension Eligibility/Years	Yes 7	Tax Exempt Discount Rate	
Eligible Recipient District	Yes	Taxable Discount Rate	1.50%

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
7 2004-2010	23,018,400	2011	0	23,018,400	2012	\$24.34	560,212
8 2011	-2,114,000	2012	0	20,904,400	2013	\$25.39	530,824
9 2012	74,700	2013	0	20,979,100	2014	\$25.63	537,727
10 2013	-834,600	2014	0	20,144,500	2015	\$24.17	486,965
11 2014	4,205,100	2015	0	24,349,600	2016	\$24.07	586,180
12 2015	-546,300	2016	0	23,803,300	2017	\$23.60	561,695
13 2016	2,164,900	2017	0	25,968,200	2018	\$23.41	607,871
14 2017	-1,069,100	2018	0	24,899,100	2019	\$22.72	565,786
15 2018	-1,698,500	2019	0	23,200,600	2020	\$22.72	527,191
16 2019	0	2020	232,006	23,432,606	2021	\$22.72	532,463
17 2020	0	2021	234,326	23,666,932	2022	\$22.72	537,787
18 2021	0	2022	236,669	23,903,601	2023	\$22.72	543,165
19 2022	0	2023	239,036	24,142,637	2024	\$22.72	548,597
20 2023	0	2024	241,426	24,384,064	2025	\$22.72	554,083
21 2024	0	2025	243,841	24,627,904	2026	\$22.72	559,623
22 2025	0	2026	246,279	24,874,183	2027	\$22.72	565,220
23 2026	0	2027	248,742	25,122,925	2028	\$22.72	570,872
24 2027	0	2028	251,229	25,374,155	2029	\$22.72	576,581
25 2028	0	2029	253,742	25,627,896	2030	\$22.72	582,346
26 2029	0	2030	256,279	25,884,175	2031	\$22.72	588,170
Totals	23,200,600		2,683,575		Future Value of Increment		11,123,357

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Village of Whitefish Bay,Wisconsin																											
Tax Increment District #1																											
Cash Flow Projection																											
Year	Projected Revenues						Expenditures														Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Miscellaneous Revenue	Computer Aid	Other Revenue	Total Revenues	2008 GO Bonds		2009 GO Bonds		2010 GO BAB Issue		2011 GO Bonds		GO Corp Purp Bonds 2015A Refunded 2010 BAB		GO Corp Purp Bonds 2017A		Developer/Retail Incentive/Façade Admin.			Reconcile to Audit	Total Expenditures		Annual	Cumulative	Principal Outstanding
							Dated Date: Principal	Interest	Dated Date: Principal	Interest	Dated Date: Principal	Interest	Dated Date: Principal	Interest	Dated Date: Principal	07/08/15 Interest	Dated Date: Principal	01/26/17 Interest	Project Costs								
2015	486,965					486,965																0		486,965	1,246,869	3,002,472	2015
2016	586,180		67,587	16,969		670,736	44,590	11,233	128,580	65,981	20,000	1,755	22,650	14,728					143,986	108,000	62,820	10,612	634,935	35,801	1,282,670	2,786,652	2016
2017	561,695			13,000		574,695	47,138	9,628	135,009	62,618	20,000	1,115	22,650	14,049		7,688		34,042	92,758	53,000	55,418	(3,845)	551,268	23,427	1,306,097	2,561,855	2017
2018	607,871			13,191		621,062					20,400	388	24,915	2,888		7,688	195,000	55,050	20,636	104,571	25,770	(129)	457,177	163,885	1,469,982	2,321,540	2018
2019	565,786					565,786							27,180	2,106	25,000	7,438	170,000	51,400			25,770		308,894	256,891	1,726,874	2,099,360	2019
2020	527,191					527,191							27,180	1,274	25,000	6,938	175,000	47,950			35,000		318,342	208,849	1,935,722	1,872,180	2020
2021	532,463					532,463							27,180	425	25,000	6,438	180,000	44,400			35,000		318,443	214,020	2,149,742	1,640,000	2021
2022	537,787					537,787									25,000	5,938	210,000	39,450			35,000		315,388	222,399	2,372,142	1,405,000	2022
2023	543,165					543,165									25,000	5,313	220,000	33,000			35,000		318,313	224,852	2,596,994	1,160,000	2023
2024	548,597					548,597									25,000	4,563	235,000	26,175			35,000		325,738	222,859	2,819,852	900,000	2024
2025	554,083					554,083									25,000	3,813	150,000	20,400			35,000		234,213	319,870	3,139,722	725,000	2025
2026	559,623					559,623									20,000	3,188	150,000	15,900			35,000		224,088	335,535	3,475,257	555,000	2026
2027	565,220					565,220									25,000	2,594	125,000	11,775			35,000		199,369	365,851	3,841,108	405,000	2027
2028	570,872					570,872									25,000	1,875	130,000	7,950			35,000		199,825	371,047	4,212,155	250,000	2028
2029	576,581					576,581									25,000	1,125	140,000	3,900			35,000		205,025	371,556	4,583,711	85,000	2029
2030	582,346					582,346									25,000	375	30,000	1,350			35,000		91,725	490,621	5,074,332	30,000	2030
2031	588,170					588,170											30,000	450			35,000		65,450	522,720	5,597,052	0	2031
Total	11,123,357	0	67,587	43,160	0	11,234,104	91,728	20,861	263,589	128,599	60,400	3,258	151,755	35,470	295,000	64,974	2,140,000	393,192	257,380	265,571	589,778		4,768,193				Total
Notes:																								Projected TID Closure			

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 40192	Municipality WHITEFISH BAY		County MILWAUKEE	Due date 07-01-2019	Report type ORIGINAL
TID number 001	TID type 2	TID name TID 1	Creation date 10-20-2003	Mandatory termination date 10-20-2030	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$1,306,097

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$607,871
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	\$13,191
Sale of property	
Total Revenue (deposits)	\$621,062

Form PE-300	TID Annual Report		2018 WI Dept of Revenue
Section 3. Expenditures			
Developer grant name		Developer grant amount	
Cue Nirvana		\$10,000	
Diversey WFB, LLC		\$28,000	
Sonflower, LLC		\$500	
Whiefish Bay BID		\$28,500	
K&S		\$30,000	
Moxie		\$7,571	
Subtotal developer grant amount		\$104,571	
Does this TID allocate funds to another TID?		No	
Allocation to another TID		Allocation amount	
N/A		\$0	
Subtotal allocation to another TID		\$0	
Transfer to other fund name		Transfer to other fund amount	
Subtotal transfer to other fund amount		\$0	
Other expenditure name		Other expenditure amount	
Subtotal other expenditures amount		\$0	
Capital expenditures		\$20,636	
Administration		\$25,770	
Professional services			
Interest and fiscal charges		\$65,885	
DOR fees			
Discount on long-term debt			
Debt issuance costs			
Principal on long-term debt		\$240,315	
Environmental costs			
Real property assembly costs			
Total Expenditures		\$457,177	
Section 4. Ending Balance			
TID fund balance at end of fiscal year		\$1,469,982	
Future costs		\$521,624	
Future revenue		\$607,871	
Surplus or deficit		\$1,556,229	

