

February 1, 2016

[REDACTED]

[REDACTED]

Dear [REDACTED]

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act
File No. PB 56 2016**

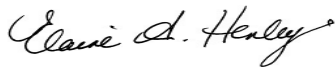
On January 20, 2016 the City of St. John's received your request for access to the following information:

*"I would like to obtain all supporting documentation and communications (internal/external) relating to the justification and apparent reduction in the accessed value of a substantial portion of the Galway development, in particular Parcel ID 45905.
In 2014 the total accessed value was \$45,711,800.00, in 2015 the total accessed value appears to have been reduced to \$6,190,800.00 (refer to attachment). The current 2016 is shown as \$0.00. Additionally the current 2015 is now shown as \$1,196,300.00."*

Enclosed is the information you requested. As the provision of the information constitutes full disclosure, we now consider this matter completed and will be closing the file.

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8202 or by e-mail: ehenley@stjohns.ca.

Yours truly,



Elaine A. Henley
City Clerk

Attachment

ST. JOHN'S

MEMO

TO: E. Henley, City Clerk
FROM: Gareth Griffiths, Manager of Assessment
DATE: January 28, 2016
RE: ATIPPA Request – Assessment of Galway Lands

I refer to your memo to the City Manager dated January 20, 2016, pertaining to a freedom of information request.

Attached is an email (160125) from Wanda Noseworthy, Senior Assessor, providing the 2016 assessed value for the lands which total \$140,998,000. This value has been appealed and will likely decrease since the assessment assumed that the servicing has been completed. However, we have since been advised that this is not the case. We are awaiting details from the owners' consultant which will be reviewed prior the appeal being heard.

Also, attached is an email from Ms. Noseworthy providing the history and details of the assessment and adjustments for the previous assessment cycle.

Also, attached are various emails and correspondence pertaining to this file.

If you require further information, please advise.



Gareth Griffiths
Manager of Assessment

ST. JOHN'S



15 Duffett's Road
Wanda Noseworthy to: Gareth Griffiths

2016/01/25 10:06 AM

History:

This message has been replied to.

2016 Assessment
RVL \$296,080,000
CVL \$111,390,000
Total \$140,998,000

Wanda Noseworthy
Senior Assessor
Assessment Division
City of St. John's
PO Box 908, 245 Freshwater Road
St. John's NL A1S 1G4
(709) 576-8438
Fax (709) 576-8603



History of Glencrest/Galway Land PID 45905

Wanda Noseworthy to: Gareth Griffiths

2016/01/22 02:17 PM

Gareth, most of the information from the appeal on PID 45905, was verbally exchanged. From what I remember, Ron Cadigan sent me an email to reassess this particular property based on a newspaper article stating the zoning had been changed. On November 22, 2013 a reassessment was done to increase the value from \$6,111,600 to \$45,711,800, based on the rezoning of Residential and Commercial zones.

Revised value after rezoning eff date July 1, 2013
CDA zone 393.68 hectares, (972.8 acres @ \$20,000 = \$19,456,000)
Residential 48.68 acres @ \$ 60,000 = \$2,920,800
Commercial 186.68 acres @ \$125,000 = \$23,250,000
Total \$45,626,800

On Dec 18, 2013, 10718 Nfld Inc. appealed the assessment. Following this a meeting with their representative, Neil Hardy and Joanne Slaney of Altus Group was conducted with myself and Lester Stoyles, at this meeting it was determined that no infrastructure had been started. Altus Group submitted the costs to complete the infrastructure of \$137,825,008 (Cost sheet Attached). It was also noted that out of the 488.93 hectares, 277 acres were wet lands (CDA zone), 44.5 acres were above the 230 contour where services could not be supplied. There was also a blast zone restriction in place at the time that delayed development. Neil Hardy estimated that they hoped to have Global development of the infrastructure in place by the end of 2014, however it was determined at a recent meeting that this is still not complete.

At a further meeting with Ron Cadigan, Lester Stoyles, Chris Browne and myself, it was determined to hold off on the reassessment until infrastructure was in place, which is the policy we normally take on bulk land.

The Assessment was revised back to the original value of \$6,111,600, and we would monitor the progress of the installation of the infrastructure. From recent meetings with Neil Hardy it appears the infrastructure is still not complete, but should be in the near future.


