

Lake & Forest Redevelopment

Staff Overview Presentation

January 9, 2012



Redevelopment Site



Original Site

Pre-Demolition



Current Site

Post-Demolition



Project Public Vetting

Timeline



Oct. 2006

- Sertus Acquires Property & Requests Meeting with VOP



March 2007

- Architectural Survey
- Public Meeting



April 2007

- VOP & Sertus Begin Negotiations



June 2008

- Term Sheet Approval
- Two Alternates Approved



June 2009

- RDA Approved by VOP Board



August 2009

- PUD Application Received



Sept. 2009

- Board Referral to Plan Commission
- Public Meeting



Oct. 2009 – Jan. 2010

- Eight Public Meetings

Project Public Vetting

Timeline



February 2010

- Plan Commission Findings of Fact



March 2010

- Village Board Review & Approval



July 2010

- First Amendment to RDA
- Demolition Extension Approved



Nov. 2010

- Second Amendment to RDA & First Amendment to PUD Approved
- Revised Project Schedule



March 2011

- Second Amendment to PUD
- Project Extension Approved

May 2011

- Sertus Requests RDA Amendment Restating Project Description



August 2011

- Village Board Refers New Project Description to Plan Commission



Aug. – Nov. 2011

- Seven Public Meetings

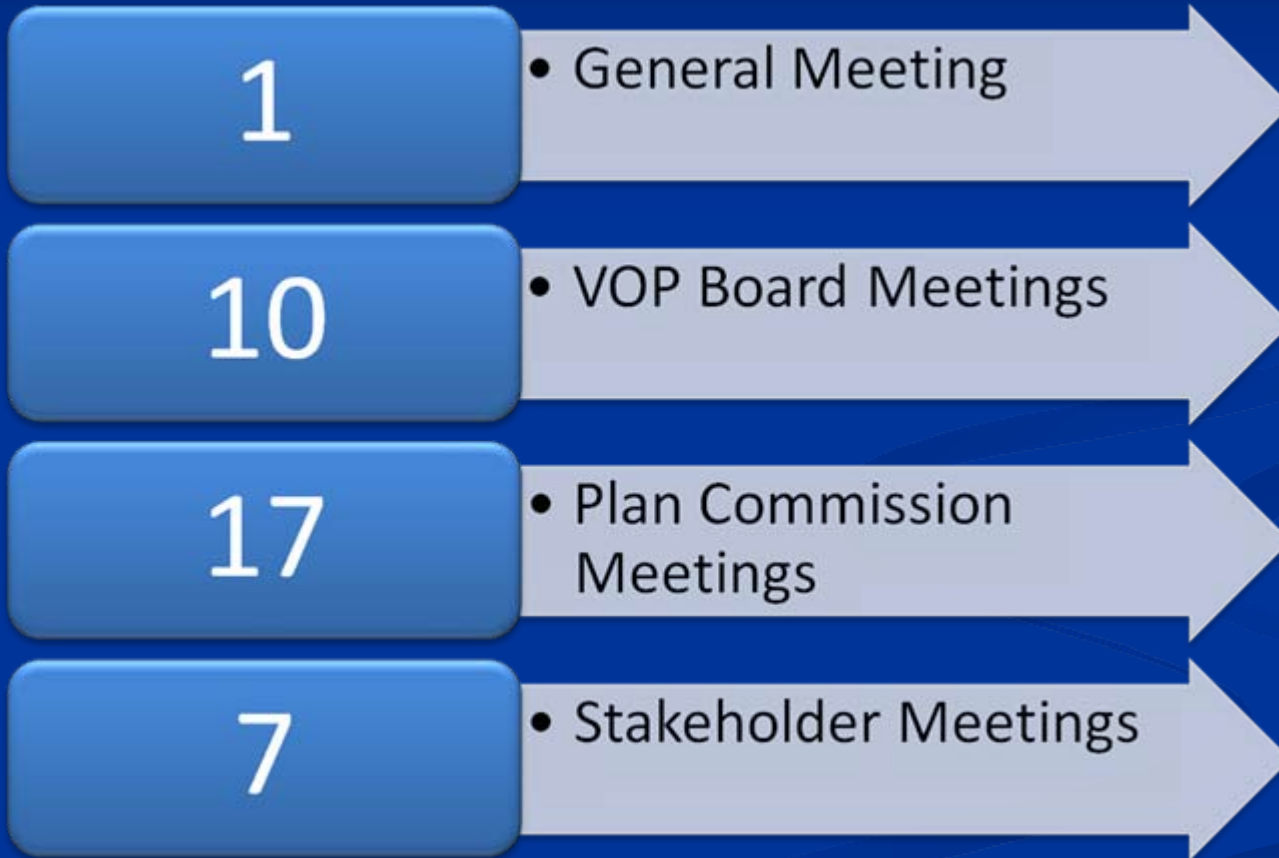


December 2011

- Village Board Reviews Plan Commission Findings

Project Public Vetting

Meetings Summary



Village Obligations

- Provide current garage site
- Reimburse developer for actual cost of 300 new public parking spaces
 - Not to exceed \$28,800 per space
 - Maximum Village cost \$8.64 million

Village Funding Options

- Finance via the Developer
- Finance via a private third party
- Finance via municipal bond offering