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Jen Amerell	Preparer title Finance Director
Preparer email j.amerell@wfbvillage.org	Preparer phone (414) 962-6690
Contact name Jen Amerell	Contact title Finance Director
Contact email j.amerell@wfbvillage.org	Contact phone (414) 962-6690

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	40192
TID number	001
Recording time	05-21-2019 02:43 PM
Confirmation	TIDAR201840192O1558467798210
Submission type	ORIGINAL



October 3, 2019

Annual Tax Increment District Report – TID No. 2

Village of Whitefish Bay, Wisconsin



Prepared by:

Dawn Gunderson, CIPMA, CPFO
Senior Municipal Advisor/
Vice-President

Joe Murray, CIPMA
Senior Municipal Advisor

Annual Tax Increment District Report

Village of Whitefish Bay, Wisconsin Tax Increment District No. 2

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 2 ("District") was created on December 3, 2012 as Rehabilitation or Conservation District.

The TID has an expenditure period that ends on December 3, 2034, and has a mandatory termination date of December 3, 2039.

Financial Data:	Base Value	\$405,600
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Incremental Value (1/1/18)	\$15,707,500
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Incremental Value (1/1/19)	\$16,116,500
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Year End Fund Balance (12/21/18)	\$3,808
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Projected Closure (based on current cash flow*)	2035-2040
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* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: This district is an overlay to TID # 1. It was created specifically to provide incentive for redevelopment of Village owned lands into an apartment complex. It preserves public parking by developing above and below the Village lands.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Increment Projection
- TID Cash Flow Projection
- State Submittal



Village of Whitefish Bay, Wisconsin

Tax Increment District #2

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	405,600
District Creation Date	December 3, 2012	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2013	Base Tax Rate	\$24.34
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 12/3/2034		
Revenue Periods/Final Year	26 2040		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	
Eligible Recipient District	Yes	Taxable Discount Rate	1.50%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2013	944,400	2014		944,400	2015	\$24.17	22,601
2	2014	7,419,300	2015		8,363,700	2016	\$24.36	203,719
3	2015	2,924,800	2016		11,288,500	2017	\$23.60	266,379
4	2016	3,143,200	2017		14,431,700	2018	\$23.41	337,824
5	2017	1,275,800	2018		15,707,500	2019	\$22.72	356,924
6	2018	409,000	2019		16,116,500	2020	\$22.72	366,218
7	2019	0	2020	165,221	16,281,721	2021	\$22.72	369,972
8	2020	0	2021	166,873	16,448,594	2022	\$22.72	373,764
9	2021	0	2022	168,542	16,617,136	2023	\$22.72	377,594
10	2022	0	2023	170,227	16,787,364	2024	\$22.72	381,462
11	2023	0	2024	171,930	16,959,293	2025	\$22.72	385,369
12	2024	0	2025	173,649	17,132,942	2026	\$22.72	389,314
13	2025	0	2026	175,385	17,308,328	2027	\$22.72	393,300
14	2026	0	2027	177,139	17,485,467	2028	\$22.72	397,325
15	2027	0	2028	178,911	17,664,377	2029	\$22.72	401,390
16	2028	0	2029	180,700	17,845,077	2030	\$22.72	405,496
17	2029	0	2030	182,507	18,027,584	2031	\$22.72	409,643
18	2030	0	2031	184,332	18,211,916	2032	\$22.72	413,832
19	2031	0	2032	186,175	18,398,091	2033	\$22.72	418,063
20	2032	0	2033	188,037	18,586,128	2034	\$22.72	422,335
21	2033	0	2034	189,917	18,776,045	2035	\$22.72	426,651
22	2034	0	2035	191,816	18,967,862	2036	\$22.72	431,010
23	2035	0	2036	193,735	19,161,596	2037	\$22.72	435,412
24	2036	0	2037	195,672	19,357,268	2038	\$22.72	439,858
25	2037	0	2038	197,629	19,554,897	2039	\$22.72	444,349
26	2038	0	2039	199,605	19,754,502	2040	\$22.72	448,884
Totals		16,116,500		3,638,002		Future Value of Increment		9,718,686