I have attached all the emails that are still on our system. Sorry some of the threads may be repetitive, and some emails may have been deleted over time.

emails from Ron Cadigan 

email from Ron Cadigan 

email from Ron Cadigan 

email from Ron Cadigan 

emails between Ron Cadigan and Myself. 

emails between Ron Cadigan and Myself 

Copy of Cost estimate submitted by Altus Group



1 attachment



doc01412620160122110942.pdf

History of changes made to this account

Land size increased 2012, which led to New Assessments in 2012 increasing the value from \$6,111,600 to \$6,126,400

Land size increased in 2015 which led to New Assessments in 2015 increasing the value from \$6,126,400 to \$6,109,800.

2016	0		111390000		29608000		0	0
2015	-3				6190800		0	0
2015	-1				6111600		0	0
2015	0				6190800		0	0
2014	-3				6126400		0	0
2014	-2				6111600		0	0
2014	-1		23335000		22376800		0	0
2014	0				6126400		0	0
2013	-5				6126400		0	0
2013	-4				6111600		0	0
2013	-3		23335000		22376800		0	0
2013	-2				6111600		0	0
2013	-1				7012600		0	0
2013	0				6126400		0	0
2012	-4				6126400		0	0
2012	-3				6111600		0	0
2012	-2				7012600		0	0
2012	-1				7012600		0	0
2012	0				6126400		0	0
2011	0		0	0	0	0	0	0
2010	0		0	0	0	0	0	0
2009	0		0	0	0	0	0	0
2008	0		0	0	0	0	0	0
2007	0		0	0	0	0	0	0

Wanda Noseworthy
Senior Assessor
Assessment Division
City of St. John's
PO Box 908, 245 Freshwater Road
St. John's NL A1S 1G4
(709) 576-8438
Fax (709) 576-8603



To:
Cc:
Bcc:
Subject: Fw: Glencrest

From: Ron Cadigan/CSJ
To: wnoseworthy@stjohns.ca
Cc: Lynn Cooper/CSJ@CSJ
Date: 2013/11/20 01:31 PM
Subject: Fw: Glencrest

Wanda:

We need to re-assess this land asap.

Effective date = July 1st., 2013.

Ron.

Ron Cadigan A.I.M.A.
Manager of Assessments
City of St. John's
P.O. Box 908
St. John's NL
A1C 5M2
Ph. (709) 576-8233
Cell (709) 693-8415
Fax (709) 570-2029
E-mail: rcadigan@stjohns.ca
----- Forwarded by Ron Cadigan/CSJ on 2013/11/20 01:27 PM -----

From: Ron Cadigan/CSJ
To: Lynn Cooper/CSJ@CSJ,
wnoseworthy@stjohns.ca
Cc:
Date: 2013/11/14 02:32 PM
Subject: Glencrest

Lynn:

A portion of this land, located near Southlands, needs to be re-assessed on the basis of re-zoning.

Please memo.

Wanda:

Can you please check and see which Roll number includes the re-zoned land?

We will re-assess the land right away anyway, regardless of planned meetings.

See next e-mail for information purposes.

Ron.

Ron Cadigan A.I.M.A.
Manager of Assessments
City of St. John's
P.O. Box 908
St. John's NL
A1C 5M2
Ph. (709) 576-8233
Cell (709) 693-8415
Fax (709) 570-2029
E-mail: rcadigan@stjohns.ca



To:
Cc:
Bcc:
Subject: Fw: Glencrest Development - Re-zoning

From: Ron Cadigan/CSJ
To: Ken O'Brien/CSJ@CSJ
Cc: Wanda Noseworthy/CSJ@CSJ, Lynn Cooper/CSJ@CSJ
Date: 2013/11/18 11:38 AM
Subject: Fw: Glencrest Development - Re-zoning

Ken:

Attached a copy of my e-mail to Rob, for your information.

Ron.

Ron Cadigan A.I.M.A.
Manager of Assessments
City of St. John's
P.O. Box 908
St. John's NL
A1C 5M2
Ph. (709) 576-8233
Cell (709) 693-8415
Fax (709) 570-2029
E-mail: rcadigan@stjohns.ca

----- Forwarded by Ron Cadigan/CSJ on 2013/11/18 11:34 AM -----

From: Robert Butt/CSJ
To: Jason Sinyard/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Ken O'Brien/CSJ@CSJ,
Cc: Greg Keating/CSJ@CSJ, Ron Cadigan/CSJ@CSJ
Date: 2013/11/12 04:52 PM
Subject: Re: Glencrest Development - Re-zoning

Folks

Can you point me and Ron to the relevant applications for Glencrest? , whether they're Development or Rezoning, I am not sure,

Thanks

Rob Butt
Team Lead - ERP/ IMM
Department of Corporate Services
City of St. John's
P.O. Box 908
St. John's, NF
A1C 5M2

Phone: (709) 576-8401
Fax: (709) 576-8625

Ron Cadigan

Rob: We have land assessed in an area of the w...

