



LAKEFRONT ACTIVITY CENTER
Workshop 3
January 18, 2010

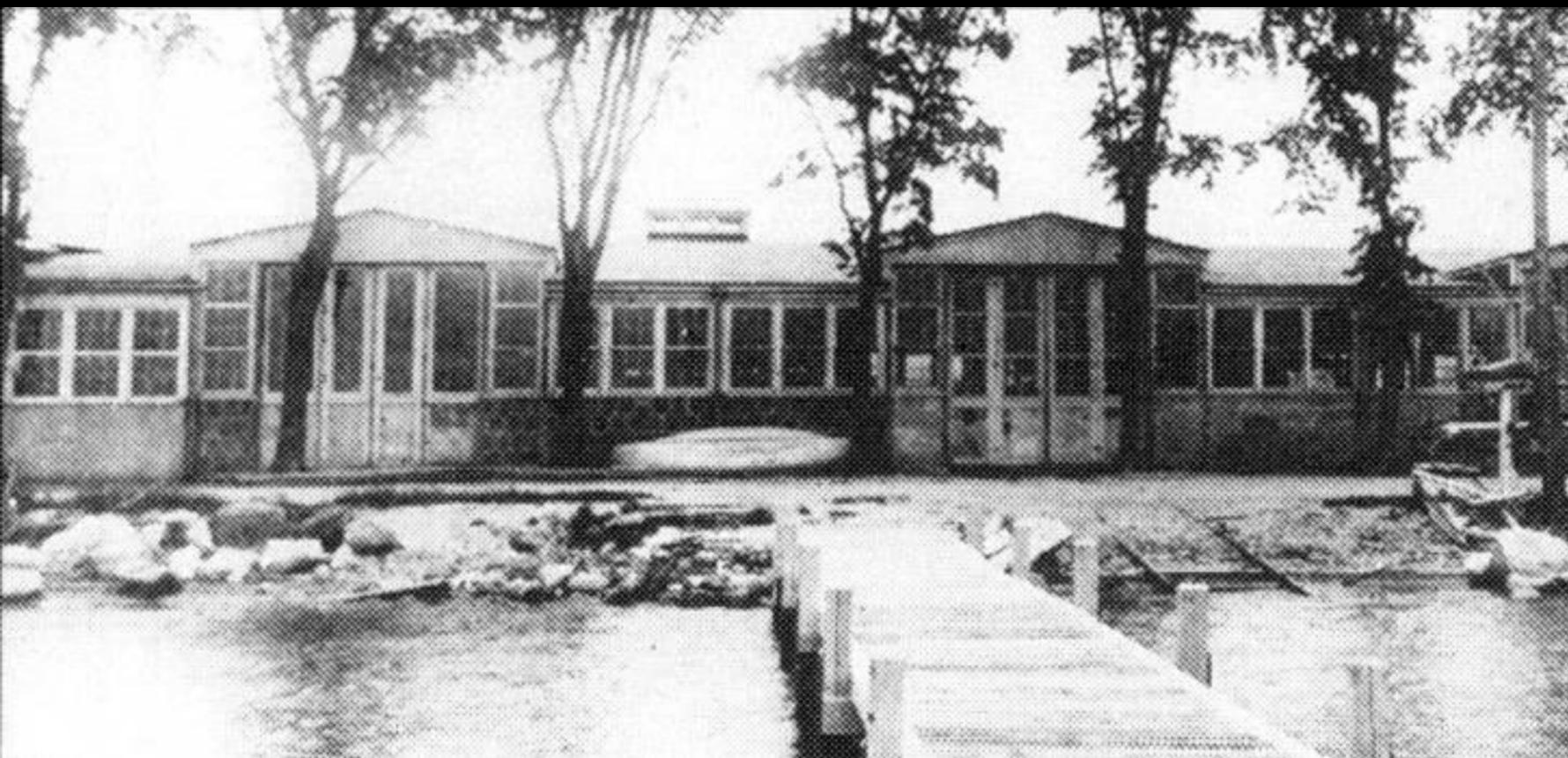
