



Making History,  
Again

**This is what we do, who we are**



**Development Experience**

**This is what we do, who we are**



**Development Experience**

# This is what we do, who we are

- Several Chicago Association of Realtors Good Neighbor Awards for contributions to Chicago Area Communities
- Two City of Chicago Landmark Awards for Preservation Excellence
- Historic Preservation Award for Rehabilitation from the City of Highland Park
- The Bruce Abrams Award (Development of the Year) from the Chicago Association of Realtors
- The Chicago Neighborhood Development Awards For Profit “Best Of The Best” for their Green Exchange Project
- Illinois Chapter ASLA Merit Award, for outstanding landscape – Green Exchange



Development Awards

# This is what we do, who we are



Partners Experience

91

Baum Development, LLC

18

Design Coalition Inc.

50

SmithGroupJJR

Several hundred historical restoration projects over the past 60 years...

Bachmann Construction



*“Committed with predicable o*

Restoration and Preservation Experience

# Concept Review - Tenants



# Concept Review - Partners and Tenants



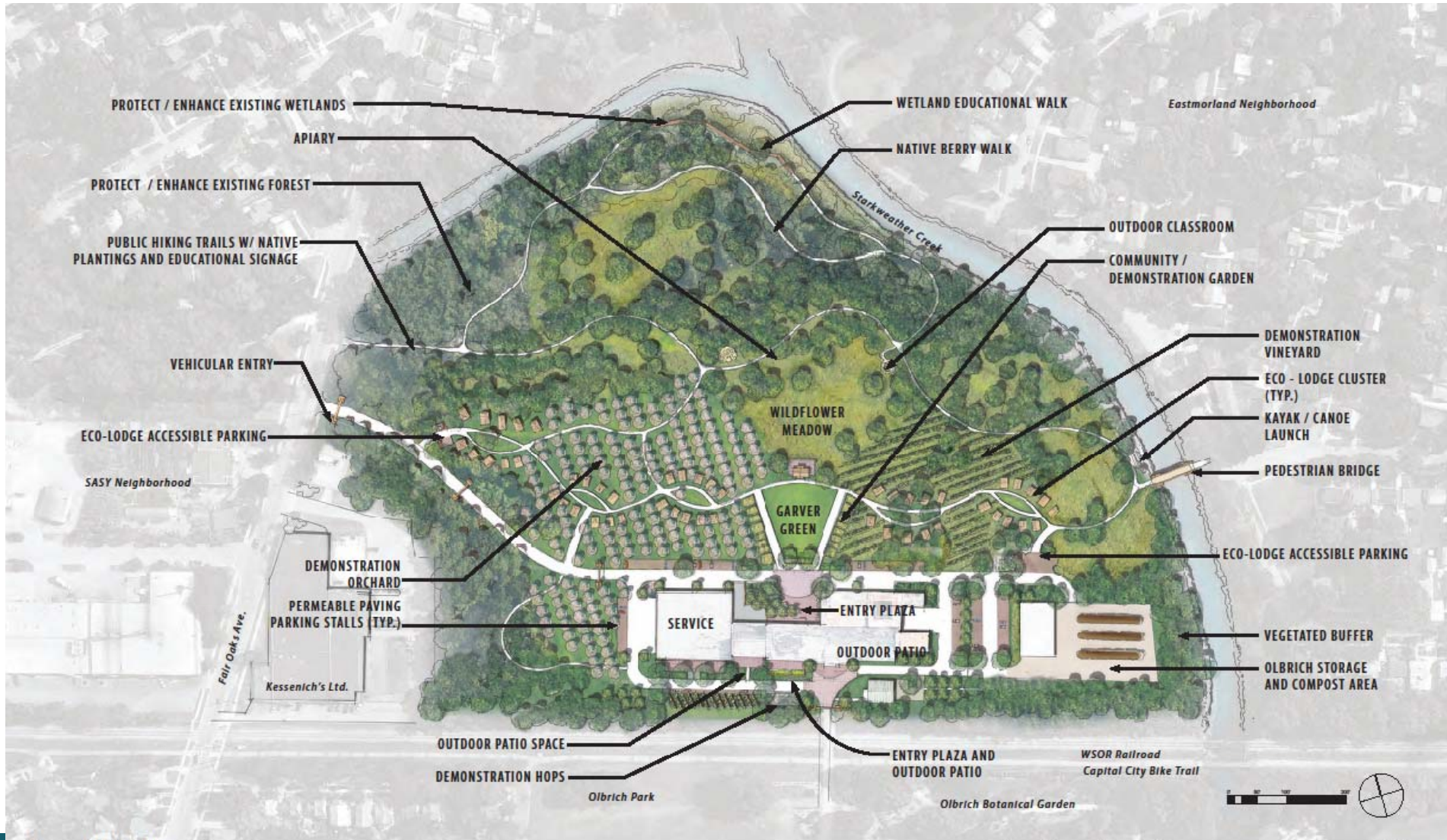
“The now notable Wisconsin Driftless Region has the ability to become the Napa Valley of local foods” – *Madison Region Economic Partnership*





