



Project Proposal

1) Project Summary and Description

- Development Summary:** Identify development name, proposed land use, timeline and phasing by year until full build-out.
- Development Strategy:** Identify all contracts made, or currently being negotiated, as well as uses/development types being pursued, and the likelihood for proposed construction.
- Financial Summary:** Identify total estimated project costs including land acquisition, site improvements, public infrastructure improvement, and project development.

2) Contact information

- Contacts:** Provide names, mailing addresses, email addresses, telephone numbers, and cell numbers of the development team (i.e. Principals, owners, development professionals, etc.) for the project.

3) Conceptual Site Plan

- Site Description:** Identify the location, total acres, street access, existing infrastructure, and current land use.
- Project/Phasing:** Map and provide a data table identifying each development phase with projected year, gross and net developable acres, general land use categories(i.e. service, retail, restaurant, hotel, office, manufacturing, etc.), and proposed building square footages and elevations.

4) Public Benefit:

- Property Value and Tax Base:** Provide print out and an excel electronic file identifying the annual and cumulative value created, the estimated tax increment generated, and the total rate of absorption for each development phase/site.
- Jobs and Employment:** Project all permanent full-time and part-time jobs created by phase.
- Public infrastructure (If applicable):** Provide a map of proposed public infrastructure improvements, and detail cost estimates.
- Blight Elimination(If applicable):** Identify blight or public nuisance elimination and/or creation by the project and any efforts to mitigate or eliminate concerns.

Submit documents electronically to:

Economic Development Department, CDA@whitewater-wi.gov

Project Pro Forma

5) Funding Gap and Project Financing

- Financial Summary Report:** Identify all funding sources, public improvement costs, private development costs, and the financial gap for the development.
- Funding Source Detail Report:** Based on the summary report, detail all funding sources (i.e. equity participation, federal and state funds, grants, bonds, tax credits, loans, etc.). Include entity name, timing, and funding amounts. Separate in two categories private vs public improvement.
- Public Improvement Cost Breakdown (If applicable):** Based on the summary report, detail by year the estimated public improvement costs/budget. Cost details should include but not limited to: itemized unit cost estimates for public infrastructure, engineering/design costs, consultant fees, attorney/legal fees, review costs.
- Private Cost Breakdown and Financial Forecast:** Based on the summary report, identify the private development cost estimates by phase and year. Breakdown development costs to include relevant engineering/design, site and storm, building, and relocation costs.
- Developer's Forecasted Return on Investment (If applicable):** Provide best and worst case scenarios for anticipated property revenues via land sales, leases, and other development revenue streams.
- Financial Statement:** Provide the applicant's most recent financial statements including assets, liabilities, and net position.

Submit documents electronically to:

Ehlers (Financial Consultant) Greg Johnson,
gjohnson@ehlers-inc.com

Pre-Development Agreement

- Provide an executed Pre-Development Agreement to the City Economic Development Department.