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Village of Whitefish Bay, Wisconsin																															
Tax Increment District #2																															
Cash Flow Projection																															
Year	Projected Revenues						Expenditures																	Balances			Year				
							2013 Tax-Exempt GO Bond 1,735,000 Dated Date: 04/01/13			PAYGO MRO to Developer 1,535,076 Dated Date: TBD			PAYGO MRO to Developer 1,905,000 Dated Date: 06/15/15																		
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Reoffering Premium	Bond Proceeds	Total Revenues	Principal	Int. Rate	Interest	Principal	Int. Rate	Interest	Principal	Int. Rate	Interest	Actual PAYGO Paid to Developer	Supplemental Payment on Accrual to Developer	Unpaid Cumulative Developer PAYGO	Village Parking Payment to Developer for Parking	Village Cash Capital Expenditures	Recovery of Development Grants/Incentives	Bond Cost of Issuance (COI)	Village Service Expenses Paid	Repay Unpaid Accrued Village Service Exp.	Incurred Village Service Expense	Unpaid Accrued Village Service Exp.		Total Expenditures	Annual	Cumulative	Principal Outstanding
2013		0.25%																	1,898,000			16,102	14,929				1,953,965	(190,898)	(190,898)	5,175,076	2013
2014				28,067	1,735,000	1,763,067 0			24,934											3,053			15,121				70,362	(70,362)	(261,260)	5,175,076	2014
2015	22,601		129,309			151,910			52,188				6.50%	52,188	22,601		29,587		2,542	(277,000)			3,920			0	(195,750)	347,660	86,399	5,175,076	2015
2016	203,719					203,719	60,000	2.00%	51,588				6.50%	121,875	90,586		60,877						2,009			0	204,182	(463)	85,936	5,055,076	2016
2017	266,379					266,379	65,000	3.00%	50,013				6.50%	117,975	177,975	11,050	49,827						6,339			0	310,376	(43,997)	41,939	4,930,076	2017
2018	337,824					337,824	70,000	3.00%	47,988				6.50%	113,913	178,913		49,827						79,055			0	375,955	(38,131)	3,808	4,720,076	2018
2019	356,924	9.52				356,933	75,000	3.00%	45,813	75,000.00	0.02		6.50%	109,525	179,525		49,827								16,695	16,695	375,338	(18,404)	(14,597)	4,550,076	2019
2020	366,218	0.00				366,218	80,000	3.00%	43,488	25,000.00	0.02		6.50%	104,813	179,813	16,000	33,827								17,029	33,724	344,300	21,918	7,321	4,370,076	2020
2021	369,972	18.30				369,990	85,000	2.25%	41,331	25,000.00	0.02		6.50%	99,775	179,775	17,000	16,827						17,369		17,369	33,724	365,476	4,515	11,835	4,180,076	2021
2022	373,764	29.59				373,793	90,000	2.50%	39,250	25,000.00	0.02		6.50%	94,413	179,413	16,827	0						17,717		17,717	33,724	368,206	5,587	17,423	3,980,076	2022
2023	377,594	43.56				377,637	95,000	2.50%	36,938	25,000.00	0.02		6.50%	88,725	178,725		0						18,071	10,000	18,071	23,724	363,734	13,903	31,326	3,770,076	2023
2024	381,462	78.32				381,540	100,000	3.00%	34,250	25,000.00	0.02		6.50%	82,713	177,713		0						18,433	10,000	18,433	13,724	365,395	16,145	47,471	3,545,076	2024
2025	385,369	118.68				385,487	105,000	3.00%	31,175	30,000.00	0.02		6.50%	76,375	176,375								18,801	13,724	18,801	(0)	375,075	10,412	57,883	3,310,076	2025
2026	389,314	144.71				389,459	110,000	3.00%	27,950	30,000.00	0.02		6.50%	69,550	179,550								19,177		19,177	(0)	366,677	22,782	80,665	3,060,076	2026
2027	393,300	201.66				393,501	110,000	3.00%	24,650	30,000.00	0.02		6.50%	62,075	182,075								19,561		19,561	(0)	366,286	27,215	107,880	2,800,076	2027
2028	397,325	269.70				397,595	115,000	3.00%	21,275	30,000.00	0.02		6.50%	54,113	179,113								19,952		19,952	(0)	365,340	32,255	140,135	2,530,076	2028
2029	401,390	350.34				401,741	115,000	3.25%	17,681	30,000.00	0.02		6.50%	45,663	180,663								20,351		20,351	(0)	363,695	38,046	178,181	2,250,076	2029
2030	405,496	445.45				405,942	115,000	3.25%	13,944	30,000.00	0.02		6.50%	36,563	181,563								20,758		20,758	(0)	361,264	44,677	222,858	1,960,076	2030
2031	409,643	557.15				410,201	115,000	3.50%	10,063	30,000.00	0.02		6.50%	26,975	176,975								21,173		21,173		353,211	56,990	279,848	1,665,076	2031
2032	413,832	699.62				414,532	115,000	3.50%	6,038	30,000.00	0.02		6.50%	16,738	181,738								21,597		21,597		354,372	60,160	340,008	1,355,076	2032
2033	418,063	850.02				418,913	115,000	3.50%	2,013	30,000.00	0.02		6.50%	5,688	180,688								22,029		22,029		349,729	69,184	409,192	1,035,076	2033
2034	422,335	1,022.98				423,358				30,000.00	0.02												22,469		22,469		52,469	370,889	780,081	1,005,076	2034
2035	426,651	1,950.20				428,601				30,000.00	0.02												22,919		22,919		52,919	375,682	1,155,763	855,076	2035
2036	431,010	2,889.41				433,899				150,000.00	0.02																150,000	283,899	1,439,662	505,076	2036
2037	435,412	3,599.15				439,011				350,000.00	0.02																350,000	89,011	1,528,673	145,076	2037
2038	439,858	3,821.68				443,680				360,000	2.00%																360,000	83,680	1,612,353	0	2038
2039	444,349	4,030.88				448,380				145,076	2.00%																	448,380	2,060,732	0	2039
2040	448,884	5,151.83				454,036																						454,036	2,514,769	0	2040
Total	9,718,686	26,283	129,309	28,067	1,735,000	11,637,344	1,735,000		674,753	1,535,076	0	1,905,000		1,379,651	3,163,774	60,877	290,599	1,898,000	5,595	(277,000)	16,102	421,751	33,724	334,102	155,314	9,122,575	2,514,770	12,775,384	77,101,900	Total	
Notes: Issue # 3 (MRO) is a PAYGO Payment to the Developer and is paid only to the extent funds are available from the TID 2 Increment AFTER payment of GO debt and the Village Land /MRO. 2019 Increment confirmed by WI DOR.																							Projected TID Closure								

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 40192	Municipality WHITEFISH BAY		County MILWAUKEE	Due date 07-01-2019	Report type ORIGINAL
TID number 002	TID type 3	TID name TID2	Creation date 12-03-2012	Mandatory termination date 12-03-2039	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$41,940

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$337,824
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	
Sale of property	
Total Revenue (deposits)	\$337,824

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
Beaumont Place MRO	\$178,913
Subtotal developer grant amount	\$178,913
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	
Administration	\$79,055
Professional services	
Interest and fiscal charges	\$47,988
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$70,000
Environmental costs	
Real property assembly costs	
Total Expenditures	\$375,956

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$3,808
Future costs	\$325,338
Future revenue	\$337,824
Surplus or deficit	\$16,294

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Jen Amerell	Preparer title Finance Director
Preparer email j.amerell@wfbvillage.org	Preparer phone (414) 962-6690
Contact name Jen Amerell	Contact title Finance Director
Contact email j.amerell@wfbvillage.org	Contact phone (414) 962-6690

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	40192
TID number	002
Recording time	05-21-2019 02:49 PM
Confirmation	TIDAR201840192O1558468198996
Submission type	ORIGINAL

Fund 25 - Tax Increment District # 1
Summary of Revenues & Expenditures

Account	Account Name	2017 Actual	2018 Actual	2019 Budget	9/30/19 YTD	2019 Projected	2020 Budget	Budget % Change
Revenues								
41100	Tax Increment	\$ 561,694	\$ 607,871	\$ 607,871	\$ 565,786	\$ 565,786	\$ 565,786	-6.92%
43430	Personal property & exempt computer aid	-	13,191	13,191	13,510	13,510	13,500	2.34%
49100	Debt proceeds	2,139,570	-	-	-	-	-	0.00%
49601	Miscellaneous	13,000	-	-	-	-	-	0.00%
	Total Revenue	<u>2,714,264</u>	<u>621,062</u>	<u>621,062</u>	<u>579,296</u>	<u>579,296</u>	<u>579,286</u>	
Expenditures								
98200-731	Transfer to Debt Service	2,489,661	306,200	283,124	-	283,124	283,341	0.08%
98200-790	Project Costs	92,758	20,636	175,000	125,835	160,000	35,000	-80.00%
98200-791	General Expenses	55,418	25,771	25,000	20,277	32,500	32,500	30.00%
98200-792	Developer/Retail Incentive/Façade	53,000	104,571	38,500	62,388	65,000	300,000	679.22%
	Total Expenditures	<u>2,690,837</u>	<u>457,178</u>	<u>521,624</u>	<u>208,500</u>	<u>540,624</u>	<u>650,841</u>	24.77%
Beginning Fund Balance								
	Annual Income / (Loss)	23,427	163,884	99,438		38,672	(71,555)	
	Fund balance adjustment	-	-	-		-	-	
	Applied surplus	-	-	-		-	-	
	Ending Fund Balance	<u>\$ 1,306,097</u>	<u>\$ 1,469,981</u>	<u>\$ 1,569,419</u>		<u>\$ 1,508,653</u>	<u>\$ 1,437,098</u>	