# The past inspires the future





## Economic Benefits Multiplies for Madison

### Jobs:

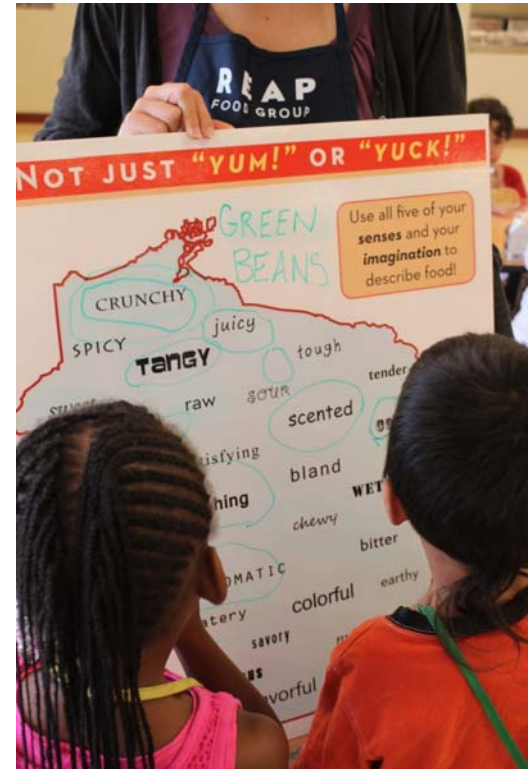
- **Conservatively**, estimate 93 jobs will be onsite and remain in City limits after opening. The need for more space to grow and add employees is a key driver in tenant demand.
- Provides quality job opportunities for workers with a variety of skills and educational attainment.

**Multiple Tax Revenue Stream:** Increased property, sales AND room tax revenue for the City.

**Tourism Revenue:** Increased local retail spending in the neighborhood and community

### Multiplier Effects:

- 2.2 jobs are created for every \$100,000 in local food sales
- Estimated 200 construction jobs
- Local food producers much more likely to use locally grown ingredients from area farms
- Fosters a stronger, deeper relationship between visitors and local producers.



## Sound Financial Concept

- ✓ Development track-record with committed socially responsible investors

Q: What if it doesn't go according to projections?

A: As in any real estate development, the project investors would receive less return and assume the associated financial risk.

- ✓ Addresses market demand for second stage company food production space as well as hospitality options in an overwhelmingly appropriate location. Second state companies in food production generated nearly 34% of jobs and about 34.5% of sales b/w 1995 and 2012.
- ✓ Contributes substantially to Madison's place on the global map as local foods hotspot and leader in tiny homes

## Outstanding Compliance

### Neighborhood Goals

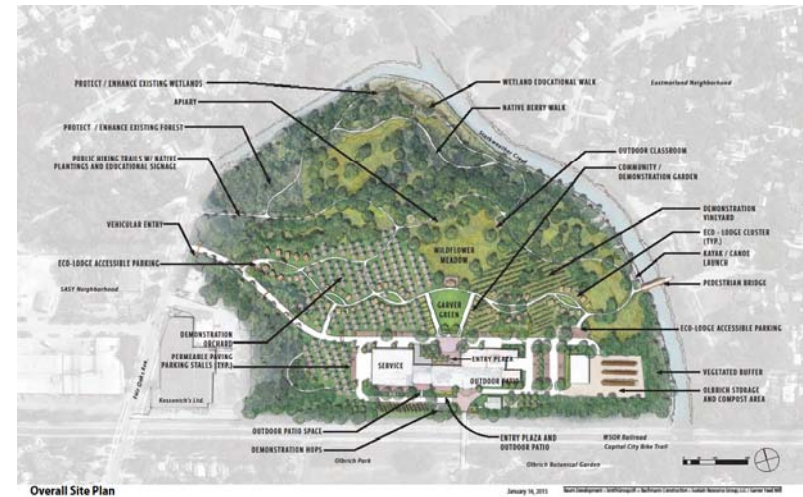
- ✓ Minimize impacts on the North Plat and neighborhoods surrounding the Garver Feed Mill;
- ✓ Encourage alternative means of transportation while minimizing required on-site parking;
- ✓ Ensure public access to the Garver Feed Mill;
- ✓ Preservation, to the largest extent possible, of the Garver Feed Mill;
- ✓ Sound integration of environmentally responsible technology and sustainable redevelopment;
- ✓ Encourage collaborations and communications with OBG, the City and the neighborhood

# Responsive

## Jan 13<sup>th</sup> meetings

- ✓ Fire
- ✓ DNR
- ✓ Parks
- ✓ Zoning
- ✓ Real Estate

Staff indicated, and our team concurred, that there were workable resolutions to satisfy the conditions that are typical of the development process and that there are no insurmountable issues.





# Making History, Again