2013/11/12 03:50:24 PM



To:
Cc:
Bcc:
Subject: Fw: Glencrest development - Rezoning

From: Lynn Cooper/CSJ
To: Wanda Noseworthy/CSJ@CSJ
Date: 2013/11/18 11:11 AM
Subject: Fw: Glencrest development - Rezoning

Lynn Cooper
Office Service Supervisor
Assessment Division
City of St. John's
PO Box 908, 45 New Gower Street
St. John's, Newfoundland A1C 5M2
Direct Line: (709) 570-2018
Mobile: (709) 691-8279
mailto: lcooper@stjohns.ca
<http://www.stjohns.ca>

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----- Forwarded by Lynn Cooper/CSJ on 2013/11/18 11:11 AM -----

From: Ron Cadigan/CSJ
To: Lynn Cooper/CSJ@CSJ,
Date: 2013/11/18 11:11 AM
Subject: Re: Glencrest development - Rezoning

Thanks Lynn.

Tell Wanda to see me about an effective date.

Ron.
Ron Cadigan A.I.M.A.
Manager of Assessments
City of St. John's
P.O. Box 908
St. John's NL
A1C 5M2
Ph. (709) 576-8233
Cell (709) 693-8415
Fax (709) 570-2029
E-mail: rcadigan@stjohns.ca

▼ Lynn Cooper---2013/11/18 11:07:54 AM---Ron - just so you know - this has all been assigned for Wanda to complete. Lynn Cooper Office Serv

From: Lynn Cooper/CSJ
To: Ron Cadigan/CSJ@CSJ,
Date: 2013/11/18 11:07 AM
Subject: Re: Glencrest development - Rezoning

Ron - just so you know - this has all been assigned for Wanda to complete.

Lynn Cooper
Office Service Supervisor
Assessment Division
City of St. John's
PO Box 908, 45 New Gower Street
St. John's, Newfoundland A1C 5M2
Direct Line: (709) 570-2018
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<http://www.stjohns.ca>

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From: Ron Cadigan---2013/11/18 11:01:56 AM---Ken: Can you tell me what dates re-zoning occurred and for how much land?

From: Ron Cadigan/CSJ
To: Ken O'Brien/CSJ@CSJ,
Cc: Lynn Cooper/CSJ@CSJ
Date: 2013/11/18 11:01 AM
Subject: Re: Glencrest development - Rezoning

Ken:

Can you tell me what dates re-zoning occurred and for how much land?

Ron.

Ron Cadigan A.I.M.A.
Manager of Assessments
City of St. John's
P.O. Box 908
St. John's NL
A1C 5M2
Ph. (709) 576-8233
Cell (709) 693-8415
Fax (709) 570-2029
E-mail: rcadigan@stjohns.ca

From: Ken O'Brien---2013/11/13 02:18:33 PM---Rob, good eye. You are right that I should have referred to the Commercial Regional (CR) Zone. My

From: Ken O'Brien/CSJ
To: Robert Butt/CSJ@CSJ,
Cc: Dave Wadden/CSJ@CSJ, Greg Keating/CSJ@CSJ, Ron Cadigan/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Lynn Cooper/CSJ@CSJ, Neil Martin/CSJ@CSJ
Date: 2013/11/13 02:18 PM

Subject: Re: Glencrest development - Rezoning

Rob, good eye. You are right that I should have referred to the Commercial Regional (CR) Zone. My mistake. So the correct file names and numbers are as follows:

File B-17-S.3 (2013) / 13-00011 Southlands Blvd. rezoning to Industrial General (IG)

File B-17-S.4 (2013) / 13-00012 Southlands Blvd. rezoning to Commercial Regional (CR)

File B-17-S.5 (2013) / 13-00013 Southlands Blvd. rezoning to Apartment Medium Density (A2)