Fund 27 - Tax Increment District # 2
Summary of Revenues & Expenditures

Account	Account Name	2017 Actual	2018 Actual	2019 Budget	9/30/19 YTD	2019 Projected	2020 Budget	Budget % Change
Revenues								
41100	Tax Increment	\$ 266,379	\$ 337,824	\$ 337,824	\$ 356,925	\$ 356,925	\$ 356,925	5.65%
43430	Personal property & exempt computer aid	-	-	-	38	38	50	100.00%
49502	Miscellaneous	-	3,685	-	-	-	-	0.00%
	Total Revenue	<u>266,379</u>	<u>341,509</u>	<u>337,824</u>	<u>356,963</u>	<u>356,963</u>	<u>356,975</u>	5.67%
Expenditures								
98200-731	Transfer to Debt Service	115,013	117,988	120,813	-	120,813	123,488	2.21%
98200-791	TID #2 General Expenses	6,339	82,740	25,000	31,533	31,533	32,500	30.00%
98200-797	Developer/Retail Incentive/Façade	189,025	178,913	179,525	179,525	179,525	179,813	0.16%
	Total Expenditures	<u>310,377</u>	<u>379,641</u>	<u>325,338</u>	<u>211,058</u>	<u>331,871</u>	<u>335,801</u>	3.22%
Beginning Fund Balance								
	Beginning Fund Balance	\$ 85,938	\$ 41,940	\$ 3,808		\$ 3,808	\$ 28,900	
	Annual Income / (Loss)	(43,998)	(38,132)	12,486		25,092	21,174	
	Fund balance adjustment	-	-	-		-	-	
	Applied surplus	-	-	-		-	-	
	Ending Fund Balance	<u>\$ 41,940</u>	<u>\$ 3,808</u>	<u>\$ 16,294</u>		<u>\$ 28,900</u>	<u>\$ 50,074</u>	

Dear Members of the Community Development Authority:

On behalf of the Whitefish Bay Business Improvement District, I am writing this letter with a request that the CDA continue funding ongoing marketing efforts of the BID.

By way of background, over the past few years, the Whitefish Bay Business Improvement District has gone through a strategic planning process, branded the district as Merchants of Whitefish Bay (including location branding information, static stickers and a new website (www.merchantsofwhitefishbay.com) with up-to-date merchant listing and search capabilities), designed and hung light post banners across the district, and organized marquis events for the Village. The events include the first annual Art Fest which was a success, based on comments from visitors, the artists and merchants. We continued run and/or partner with the Civic Foundation in presenting Bay Day, Farmers Market, Sidewalk sale, Sounds of Summer, Halloween, and the Holiday Stroll. These events add to the desirability and attractiveness of Whitefish Bay for current and future residents.

The BID has three sources of funds to cover all of its expenses, the tax assessment of the District (approximately \$60,000 annually), sponsorships for events (approximately \$27,000 annually), and last year's support from the CDA (\$28,500 in 2018). These sources of funds allow us to operate the organization at essentially a breakeven status with revenues equaling our expenses.

As alluded to above, in 2018 the CDA funded a portion of the BID's expenses related to street beautification, branding, and marketing efforts. The funding amount was \$28,500. Those funds were used to help promote the district in the following way.

Street Beautification Marketing

This year, the BID continues its work marketing the District to attract customers as well as potential businesses to fill empty storefronts. We are also working on our plans for 2020/2021. Below are the expenses we have or will incur this coming year and next as it relates solely to marketing, advertising and street beautification.

Please see the separate spread sheet for the proposed plan.

To continue the BID's ongoing campaign and strengthen the momentum created through our efforts, we are looking to the CDA to help us bridge our funding gap. To do so, we respectfully request the CDA grant the BID \$48,500 for each year, 2020 and 2021 for marketing, advertising and street beautification related to the attached items. We understand that the CDA is not an eternal source of funds, but we ask that it provide these funds as we continue our work creating a vibrant district. The BID believes these expenses are a judicious use of funds as they enhance the brand of Silver Spring Drive and support our underlying mission to champion the Whitefish Bay Business Improvement District as an exceptional place to shop, live, and conduct business – for individuals, families, and visitors.

Thank you in advance for your consideration.

Jeff Commer,

President of the Whitefish Bay Business Improvement District, The Merchants of Whitefish Bay

CDA Proposed 2020/2021 plan

	2020	2021
Light Post Banners Design	\$ 3,000.00	\$ -
Light Post Banners Production 45 X 65	\$ 3,000.00	\$ -
Marketing/Design updates/Website	\$ 7,000.00	\$ 3,000.00
Professional Services/Farmers Market	\$ 3,000.00	\$ 3,000.00
Advertising Social Media Consumers/Business Prospecting	\$ 6,000.00	\$ 6,000.00
Advertising Printing/Magazine 3X/year \$3,700 X 3	\$ 11,100.00	\$ 11,100.00
Sounds of Summer Bay Day Sponsorship	\$ 10,000.00	\$ 10,000.00
Art Fest Promotions/management	\$ 5,000.00	\$ 5,000.00
Holiday Stroll Tree and Street Beautification	\$ 10,000.00	\$ 10,000.00
Holiday Stroll holiday Lights	\$ 8,500.00	\$ 1,500.00
Light Post Led Lighting Install, All Year 37 X 350	\$ 12,950.00	\$ 2,000.00
	\$ 79,550.00	\$ 51,600.00



COMMUNITY DEVELOPMENT AUTHORITY MEETING – STAFF REPORT

REPORT TO: Paul Boening – Village Manager
Chairperson Ray Krueger
CDA Members

REPORT FROM: Tim Blakeslee – Assistant Village Manager

DATE: 10/8/19

AGENDA ITEM: Recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons.

ACTION REQUESTED: ☒ Motion ☐ Information Only

BACKGROUND

The Village of Whitefish Bay owns and maintains a small public space on Silver Spring Drive known as Consaul Commons. Consaul Commons is an existing 40 ft. by 100 ft. community space located between Gerhard's Kitchen and Bath Store (402 E Silver Spring Dr) to the east and The Bay Restaurant (342 E Silver Spring Dr) to the west.

