



FY25

Budget Preliminary Presentation

April 17th, 2024

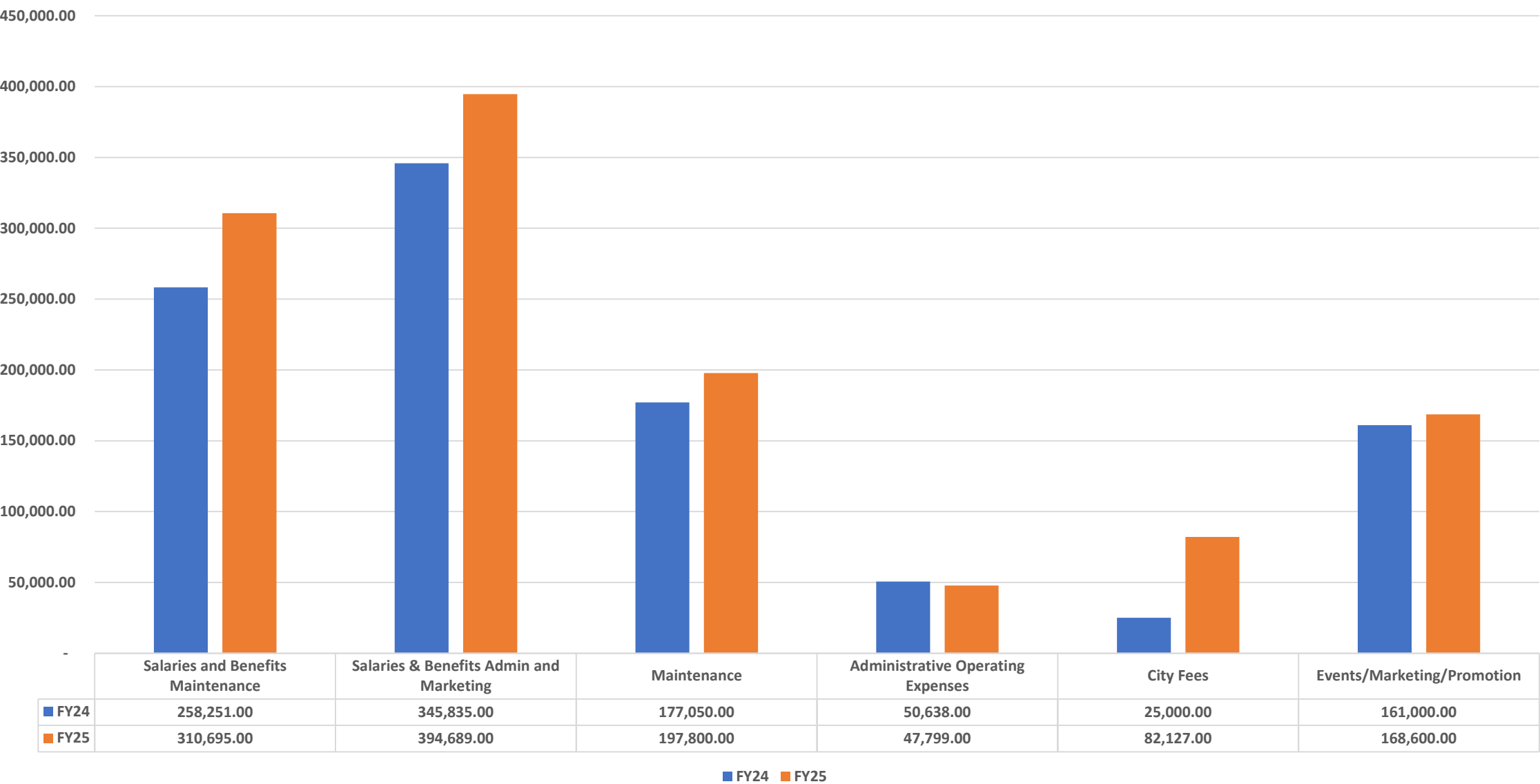
Fiscal Year 2025

- Budget is based on maintaining Common Area Fees (last increase FY24)
 - Revenue impact of CAF = \$733, 404
- Largest shifts:
 - Staff Costs ↑
 - Due to increase cost of living rate, maintenance O/T, and healthcare
 - In addition, additional street activations lead to additional temp/seasonal costs
 - Maintenance Costs ↑
 - Maintenance hit hardest by inflation
 - Aging vehicle fleet
 - Fundraising ↑
 - Staff will be more focused on fundraising to close the gap