File B-17-S.6 (2013) / 13-00014 Southlands Blvd. rezoning to Residential Low Density (R1)

Ken

.....
Ken O'Brien, MCIP -- Chief Municipal Planner

City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mailing address: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca

MCIP - Member of the Canadian Institute of Planners

Robert Butt---2013/11/13 11:06:31 AM---Gentlemen As it stands right now, there are a number of items just not right from a Property Control

From: Robert Butt/CSJ

To: Ken O'Brien/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Greg Keating/CSJ@CSJ, Ron Cadigan/CSJ@CSJ

Cc: Jason Sinyard/CSJ@CSJ, Lynn Cooper/CSJ@CSJ, Neil Martin/CSJ@CSJ

Date: 2013/11/13 11:06 AM

Subject: Re: Glencrest development - Rezoning

Gentlemen

As it stands right now, there are a number of items just not right from a Property Control and record keeping perspective with the Glencrest development. This is no one's fault. It is just the way things unfolded. As we all know, The Glencrest development is a rather large development. If we don't address some of the issues at this early stage, it will compound as Glencrest continues to subdivide and develop. Govern allows us to trace the genealogy of development straight from untouched land right down to an occupancy permit. But it has to be set up right from the start.

(Ken: minor question. Should Commercial General (CG) read Commercial Regional (CR)? I am not familiar with a CG zone)

I will state several issues but I may not cover them all.

1) There were four rezoning applications. Three of which appear to be totally within one parcel (3002-1-0150-0000-0) owned by 10718 NFLD. INC. The IG area in the lower left seems to have straddled two parcels. According to Govern, the small rectangular area (blue arrow) is owned by a different party. Has the ownership changed? Before any parcel splits are done, this needs to be ironed out.

2) All the PDE applications were set up against what Govern calls a non-parcel parcel. This oxymoron simply means no specific address i.e. a "Street" parcel. In this case, SOUTHLANDS BLVD. These

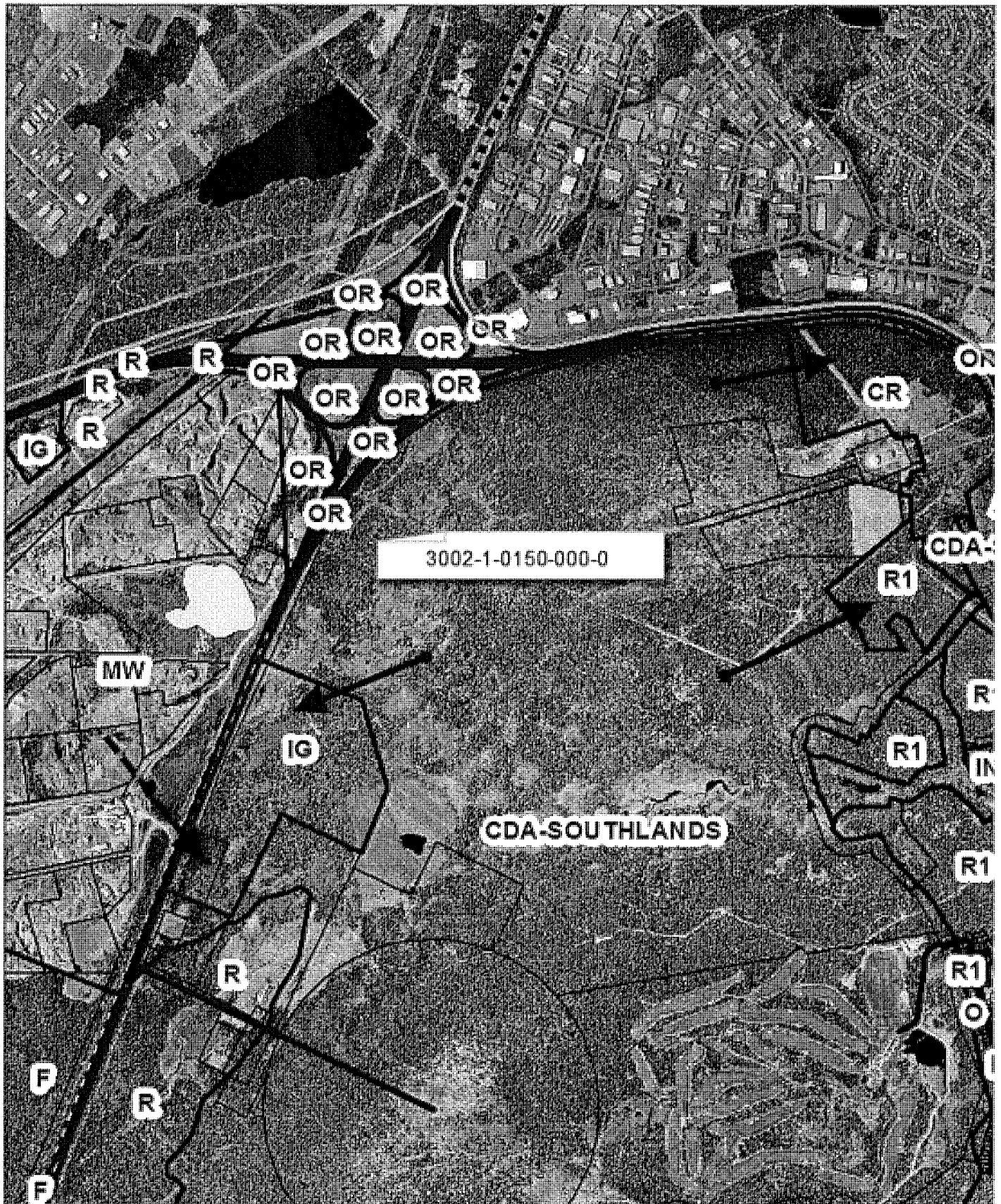
applications need to be moved to the correct parcel.