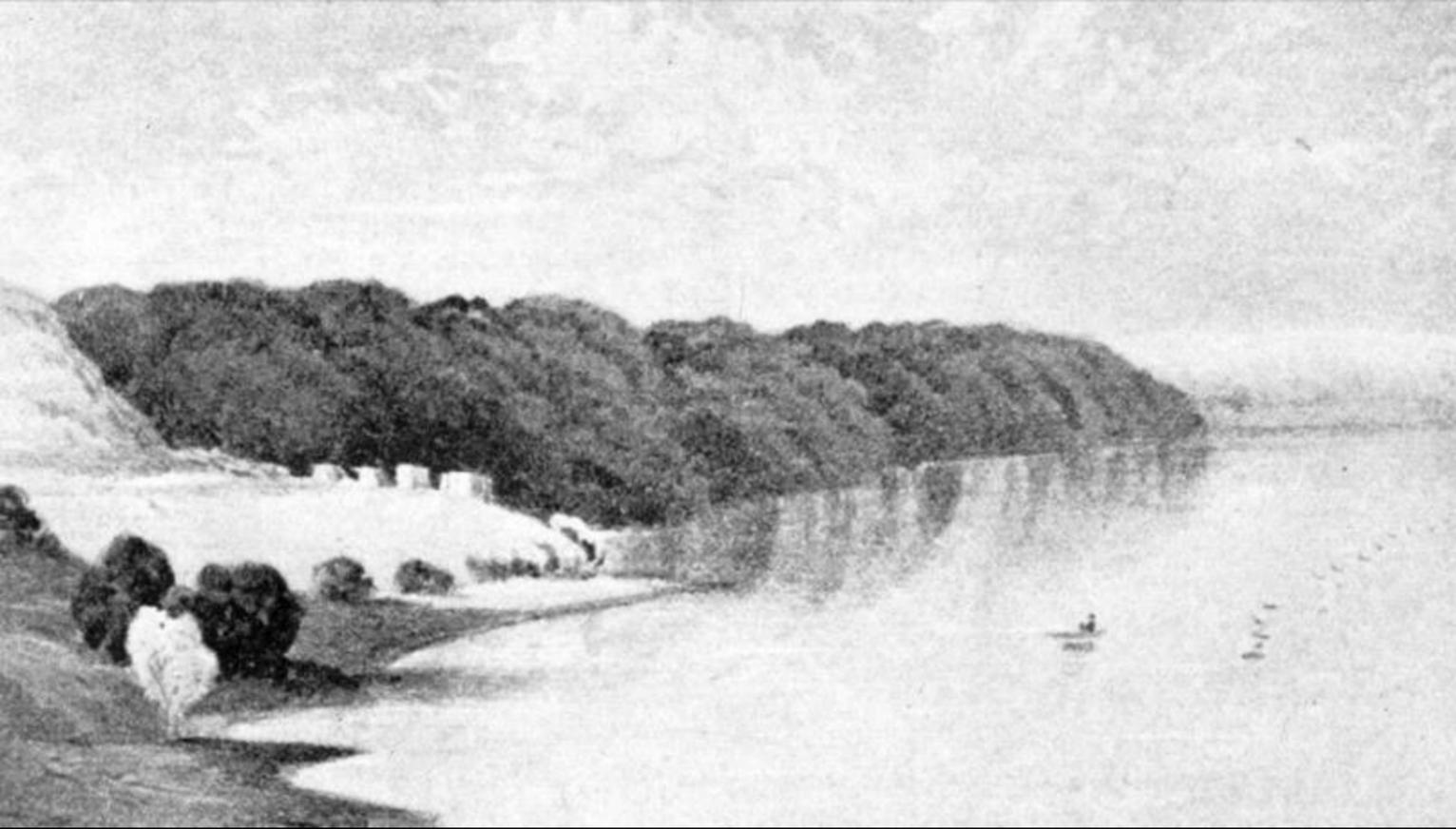
VILLAGE OF
FONTANA-ON-
GENEVA LAKE