Staff Cost Breakdown

Name	Title	Percentage billed to CSM
Kara	Director	20%
Samantha	Assistant Director, Downtown Projects and Programs	50%
Jess	Marketing Manager	50%
Jahna	Marketing Specialist	50%
Aida	Project & Event Coordinator	50%
Steph	Admin. & Outreach Assistant	50%
Andrew	Church St. Marketplace Coordinator	100%
Jim	Supervisor of Maintenance	100%
Bruce	Marketplace Maintenance Worker	100%
Gabe	Marketplace Maintenance Worker	100%

Expense Comparison FY23 vs. FY24



	Church Street Marketplace District: Common Area Fee Chart - ATTACHMENT A																		
West Side	Property Owner	Sq. Ft	FY'01	FY'02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10 & FY11	FY11	FY12	FY13	FY14	FY15	FY16	FY17, FY18, FY19, FY20
	Fee Per S.F.		1.94	1.78	1.81	2.03	\$ 2.07	\$ 2.14	\$ 2.27	\$ 2.39	\$ 2.49	\$ 2.56	\$ 2.56	\$ 2.60	\$ 2.68	\$ 2.75	\$ 2.80	\$ 2.84	\$ 2.87
1-7	One Church St.	8,400	16,263.39	14,947.00	15,171.21	17,067.61	17,408.96	17,974.75	19,053.23	20,053.53	20,955.94	21,479.84	21,479.84	21,802.03	22,510.60	23,073.36	23,534.83	23,887.85	24,126.73
11-17	Prelco, Inc.	5,102	9,878.86	9,079.00	9,215.19	10,367.08	10,574.42	10,918.09	11,573.18	12,180.77	12,728.91	13,047.13	13,047.13	13,242.14	13,672.51	14,014.32	14,294.61	14,509.03	14,654.12
19-21	CMG Partnership	7,318	14,168.35	13,021.00	13,216.32	14,868.35	15,165.72	15,658.61	16,598.12	17,469.53	18,255.65	18,712.05	18,712.05	18,993.72	19,611.02	20,101.30	20,503.32	20,810.87	21,018.98
23	Handy	1,792	3,468.92	3,188.00	3,235.82	3,640.30	3,713.10	3,833.78	4,063.81	4,277.16	4,469.63	4,581.37	4,581.37	4,651.10	4,802.26	4,922.32	5,020.76	5,096.08	5,147.04
25-27	Handy	3,944	7,635.82	7,018.00	7,123.27	8,013.68	8,173.95	8,439.61	8,945.98	9,415.65	9,839.35	10,085.33	10,085.33	10,236.57	10,569.26	10,833.49	11,050.16	11,215.92	11,328.08
29-35	Nick-Morrissey LLC	16,665	32,265.05	29,653.00	30,097.80	33,860.02	34,537.22	35,659.68	37,799.26	39,783.72	41,573.99	42,613.34	42,613.34	43,253.68	44,659.42	45,775.91	46,691.42	47,391.80	47,865.71
57-59	Dana	3,160	6,117.27	5,622.00	5,706.33	6,419.62	6,548.01	6,760.82	7,166.47	7,542.71	7,882.14	8,079.19	8,079.19	8,201.72	8,468.27	8,679.98	8,853.58	8,986.38	9,076.25
61-69	Dot Real Estate	4,500	8,712.61	8,007.00	8,127.11	9,142.99	9,325.85	9,628.94	10,206.68	10,742.53	11,225.94	11,506.59	11,506.59	11,679.66	12,059.25	12,360.73	12,607.95	12,797.06	12,925.04
71-75	Miller	3,834	7,422.67	6,822.00	6,924.33	7,789.87	7,945.67	8,203.90	8,696.14	9,152.68	9,564.56	9,803.67	9,803.67	9,951.07	10,274.48	10,531.34	10,741.97	10,903.10	11,012.13
81-91	Howard Opera House	14,415	27,908.19	25,649.00	26,033.74	29,287.95	29,873.71	30,844.61	32,695.28	34,411.79	35,960.32	36,859.32	36,859.32	37,413.85	38,629.80	39,595.54	40,387.45	40,993.26	41,403.20