3) These were rezoning applications. not Subdivision applications. Are there, or need to be, further subdivision applications? i.e can these four areas be 'chunked off' into individual parcels now?

4) These applications are Legacy applications. Therefore, none of the documents in the B.17 files are in Multimedia. Given the number of City staff that may need access to this info to complete their respective jobs, can we get all the documentation attached for these four applications?

I think LIS, PDE and Assessment need to have a couple sessions to sort through it. It will pay off in the long run.

The screen shot below is messy. I apologize.



Rob Butt
Team Lead - ERP/ IMM
Department of Corporate Services
City of St. John's
P.O. Box 908
St. John's, NF
A1C 5M2

Phone: (709) 576-8401
Fax: (709) 576-8625

Fw: Glencrest Appeal

Chris Browne to: Lester Stoyles, Wanda Noseworthy

2016/01/22 09:40 AM

----- Forwarded by Chris Browne/CSJ on 2016/01/22 09:40 AM -----

From: Ron Cadigan/CSJ
To: Wanda Noseworthy/CSJ@CSJ
Cc: Lester Stoyles/CSJ@CSJ, Chris Browne/CSJ@CSJ
Date: 2014/02/04 09:56 AM
Subject: Re: Glencrest Appeal

Thanks, Wanda.

Can you ask Lester and Chris to drop down with you around 10:30 a.m. this morning about this?

Ron.

Ron Cadigan A.I.M.A.
Manager of Assessments
City of St. John's
P.O. Box 908
St. John's NL
A1C 5M2
Ph. (709) 576-8233
Cell (709) 693-8415
Fax (709) 570-2029
E-mail: rcadigan@stjohns.ca

Wanda Noseworthy Let me know when you are available to discuss... 2014/02/04 09:37:07 AM

From: Wanda Noseworthy/CSJ
To: Ron Cadigan/CSJ@CSJ,
Date: 2014/02/04 09:37 AM
Subject: Re: Glencrest Appeal

Let me know when you are available to discuss this one.

Wanda Noseworthy
Senior Assessor
P.O. Box 908
St. John's NL
A1C 5M2
(709) 576-8438
Fax (709) 576-8603

Ron Cadigan Thanks, Wanda. Ron. 2014/02/03 09:42:30 AM

From: Ron Cadigan/CSJ
To: Wanda Noseworthy/CSJ@CSJ,
Date: 2014/02/03 09:42 AM
Subject: Re: Glencrest Appeal

Thanks, Wanda.

Ron.

