

MEMORANDUM

TO: Board of Estimates

FROM: Dan Rolfs, Community Development Project Manager

DATE: April 25, 2016

SUBJECT: Garver Feed Mill Update

At its January 11, 2016 meeting, the BOE approved a timeline for the Baum team, relative to the redevelopment of the Garver Feed Mill. The approved timeline includes:

- June 1, 2016 – Letters of Intent (LOI) from tenants that represent 50% of the space in Garver delivered to City
- July 19, 2016 – Land Use approvals by Common Council for Phase II SIP
 - **Deadline Met** - April 13, 2016 – Required submittal for informational presentation to UDC
 - April 27, 2016 – UDC informational presentation
 - May 11, 2016 – SIP submittal
- July 31, 2016 – Baum to provide evidence of signed construction contract for Garver Feed Mill
- Aug 31, 2016 – Receipt of New Market Tax Credits (NMTC)
- Sixty days after receipt of NMTC allocation – Evidence of financing for remainder of the project, including private financing, Historic Tax Credits (HTC), NMTC, developer equity, grant funds, and any other sources.
- Closing on the sale of Garver and associated ground leases by no later than Dec 1, 2016.

The BOE asked for an update on the timeline at the April 11, 2016 BOE meeting. This was delayed until the April 25, 2016 BOE meeting to allow the first deadline to pass. Additional items of note include:

- **Financing** – The Baum Team has indicated that they remain confident in their ability to obtain NMTCs for the project. They have also stated they are looking at contingency financing options, should they not receive NMTC financing.
- **Leases** – The Baum team has confirmed that they continue to finalize the space within the building. They have previously indicated that over 50% of the building is pre-leased.
- **Parks Storage Building** – Parks Division, Olbrich Staff and the Baum team continue to work out the details of the storage building that will sit adjacent to Garver. This building will be constructed by Baum in accordance with the requirement in the Request for Proposals (RFP) to provide storage space for the Parks Division and Olbrich.
- **Idle Industrial Sites Grant** – The City has applied for a \$500,000 Idle Industrial Sites grant through WEDC. WEDC staff expects a decision on this grant application in May 2016.