Agenda

1. Presentation from HGA (15-20 mins)
 - a. Process Overview
 - b. Plans
 - c. Design
 - d. Cost Estimate
 - e. Sustainability
2. Presentation from PDI/RM (15-20 mins)
 - a. Parking Lot Design
 - b. Parking Lot Engineering
 - c. Introduction to Lake St Reconstruction (5-10mins)
3. Presentation of Village Timeline (5-10mins)
4. TIF Eligibility and Operations (5-10mins)
5. Questions from Audience (Duration)

Process



VILLAGE OF
FONTANA-ON-
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HISTORY





VILLAGE OF
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ACTIVITY

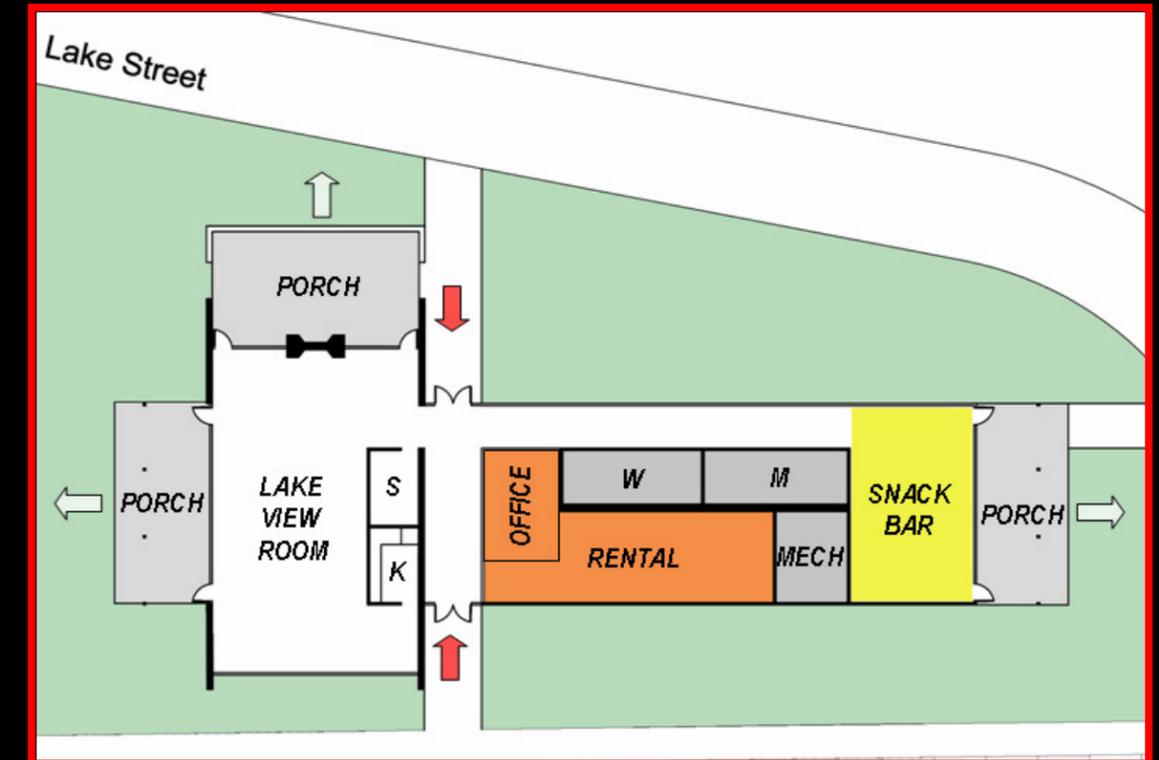
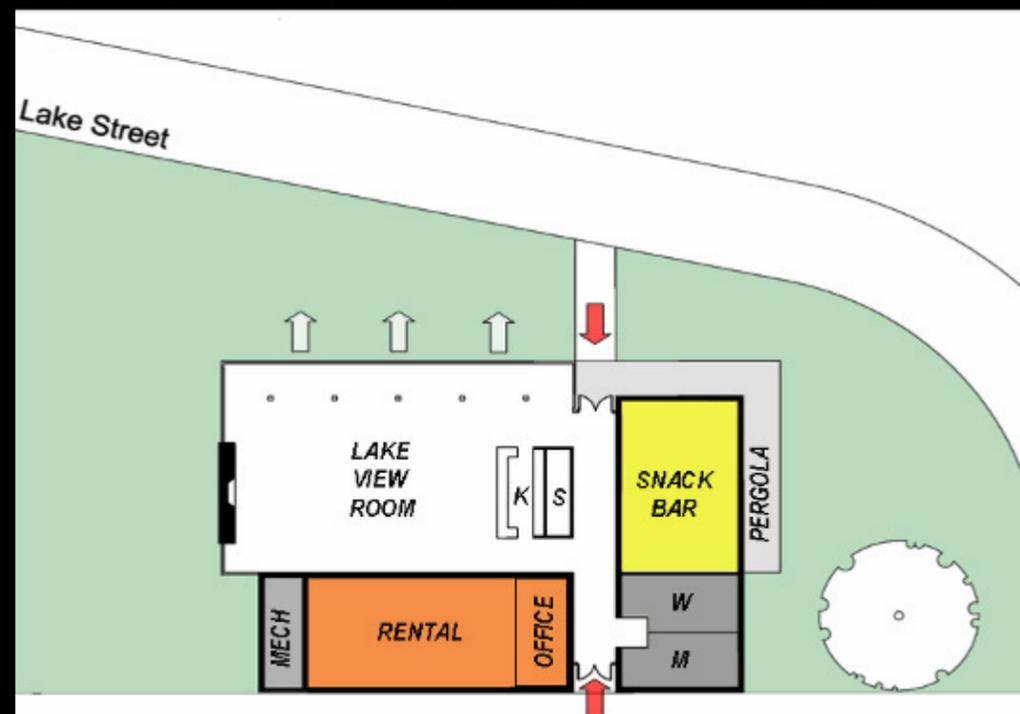
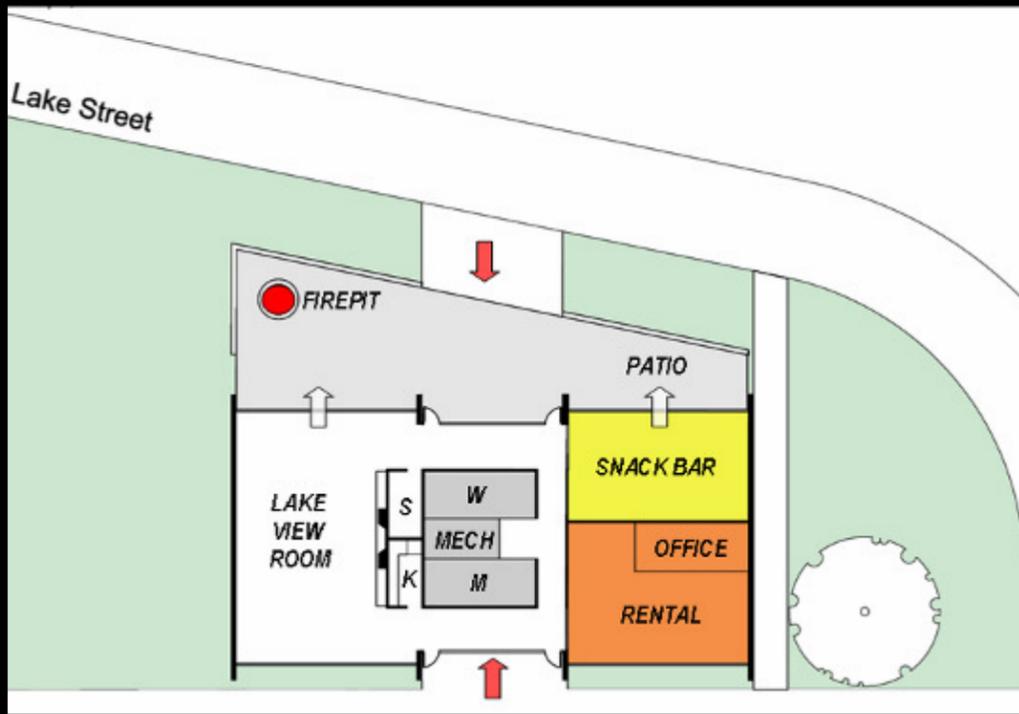
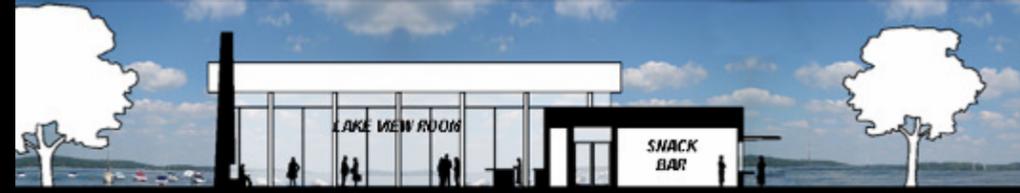