Wanda Noseworthy	I haven't done the n/a's yet, I will wait until I ta...	2014/02/03 09:21 AM NST
Ron Cadigan	Wanda: Was the latest assessment notice sent o...	2014/02/01 09:49:14 AM
Wanda Noseworthy	Ron apparently there was no appeal filed for...	2014/01/31 10:36 AM NST
Ron Cadigan	Go ahead. Thanks, Wanda.	2014/01/29 10:23:21 AM
Wanda Noseworthy	Morning Ron, attached is a copy of Engineerin...	2014/01/28 09:16:26 AM



To:
Cc:
Bcc:
Subject: Fw: Glencrest Appeal

From: Ron Cadigan/CSJ
To: Wanda Noseworthy/CSJ@CSJ
Cc: Lester Stoyles/CSJ@CSJ, Chris Browne/CSJ@CSJ, Lynn Cooper/CSJ@CSJ
Date: 2014/02/04 10:58 AM
Subject: Glencrest Appeal

Wanda:
Wanda:

Based on the meeting this morning, at my office, with yourself, Lester, and Chris, it is understood that we will change the assessed value of this property back to its original amount, and will, periodically, review this assessment based on the status of services. You plan to note in your calendar when, this year, that this issue will be re-visited.

Ron.

Ron.
Ron Cadigan A.I.M.A.
Manager of Assessments
City of St. John's
P.O. Box 908
St. John's NL
A1C 5M2
Ph. (709) 576-8233
Cell (709) 693-8415
Fax (709) 570-2029
E-mail: rcadigan@stjohns.ca

Wanda Noseworthy Morning Ron, attached is a copy of Engineerin...

2014/01/28 09:16:26 AM

Outflows

Global Infrastructure Costs

Booster Pump Station & Site Work	\$	4,184,496
Sanitary Trunk Sewer (Phase I)	\$	932,025
Water Transmission Main	\$	1,801,010
Reservoir Site Work	\$	2,439,695
Reservoir & Foundations	\$	2,329,445
Reservoir Access Road	\$	2,123,990
Collector Roads	\$	7,834,750
Southlands BLVD Extension	\$	2,044,800
Diamond Interchange Pitts Memorial	\$	13,200,000
Under Pass TCH	\$	8,800,000
Sanitary Trunk Sewer(Phase II)	\$	-
Reservoir Tanks for (Phase II)	\$	3,300,001
Reservoir Road Upgrade to Cemeteries	\$	2,200,002
RC & Protestant Land Service Cost	\$	1,100,003
Bridges	\$	4
Acceleration Lane	\$	7
Global Infrastructure Costs	\$	52,290,228
Industrial Infrastructure Costs ²		
Watermain from Reservoir	\$	2,359,919
TCH Access & Weave Lane	\$	1,126,295
Collector Road & Infrastructure	\$	2,297,100
Secondary Access Road	\$	474,480
Sewer & Well	\$	90,000
Clearing Service Road	\$	27,500
Mass Grading	\$	-
Storm Water Detention Pond	\$	2,410,000
Landscaping, Entrance & HWY Berm	\$	770,000
Industrial Infrastructure Costs	\$	9,555,294
Retail Infrastructure Costs ³		
Retail Sanitary Sewer & Lift Station	\$	560,038
Watermain Relocation	\$	598,004
Clearing & USM Removal	\$	3,828,000
Mass Grading	\$	7,920,000
Landscaping	\$	770,000
Storm Water Retention Pond	\$	2,410,000
Retail Infrastructure Costs	\$	16,086,042

Residential Infrastructure Costs ⁴

General Landscaping, Entrance Featur	\$	3,000,000
Pond	\$	4,856,038
Underground Electrical	\$	3,465,000
Lot Servicing Work	\$	26,924,942
Residential Infrastructure Costs	\$	38,245,980

Development Fees ⁵

Development Fees	\$	2,920,000
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Real Estate Comm & Legal ⁶

Industrial Land Sales Commission	\$	1,462,937
Land Sales Commissions	\$	3,847,725
Industrial Closing Costs	\$	88,000
Residential Closing Costs	\$	495,000
Retail JV Advisor & Closing Fees	\$	600,000
Property Management Fee	\$	4,975,291
Real Estate Comm, Legal, Const. Magmi	\$	11,468,954

Soft Costs ⁷

Soft Cost; Engineering, Collateral, Etc.	\$	7,258,512
Taxes Paid	\$	-
Total Outflows	\$	137,825,008

History of changes made to this account

Land size increased 2012, which led to New Assessments in 2012 increasing the value from \$6,111,600 to \$6,126,400
 Land size increased in 2015 which led to New Assessments in 2015 increasing the value from \$6,126,400 to \$6,109,800.