A preliminary design concept for Consaul Commons was included in conjunction with the Silver Spring Drive Master Plan Update. Prior to that update, a group of BID representatives and other stakeholders prepared several preliminary design concepts. In addition, multiple renderings were submitted by the Mandel Group as part of the adjacent Beaumont Place development. However, despite community interest, there has not been a Village led project aimed at formalizing a Consaul Commons redesign.

As a result, in March 2019 the Village released an RFP for Professional Design Services for the Redevelopment of Consaul Commons. The Village received 8 proposals in response to the RFP. The Village Board, upon recommendation from the Community Development Authority (CDA), selected raSmith as the design consultant for the project.

With guidance from Village Staff, raSmith developed three draft concepts for public review. A public open house was held to reveal and receive comments on the three design concepts on August 15, 2019. An online comment form was also available until August 30, 2019. Between the open house and online comment form, the Village received over 100 comments on the three design concepts.

The three design concepts, a summary of the public comments, and a summary of amenity cost

by design concept are attached for CDA review and consideration. While the three design concepts are stylistically different, each concept can be altered to include amenities from the other concepts or remove amenities based on the recommendation of the CDA. The Opinion of Probable Cost attachment shows the following:

- The estimated final cost of each of the three concepts.
- The estimated cost of each amenity in the three concepts.
- Dark font indicates that an amenity is included in the estimated final cost of a particular design concept. Certain amenities could be removed at the discretion of the CDA.
- Light font indicates that the amenity is not included in the estimated final cost of a particular design concept, but could be added at the discretion of the CDA.

The construction budget for this project has not yet been set. It is anticipated that a majority of funding for the project will be provided by the Silver Spring TID #1 fund. To date, the CDA and Village Board have not instituted a cap on what can be invested toward the project. The CDA recommended that the design options be completed first, which will then help to inform and justify the budget of the project.

RECOMMENDED ACTION BY CDA

Recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons.

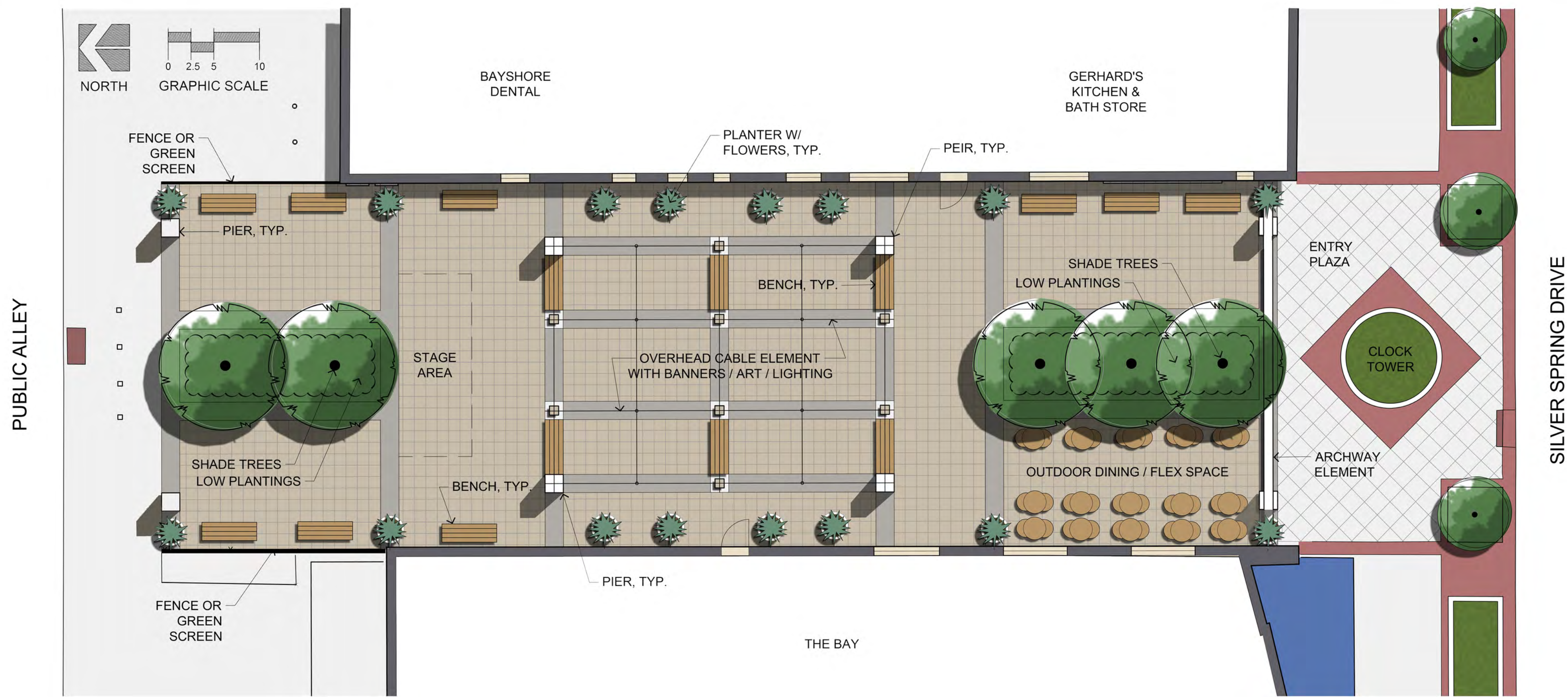
Attachments:

1. Consaul Commons Design Concepts
2. Summary of Public Comment
3. Opinion of Probable Cost by Amenities

C: Attorney Jaekels
 BID Director
 BID President

CONSAUL COMMONS

VILLAGE OF WHITEFISH BAY



OPTION - A



CONSAUL COMMONS

VILLAGE OF WHITEFISH BAY

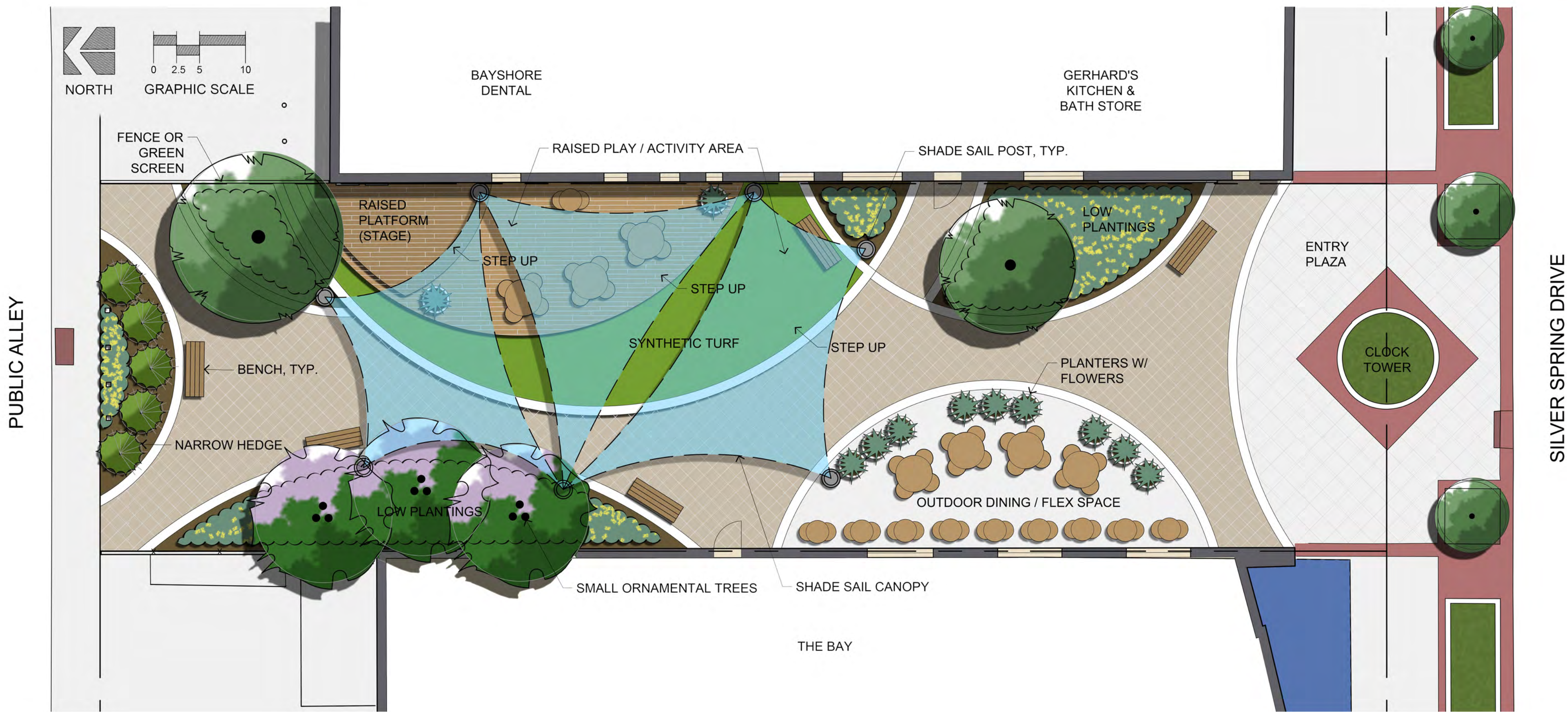


OPTION - B



CONSAUL COMMONS

VILLAGE OF WHITEFISH BAY



OPTION - C



Redevelopment of Consaul Commons

Public Input Summaries

&

Cost Estimates

For Design Options A, B and C

Option A (34 Votes in Favor)

Likes

- Lighting (7)
- Greenspace & Trees (7)
- Overhead artistic feature (5)
- Open & flexible space (4)
- Best option for public use (4)
- Stage (3)
- Sign / Archway (3)
- Welcoming & inviting space (2)
- Most traditional, fits look of village (2)
- Timeless (2)
- Inclusive for all ages (2)
- Overall look & flow (2)
- Pavers (2)
- Direct & well defined pedestrian path
- Suitable for 4 season climate
- Separation from The Bay seating

Dislikes

- Sign / Archway (9)
- Formal, rigid won't be used much (3)
- Cluttered (3)
- Overhead artistic features (2)
- Busy, broken up by benches (2)
- A lot of hard surface, cold feeling (2)
- Looks similar to current condition, doesn't see worth the effort (2)
- Placement of the stage
- Outdated look, caged in
- Boring
- Already shady, large trees not necessary
- Lack of turf

Neutral

- How will overhead artistic feature hold up in winter
- Would like lighting from C incorporated into A

Option B (52 Votes in Favor)

Likes

- Overhead lights (14)
- Welcoming and inviting space, easy to navigate (13)
- Usable open space (12)
- Abundance of green space; plantings and turf (12)
- Additional public seating (9)
- Most versatile, flexible uses (6)
- Separation from The Bay seating (6)
- Stage (5)
- Art Display Wall (4)
- Best space for performance (3)
- Location of The Bay seating (3)
- Asymmetrical design (3)
- Location of Stage (2)
- Synthetic turf (2)
- Natural play area
- Good distance between stage and Silver Spring Drive

Dislikes

- Asymmetrical design, limits public use (4)
- Zig Zag path (3)
- Looks like an obstacle course (3)
- Space looks incomplete or semi-abandoned (3)
- Synthetic turf (2)
- Stage platform and backdrop
- Lighting posts cut into the space
- String lights look tacky and make the space look cluttered in the daytime
- Removal of the existing trees
- Already plenty of shade, no need for more
- Too formal
- Play area in proximity to dining, could be disruptive
- Wall blocking alley
- Access to alley, should block off

Neutral

- Marries the old center boulevard with new feel
- Stage area is less obtrusive than Option C
- Options A & B do not offer as much shade or character

Option C (44 Votes in Favor)

Likes

- Shade sails / shaded areas (15)
- Stage (14)
- Versatile, practical, Multi-use space (14)
- Curvy, playful, attractive design (10)
- Welcoming, open and inviting space (6)
- Various mix of trees / plantings (3)
- Modern design (3)
- Versatile, practical design (3)
- Boldness & classiness of design (2)
- Minimal signage (2)
- Wide opening at Silver Spring Drive (2)
- Flows and folds the different aspects into a romantic unity (2)
- Synthetic turf
- Family friendly space
- Wide walk connecting Silver Spring Drive and the parking garage
- Separation from The Bay seating

Dislikes

- Steps up in the activity area (7)
- Shade sails (5)
- Views from adjacent building could be blocked by stage / hanging elements (3)
- Asymmetrical design subdivides the space, limits public use (3)
- Mish/mash design, too busy (2)
- Amount of pavers / hardscape (2)
- Stage too large
- Too much area devoted to stage
- Too many plantings, not enough people spaces
- Looks like an aisle in a mall
- Cramped space, difficult to enjoy performance stage
- Blocks the natural entry and flow of pedestrians

Neutral

- Add string lighting under shade sails
- Incorporate existing trees
- Would like a water feature or splash pad
- Curved path would discourage bikes, scooter or skateboard from going too fast through space
- Add bike racks
- Style is nice but how often would the space be used