VILLAGE OF
FONTANA-ON-
GENEVA LAKE

COMMUNITY





VILLAGE OF
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OPTIONS





VILLAGE OF
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“WHITE MODEL” STUDIES





VILLAGE OF
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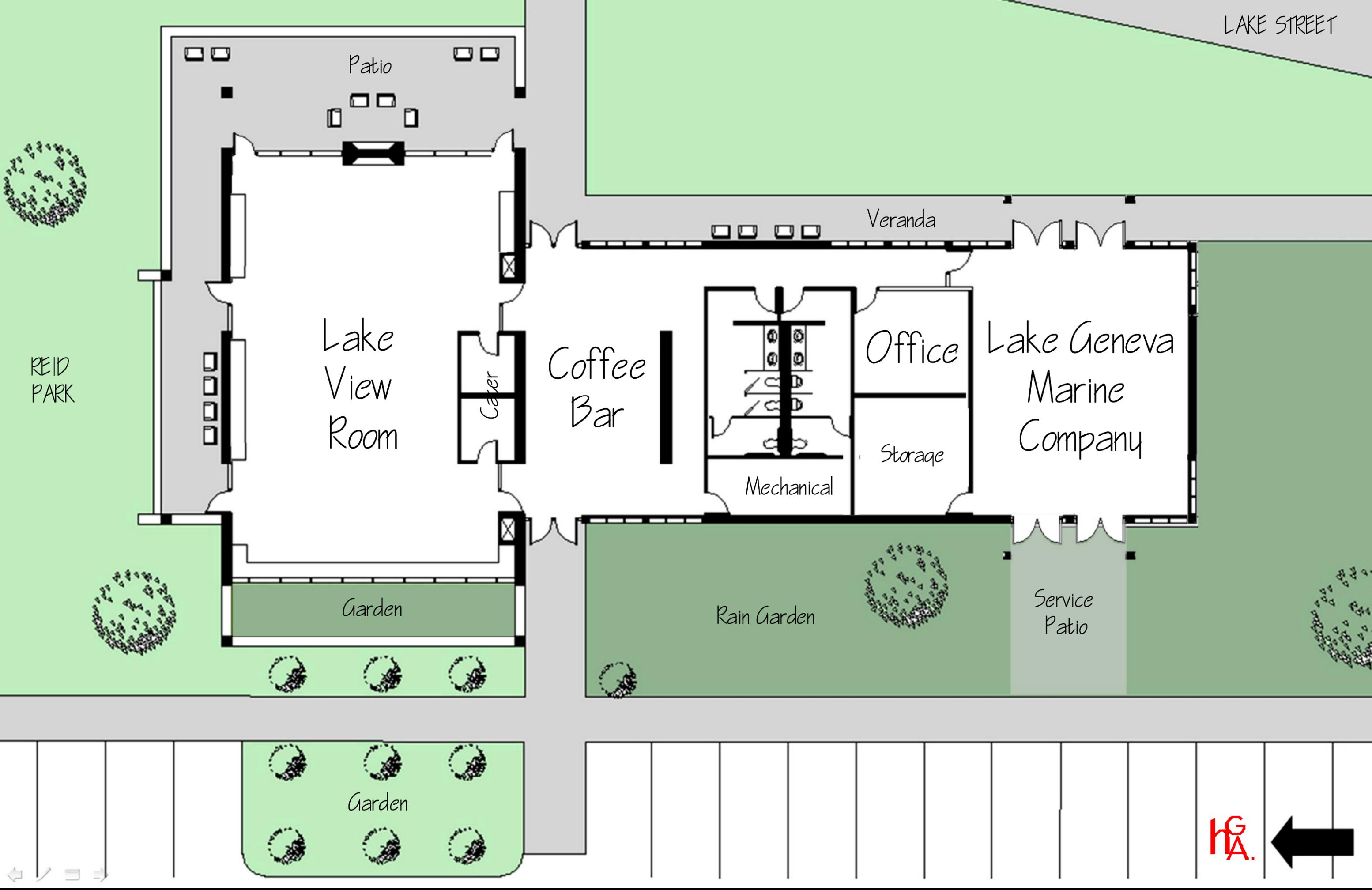
CHARACTER



