



Community Development Authority

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DATE: March 3, 2015

TO: Finance Subcommittee

FROM: Natalie Erdman

SUBJECT: Village on Park

Attached is a summary of historical operating performance and the 2015 operating budget for The Village on Park..

Items to note regarding 2014 operating performance.

- Revenue increased due to the lease signed with Lanes Bakery and rent for half the year.
- Space vacated by Cricket was immediately released to the University of Wisconsin
- The figures do not include costs relating to the reroofing of the area above the atrium, the completion of the southern portion of the site, leasing commissions for Lanes. These costs totaled more than \$300,000. Capital funds lent by the City of Madison to the CDA in 2013 paid for the items listed above.

As of December 31, 2015 there was approximately \$250,000 in cash

Items to note regarding 2015 operating performance

- Revenue increase is primarily due to a full year of rent from Lanes
- The budget includes the purchase of a monument sign at a cost of approximately \$24,000. Tenants are expected to contribute \$12,000 to the cost of the sign.
- Two air handling units need to be replaced. Replacement is not optional

Available Space for Rent

- Office Space Lower Level 1,670 s.f.
- Office Space Ground Floor 960 s.f. unfinished
- Office Space Second Floor 1,238 s.f. unfinished
- Retail Space VIP Nails 2,000 s.f.

Near Term Lease Expirations

- Dane County Parent Council 12,358 s.f. 6/30/2015 Extending 2 yrs.
- VIP Nails 2,000 s.f. 4/30/2015 Extension to Sept 2015
- Financial Ed 655 s.f. 10/31/2015 Taken by WWBIC
- WWBIC 2,197 s.f. 10/31/2015 Renewing
- UW Space Place 9,100 s.f. 6/30/2016

The Village on Park

	2012	2013	2014	2015
Revenue (Rent +CAM)	\$ 1,381,674	\$ 1,400,509	\$ 1,449,744	\$ 1,486,172
ULGM				\$ 24,600
Insurance Recovery	\$ -	\$ -	\$ 12,863	\$ -
Total Revenue	\$ 1,381,674	\$ 1,400,509	\$ 1,462,607	\$ 1,510,772
Janitorial	\$ 100,592	\$ 112,226	\$ 73,999	\$ 56,136
HVAC	\$ 39,488	\$ 26,681	\$ 15,338	\$ 29,940
Repairs & Maintenance	\$ 71,759	\$ 89,253	\$ 81,614	\$ 84,689
Snow Removal	\$ 36,927	\$ 54,729	\$ 76,183	\$ 64,000
Security	\$ 76,505	\$ 79,040	\$ 71,159	\$ 75,600
Maintenance Labor	\$ 48,207	\$ 58,451	\$ 62,894	\$ 68,400
Utilities	\$ 178,974	\$ 183,771	\$ 158,306	\$ 182,499
General & Admin	\$ 73,607	\$ 58,507	\$ 67,815	\$ 69,053
Insurance	\$ 8,291	\$ 7,759	\$ 13,053	\$ 10,769
Taxes	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
extra ordinary expenses			\$ 32,442	
Total Operating Expenses	\$ 704,350	\$ 740,417	\$ 722,803	\$ 711,086
NOI	\$ 677,324	\$ 660,092	\$ 739,804	\$ 799,686
Non-Operating Expense				
Debt Service to City	603,901	595,331	746,760	738,190
Inter Department Charges			16,460	16,460
Asbestos Testing			16,503	16,800
HVAC Replacement				35,000
Speed Bumps				5,100
Monument Sign			0	24,000
Total Non-Operating Expense			779,723	835,550