Uses and Events at Consaul Commons

Likes

- Local group entertainment & presentations (50)
- Music events (45)
- Holiday celebrations, tree & Menorah lighting (15)
- Casual uses, limited programming (13)
- Community Events (10)
- Green infrastructure areas (7)
- Seasonal events (5)
- Youth activities / group meetings (5)
- Fountain or splash pad (4)
- Art shows (3)
- Kids play area (3)
- Kiosk offering board games (3)
- Farmers Market
- Student hang out after school
- Adult activities

Dislikes

- Space is too small for events (4)
- Space is too small for play area (3)
- The Bay customers will use public benches as a waiting room
- Events will bother residents in the apartments to the north
- Stage is not needed
- Need to repair the clock

General comments and concerns in developing Consaul Commons

Comments

- Keep the existing trees (14)
- Fully support the development, great for community (10)
- Love the revitalization effort (7)
- No synthetic turf (6)
- Fix the clock tower (6)
- Keep it simple, open, friendly and walkable (6)
- More plantings than hardscape (5)
- Environmentally friendly and sustainable (2)
- Great enhancement to underutilized space (2)
- Span the alley and incorporate it into the space (2)
- Funding should be spent on other Village needs (2)
- Art work would be great in the space, possibly depicting the history of Whitefish Bay
- Space needs to have ample, well-designed lighting
- Leave the existing trees and allow for The Bay to locate their outdoor seating down the center of the space
- No need for additional greenspace, adequate back yards, parks and schools
- Provide a four season natural walk
- Not in favor of kids play area, not enough kids around

Concerns

- Area needs more greenspace & trees (12)
- Don't try to do too much with this relatively small space (9)
- Noise (8)
- Don't need a total overhaul (6)
- Loss of trees (6)
- Pedestrian safety crossing at Silver Spring (4)
- Amount of usage (4)
- Maintenance (4)
- Greenspace will be used for dogs to relive themselves, should it be shared with and used by children (3)
- Stormwater (3)
- Outdoor stage not just for The Bay but used for the community (2)
- Inclusive of all ages & abilities (2)
- Commons speaks city, change name to Consaul Connect
- Space will be overtaken by small children
- This space will never be any type of destination
- Spending significant money on a design that is actually a downgrade in usable urban space
- Expensive (2)
- Crowding (2)



Consaul Commons
Option of Probable Cost
October 9, 2019



Option A

This represents Landscape Architect's judgement based upon the conceptual plan dated August 15th, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

DEMOLITION

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
1	Concrete Removal	SY	\$15.00	320	\$4,800.00	
2	Tree Removal	EA	\$1,000.00	3	\$3,000.00	
3	Shrub Removal	ALLOW	\$1,500.00	1	\$1,500.00	
4	Excavation (18" Depth)	CY	\$20.00	290	\$5,800.00	
DEMOLITION TOTAL						\$15,100

UTILITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
5	Electrical / Plumbing	ALLOW	\$40,000.00	1	\$40,000.00	
6	Drain / Piping	ALLOW	\$25,000.00	1	\$25,000.00	
UTILITIES TOTAL						\$65,000



Consaul Commons
Option of Probable Cost
October 9, 2019



Option A

This represents Landscape Architect's judgement based upon the conceptual plan dated August 15th, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

HARDSCAPE

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
7	2 x 2 Pavers (Dry Set)	SF	\$16.00	4,496	\$71,936.00	
8	Modular Pavers (Dry Set)	SF	\$20.00	0	\$0.00	
9	Concrete Curb	SF	\$15.00	0	\$0.00	
10	Raised Platform (Concrete)	SF	\$5.00	0	\$0.00	
11	Composite Decking	SF	\$50.00	0	\$0.00	
12	Backdrop Wall	ALLOW	\$10,000.00	0	\$0.00	
13	Posts	EA	\$1,000.00	8	\$8,000.00	
14	Piers	EA	\$7,000.00	8	\$56,000.00	
15	Archway Element	ALLOW	\$50,000.00	1	\$50,000.00	
HARDSCAPE TOTAL						\$135,936



Consaul Commons
Option of Probable Cost
October 9, 2019



Option A

This represents Landscape Architect's judgement based upon the conceptual plan dated August 15th, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

SITE AMENITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
16	Benches	EA	\$800.00	15	\$12,000.00	
17	Planters	EA	\$1,200.00	16	\$19,200.00	
18	Trash / Recycling Receptacles	EA	\$1,300.00	4	\$5,200.00	
19	High Top Tables	EA	\$1,200.00	0	\$0.00	
20	Fencing / Green Screen	EA	\$12,000.00	1	\$12,000.00	
21	Shade Sail Canopies	EA	\$6,000.00	0	\$0.00	
22	String Light Posts	EA	\$1,000.00	0	\$0.00	
23	String Lights	LF	\$15.00	0	\$0.00	
24	Overhead Cable with Lighting	LF	\$25.00	294	\$7,350.00	
25	Artwork	ALLOW	\$15,000.00	1	\$15,000.00	
SITE AMENITIES SUBTOTAL						\$70,750



Consaul Commons
Option of Probable Cost
October 9, 2019



Option A

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LANDSCAPING

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
26	Shade trees (3" Cal.)	EA	\$800.00	5	\$4,000.00	
27	Ornamental trees (2 1/2" Cal)	EA	\$500.00	0	\$0.00	
28	Narrow Evergreen Shrubs (6' H)	EA	\$330.00	0	\$0.00	
29	Deciduous Shrubs (18" H)	EA	\$37.00	24	\$888.00	
30	Evergreen Shrubs (5 gal.)	EA	\$56.00	8	\$448.00	
31	Perennials (4.5" pot)	EA	\$16.00	0	\$0.00	
32	Bed Prep (Perennial Areas)	SF	\$3.00	0	\$0.00	
33	Annuals for Planters	ALLOW	\$400.00	1	\$400.00	
34	Turf Sod	SY	\$18.00	0	\$0.00	
35	Mulch	CY	\$61.00	4	\$244.00	
LANDSCAPING SUBTOTAL						\$5,980

Subtotal **\$292,766**

Contingency (15%) **\$43,915**

Grand Total **\$336,681**



Consaul Commons
Option of Probable Cost
October 9, 2019



Option B

This represents Landscape Architect's judgement based upon the conceptual plan dated August 15th, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

DEMOLITION

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
1	Concrete Removal	SY	\$15.00	320	\$4,800.00	
2	Tree Removal	EA	\$1,000.00	3	\$3,000.00	
3	Shrub Removal	ALLOW	\$1,500.00	1	\$1,500.00	
4	Excavation (18" Depth)	CY	\$20.00	290	\$5,800.00	
DEMOLITION TOTAL						\$15,100

UTILITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
5	Electrical / Plumbing	ALLOW	\$40,000.00	1	\$40,000.00	
6	Drain / Piping	ALLOW	\$25,000.00	1	\$25,000.00	
UTILITIES TOTAL						\$65,000