Plans

LAKE STREET

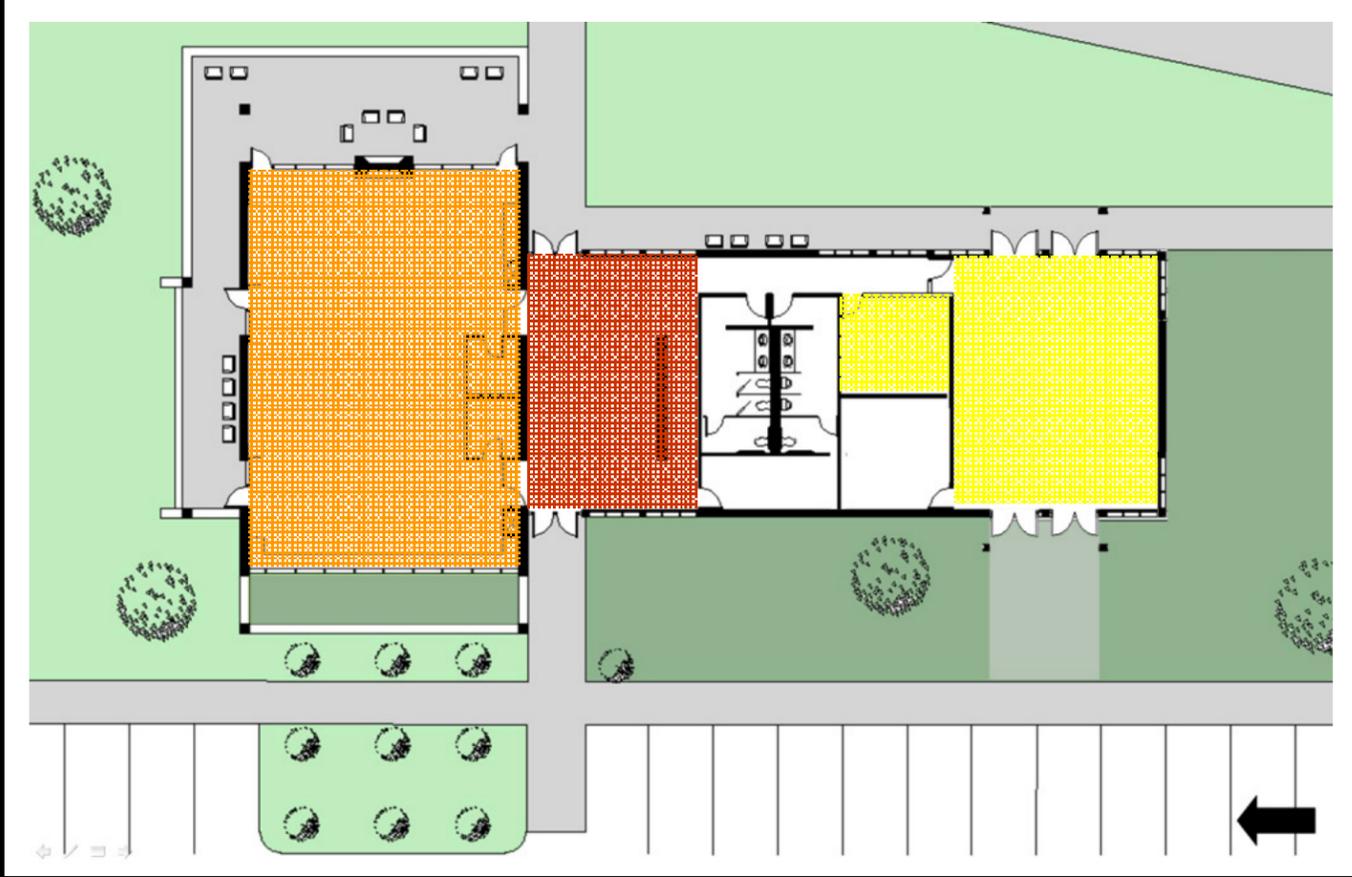
REID PARK



HGA



 Lake View Room	1900 SF
 Coffee Bar	800 SF
 Office	200 SF
 Rental	1000 SF
Storage	250 SF
Cater/Storage	120 SF
Women	200 SF
Men	175 SF
Mechanical	120 SF



TOTAL	4765 ASF / 5500 GSF	(87% EFF)
	3900 ASF Program	(71% EFF)

PROGRAM

Design



























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- January 18, 2010** Joint workshop unveiling all phases of the lakefront plan.
- a. Building
 - b. Parking Lot
 - c. Lake St Reconstruction
- February-April** Continue to workshop, show progress on the lakefront plan.
- April 5, 2010** Village Board drafts the referendum question and sends the question to FROG for their endorsement.
- May 4, 2010** Last day to certify the referendum question to the Village Clerk for a special election on June 15, 2010.
- June 15, 2010** Special Referendum Election
- June 16, 2010** Pending a successful election, hold a special CDA and Village board meeting to approve an architect contract to draft construction documents.
- August 15, 2010** Place the project out for bid with an anticipated start date of September 7, 2010.

Building Operations

The Village is still negotiating and working out all the lease details; however, to date the building is designed to operate as follows:

- LG Marine currently has a 5 year lease with the Village, which allows the tenant first right of refusal on the new operations.
- 100% of the building will be leased to the commercial tenant.
- 100% of the maintenance and operations will be the responsibility of the tenant, with the exception of any capital improvements.
- Operations include a non-motorized watercraft rental, coffee shop, and an activity room.
- The lease will be structured so the tenant must keep the facility open to the public approximately 2/3 of the time and allow for the facility to be closed for private functions 1/3 of the time.

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TIF Eligibility

The Village's position is that the facility is TIF eligible due to the commercial operations as outlined above. The Village has retained Foley and Lardner, Ehlers and Associates, and Pat Romenesko, SC to verify the project's eligibility. Their opinions are anticipated to arrive in February of 2010.

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