Year	Change	Assessment	Value	Area	Code	Description
2016	0	111390000	0	0	W/PN	Land size increased deeds in file. Ac
2015	-3	2960800	0	0	W/PN	Land size increased deeds in file. Ac
2015	-1	611600	\$30,145.48	0	W/PN	Reduced as a result of appeal. Origin
2015	0	6190800	\$49,503.96	0	W/PN	Land size increased deeds in file. Ac
2014	-3	6126400	\$50,145.48	0	W/PN	Land size increased deeds in file. ad
2014	-2	611600	\$49,503.96	0	W/PN	Reduced as a result of appeal. Origin
2014	-1	23335000	\$486,940.60	0	W/PN	Revised value after rezoning eff date CDA zone 393.68 hectares, 972.8 ac Residential 48.68 acres @ \$ 80,000 - Commercial 186.68 acres @ \$125,000 Total \$49,526,800. Original value \$5,
2014	0	6126400	\$49,623.84	0	W/PN	Land size increased deeds in file. ad
2013	-5	611600	\$49,623.84	0	W/PN	Land size increased deeds in file. ad
2013	-4	611600	\$49,503.96	0	W/PN	Land size increased deeds in file. ad
2013	-3	23335000	\$486,940.60	0	W/PN	Land size increased deeds in file. ad
2013	-2	611600	\$49,503.96	0	W/PN	Land size increased deeds in file. ad
2013	-1	7012600	\$56,802.06	0	LES	Residential vacant land, 567.584 ha c
2013	0	6126400	\$49,623.84	0	W/PN	Land size increased deeds in file. ad
2012	-4	6126400	\$64,939.84	0	W/PN	Land size increased deeds in file. ad
2012	-3	6111600	\$64,782.96	0	LES	Incorrect number of acres assessed 2012 worklow
2012	-2	7012600	\$74,333.56	0	01 LES	Residential vacant land, 567.584 ha c
2012	-1	7012600	\$74,333.56	0	01 LES	Residential vacant land, 567.584 ha c
2012	0	6126400	\$64,939.84	0	02 W/PN	Land size increased deeds in file. ad
2010	0	0	0	0		
2011	0	0	0	0		
2009	0	0	0	0		
2008	0	0	0	0		
2007	0	0	0	0		

Outflows

Global Infrastructure Costs

Booster Pump Station & Site Work	\$	4,184,496
Sanitary Trunk Sewer (Phase I)	\$	932,025
Water Transmission Main	\$	1,801,010
Reservoir Site Work	\$	2,439,695
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Global Infrastructure Costs	\$	52,290,228

Industrial Infrastructure Costs ²

Watermain from Reservoir	\$	2,359,919
TCH Access & Weave Lane	\$	1,126,295
Collector Road & Infrastructure	\$	2,297,100
Secondary Access Road	\$	474,480
Sewer & Well	\$	90,000
Clearing Service Road	\$	27,500
Mass Grading	\$	-
Storm Water Detention Pond	\$	2,410,000
Landscaping, Entrance & HWY Berm	\$	770,000
Industrial Infrastructure Costs	\$	9,555,294

Retail Infrastructure Costs ³

Retail Sanitary Sewer & Lift Station	\$	560,038
Watermain Relocation	\$	598,004
Clearing & USM Removal	\$	3,828,000
Mass Grading	\$	7,920,000
Landscaping	\$	770,000
Storm Water Retention Pond	\$	2,410,000
Retail Infrastructure Costs	\$	16,086,042

Residential Infrastructure Costs ⁴

General Landscaping, Entrance Featur	\$	3,000,000
Pond	\$	4,856,038
Underground Electrical	\$	3,465,000
Lot Servicing Work	\$	26,924,942
Residential Infrastructure Costs	\$	38,245,980

Development Fees ⁵

Development Fees	\$	2,920,000
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Real Estate Comm & Legal ⁶

Industrial Land Sales Commission	\$	1,462,937
Land Sales Commissions	\$	3,847,725
Industrial Closing Costs	\$	88,000
Residential Closing Costs	\$	495,000
Retail JV Advisor & Closing Fees	\$	600,000
Property Management Fee	\$	4,975,291
Real Estate Comm, Legal, Const. Magmi	\$	11,468,954

Soft Costs ⁷

Soft Cost; Engineering, Collateral, Etc.	\$	7,258,512
Taxes Paid	\$	-
Total Outflows	\$	137,825,008