Consaul Commons
Option of Probable Cost
October 9, 2019



Option B

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HARDSCAPE

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
7	2 x 2 Pavers (Dry Set)	SF	\$16.00	1,025	\$16,400.00	
8	Modular Pavers (Dry Set)	SF	\$20.00	2,400	\$48,000.00	
9	Concrete Curb	SF	\$15.00	0	\$0.00	
10	Raised Platform (Concrete)	SF	\$5.00	499	\$2,495.00	
11	Composite Decking	SF	\$50.00	0	\$0.00	
12	Backdrop Wall	ALLOW	\$10,000.00	1	\$10,000.00	
13	Posts	EA	\$1,000.00	0	\$0.00	
14	Piers	EA	\$7,000.00	0	\$0.00	
15	Archway Element	ALLOW	\$50,000.00	0	\$0.00	
HARDSCAPE TOTAL						\$76,895



Consaul Commons
Option of Probable Cost
October 9, 2019



Option B

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SITE AMENITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
16	Benches	EA	\$800.00	9	\$7,200.00	
17	Planters	EA	\$1,200.00	6	\$7,200.00	
18	Trash / Recycling Receptacles	EA	\$1,300.00	4	\$5,200.00	
19	High Top Tables	EA	\$1,200.00	2	\$2,400.00	
20	Fencing / Green Screen	EA	\$12,000.00	1	\$12,000.00	
21	Shade Sail Canopies	EA	\$6,000.00	0	\$0.00	
22	String Light Posts	EA	\$1,000.00	8	\$8,000.00	
23	String Lights	LF	\$15.00	225	\$3,375.00	
24	Overhead Cable with Lighting	LF	\$25.00	0	\$0.00	
25	Artwork	ALLOW	\$15,000.00	1	\$15,000.00	
SITE AMENITIES SUBTOTAL						\$60,375



Consaul Commons
Option of Probable Cost
October 9, 2019



Option B

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No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

LANDSCAPING

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
26	Shade trees (3" Cal.)	EA	\$800.00	3	\$2,400.00	
27	Ornamental trees (2 1/2" Cal)	EA	\$500.00	1	\$500.00	
28	Narrow Evergreen Shrubs (6' H)	EA	\$330.00	12	\$3,960.00	
29	Deciduous Shrubs (18" H)	EA	\$37.00	10	\$370.00	
30	Evergreen Shrubs (5 gal.)	EA	\$56.00	5	\$280.00	
31	Perennials (4.5" pot)	EA	\$16.00	113	\$1,808.00	
32	Bed Prep (Perennial Areas)	SF	\$3.00	620	\$1,860.00	
33	Annuals for Planters	ALLOW	\$400.00	1	\$400.00	
34	Turf Sod	SY	\$18.00	75	\$1,350.00	
35	Mulch	CY	\$61.00	10	\$610.00	
LANDSCAPING SUBTOTAL						\$13,538

Subtotal **\$230,908**

Contingency (15%) **\$34,636**

Grand Total **\$265,544**



Consaul Commons
Option of Probable Cost
October 9, 2019



Option C

This represents Landscape Architect's judgement based upon the conceptual plan dated August 15th, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

DEMOLITION

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
1	Concrete Removal	SY	\$15.00	320	\$4,800.00	
2	Tree Removal	EA	\$1,000.00	3	\$3,000.00	
3	Shrub Removal	ALLOW	\$1.00	1,500	\$1,500.00	
4	Excavation (18" Depth)	CY	\$20.00	290	\$5,800.00	
DEMOLITION TOTAL						\$15,100

UTILITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
5	Electrical / Plumbing	ALLOW	\$40,000.00	1	\$40,000.00	
6	Drain / Piping	ALLOW	\$25,000.00	1	\$25,000.00	
UTILITIES TOTAL						\$65,000



Consaul Commons
Option of Probable Cost
October 9, 2019



Option C

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No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

HARDSCAPE

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
7	2 x 2 Pavers (Dry Set)	SF	\$16.00	1,830	\$29,280.00	
8	Modular Pavers (Dry Set)	SF	\$20.00	0	\$0.00	
9	Concrete Curb	SF	\$15.00	405	\$6,075.00	
10	Raised Platform (Concrete)	SF	\$5.00	0	\$0.00	
11	Composite Decking	SF	\$50.00	590	\$29,500.00	
12	Backdrop Wall	ALLOW	\$10,000.00	0	\$0.00	
13	Posts	EA	\$1,000.00	0	\$0.00	
14	Piers	EA	\$7,000.00	0	\$0.00	
15	Archway Element	ALLOW	\$50,000.00	0	\$0.00	
HARDSCAPE TOTAL						\$64,855



Consaul Commons
Option of Probable Cost
October 9, 2019



Option C

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No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

SITE AMENITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
16	Benches	EA	\$800.00	5	\$4,000.00	
17	Planters	EA	\$1,200.00	11	\$13,200.00	
18	Trash / Recycling Receptacles	EA	\$1,300.00	4	\$5,200.00	
19	High Top Tables	EA	\$1,200.00	0	\$0.00	
20	Fencing / Green Screen	EA	\$12,000.00	1	\$12,000.00	
21	Shade Sail Canopies & Posts	ALLOW	\$18,000.00	1	\$18,000.00	
22	String Light Posts	EA	\$1,000.00	0	\$0.00	
23	String Lights	LF	\$15.00	0	\$0.00	
24	Overhead Cable with Lighting	LF	\$25.00	0	\$0.00	
25	Artwork	ALLOW	\$15,000.00	1	\$15,000.00	
SITE AMENITIES SUBTOTAL						\$67,400



Consaul Commons
Option of Probable Cost
October 9, 2019



Option C

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No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

LANDSCAPING

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
26	Shade trees (3" Cal.)	EA	\$800.00	2	\$1,600.00	
27	Ornamental trees (2 1/2" Cal)	EA	\$500.00	3	\$1,500.00	
28	Narrow Evergreen Shrubs (6' H)	EA	\$330.00	5	\$1,650.00	
29	Deciduous Shrubs (18" H)	EA	\$37.00	0	\$0.00	
30	Evergreen Shrubs (5 gal.)	EA	\$56.00	0	\$0.00	
31	Perennials (4.5" pot)	EA	\$16.00	182	\$2,912.00	
32	Bed Prep (Perennial Areas)	SF	\$3.00	728	\$2,184.00	
33	Annuals for Planters	ALLOW	\$400.00	1	\$400.00	
34	Turf Sod	SY	\$18.00	62	\$1,116.00	
35	Mulch	CY	\$61.00	10	\$610.00	
LANDSCAPING SUBTOTAL						\$11,972

Subtotal **\$224,327**

Contingency (15%) **\$33,649**

Grand Total **\$257,976**