Village Revenue Sources

- Property taxes
 - Downtown TIF
- Sales taxes
- Parking fees



Garage Financial Analysis

- *Garage cost analysis conducted by 3rd party, SB Freidman with assistance of in-house staff*
- **VOP Parking Garage Costs (2013 – 2019)**
 - 300 parking spaces X \$28,800/space = \$8,640,000
 - Owners Representative during construction = \$300,000
- **Project Revenues (2013-2019)**
 - Property taxes from apartments and retail space (full occupancy mid-2015) = \$5,893,081
 - Sales taxes (occupied mid-2014) = \$298,393
 - Parking (occupied mid-2014, net of operating costs) = \$793,605

| | |
|---|-----------|
| Owners Rep. | 300,000 |
| Public Parking | 8,640,000 |
| <hr/> | |
| Total VOP Parking Garage Costs through 2019 | 8,940,000 |
| Property Tax Revenue | 5,893,081 |
| Sales Tax Revenue | 298,393 |
| Parking Revenue (net of operating costs) | 793,605 |
| <hr/> | |
| Post-TIF Balance | 1,954,921 |
| Annual Debt Service (10yrs / 3%) | \$229,176 |

Community Benefits

Post TIF - Fiscal Year 2019

- \$1.5 million per year in new property tax revenue
 - D97 to receive \$540,000 or 34% of total
 - D200 to receive \$450,000 or 29% of total
 - Village to receive \$212,000 or 13% of total
 - All other taxing bodies to receive \$373,000 or 24% of total
- Continue to dedicate revenue toward debt costs
 - Property taxes will cover most of remaining cost (\$229,176 - \$212,000 = \$17,176)
 - Remainder will be covered by parking revenues

Lake & Forest Garage

Contextual Considerations

- Options if the garage is not redeveloped in 2012:
 - \$1.33 million to extend life seven years; or
 - \$450,000 to demolish and \$150,000 for 100 surface lot spaces on Village L-shaped portion of site; or
 - \$8.37 million to rebuild stand-alone garage with 300 open-air spaces on Village L-shaped portion of site

Lake & Forest Garage

Current Conditions



Lake & Forest Garage

Current Status

- Last complete assessment in 2002
 - Options presented to extend life by 7 or 15 years
- \$600,000 in improvements completed in 2003-4 to extend life through 2011

Lake & Forest Garage

Estimated Cost of Minimal Repairs

- Detailed assessment (\$30,000)
- Replace elevator (\$140,000)
- Replace doors with ADA buttons in towers (\$45,000)
- Clean and paint both stair towers (\$40,000)
- Upgrade electrical panels (\$75,000)
- Repair security push button system (\$40,000)
- Install new security cameras (\$80,000)
- Install pay-on-foot stations (\$160,000)
- Repair concrete deck surfaces (\$150,000)
- Repair columns and overhead concrete (\$150,000)
- Replace caulk and joints where needed (\$35,000)
- Clean and paint columns (\$20,000)
- Replace drainage pans and piping (\$45,000)
- Seal and re-stripe entire deck (\$40,000)
- Contingency 10% (\$105,000)
- Plan preparation and construction oversight, 15% (\$175,000)

Total Repair Cost \$1.33 million to extend life seven years

Proposed Parking Garage

Design Details

- New 588-space parking structure to replace existing 340 public spaces in Lake and Forest Garage
 - 300 public parking spaces
 - 288 upper-level, private parking spaces (privately financed)

Proposed Parking Garage

Contractual Obligations

- Developer to build garage per August 4, 2011 Redevelopment Agreement
- Village to reimburse developer for actual cost of 300 public parking spaces
 - Not to exceed \$28,800 per space
 - Village garage cost capped at \$8.64 million
 - Other Village costs
 - Owners Representative (est. \$300,000)
 - Debt interest (est. \$337,000)

Proposed Parking Garage

Protecting Community Interests

- Village hires *Owner's Representative* to oversee interior design and construction
 - Estimated Cost: \$300,000
 - Responsibilities
 - Review project budget
 - Oversee interior design
 - Provide on-site observation during construction

Proposed Parking Garage

Protecting Community Interests

- Owners Representative Selection Process
 - Issue requests for proposals February 2012
 - Select qualified respondent April 2012

Parking During Construction

Multiple Alternatives

- Holley Court Garage has capacity for ALL current Lake & Forest Garage customers.
- 3,000 public parking spaces within Downtown Oak Park TIF District
- 2,000 public parking spaces within four blocks of Lake and Forest property

Parking During Construction

Options for Permit Holders & Hourly Users

- Lot 16 (Calvary Memorial Church, 926 Lake – 70 spaces)
- Holley Court Garage – 1,213 spaces
- Lot 4 (Grace Episcopal Church, 920 Lake – 49 spaces)
- Lot 12 (19th Century Club, 178 Forest – 43 spaces)
- Designate nearby on-street meters for handicap parking

Staff Recommendations

- Approve application, resulting in
 - \$81 million in new private investment in downtown Oak Park
 - \$1.3 million in new taxes for the community
 - 200 construction jobs
 - Additional new local jobs when completed
 - Stronger central business district
 - Quality new LEED building
 - New garage replacing obsolete facility
 - Accomplishes goals of Downtown Master Plan