93-95	Howard Opera House	2,885	5,586.06	5,134.00	5,211.01	5,862.39	5,979.63	6,173.97	6,544.41	6,887.99	7,197.95	7,377.90	7,377.90	7,487.96	7,731.32	7,924.60	8,083.09	8,204.34	8,286.38
97	Flynn Estate	966	1,870.85	1,719.00	1,744.79	1,962.88	2,002.14	2,067.21	2,191.24	2,306.28	2,410.07	2,470.32	2,470.32	2,507.23	2,588.72	2,653.44	2,706.51	2,747.10	2,774.57
99-101	Berger	2,310	4,471.72	4,110.00	4,171.65	4,693.11	4,786.97	4,942.54	5,239.10	5,514.15	5,762.29	5,906.34	5,906.34	5,995.56	6,190.41	6,345.18	6,472.08	6,569.16	6,634.85
103-105	Grand View Farms	1,846	3,574.94	3,286.00	3,335.29	3,752.20	3,827.25	3,951.63	4,188.73	4,408.64	4,607.03	4,722.20	4,722.20	4,791.26	4,946.97	5,070.65	5,172.06	5,249.64	5,302.14
107-109	King	1,200	2,322.55	2,135.00	2,167.03	2,437.90	2,486.66	2,567.48	2,721.53	2,864.41	2,993.30	3,068.14	3,068.14	3,114.58	3,215.80	3,296.19	3,362.12	3,412.55	3,446.68
111	Fuller	1,350	2,614.11	2,403.00	2,439.05	2,743.93	2,798.80	2,889.77	3,063.15	3,223.97	3,369.05	3,453.27	3,453.27	3,503.90	3,617.77	3,708.22	3,782.38	3,839.12	3,877.51
113-115	Fuller	1,000	1,936.01	1,779.00	1,805.69	2,031.40	2,072.02	2,139.36	2,267.73	2,386.78	2,494.19	2,556.54	2,556.54	2,595.48	2,679.83	2,746.83	2,801.77	2,843.79	2,872.23
117	Grand View Farms	1,705	3,301.05	3,034.00	3,079.51	3,464.45	3,533.74	3,648.58	3,867.50	4,070.54	4,253.72	4,360.06	4,360.06	4,425.29	4,569.12	4,683.34	4,777.01	4,848.67	4,897.15
123-129	131 Church LLC	7,623	14,760.31	13,565.00	13,768.48	15,489.53	15,799.33	16,312.80	17,291.57	18,199.38	19,018.35	19,493.81	19,493.81	19,785.35	20,428.37	20,939.08	21,357.86	21,678.23	21,895.01
East Side	Property Owner	Sq. Ft	CAF	CAF	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10 & FY11	FY11	FY12	FY13	FY14	FY15	FY16	FY17, FY18, FY19, FY20
2-10	Two Church St.	12,802	24,786.05	22,780.00	23,121.70	26,011.91	26,532.15	27,394.45	29,038.11	30,562.61	31,937.93	32,736.38	32,736.38	33,227.34	34,307.23	35,164.91	35,868.20	36,406.23	36,770.29
12-14	Eastman	1,876	3,631.27	3,337.00	3,387.06	3,810.44	3,886.65	4,012.96	4,253.74	4,477.06	4,678.53	4,795.49	4,795.49	4,869.12	5,027.37	5,153.05	5,256.11	5,334.95	5,388.30
16-18	Eastman	1,850	3,581.57	3,292.00	3,341.38	3,759.05	3,834.23	3,958.85	4,196.38	4,416.69	4,615.44	4,730.82	4,730.82	4,801.64	4,957.69	5,081.63	5,183.27	5,261.02	5,313.63
20-26	Chioffi	3,198	6,192.37	5,691.00	5,776.37	6,498.41	6,628.38	6,843.80	7,254.43	7,635.29	7,978.87	8,173.85	8,173.85	8,300.35	8,570.11	8,784.36	8,960.05	9,094.45	9,185.39
28	Perkins	1,380	2,672.65	2,456.00	2,492.84	2,804.45	2,860.53	2,953.50	3,130.71	3,295.07	3,443.35	3,529.44	3,529.44	3,581.76	3,698.17	3,790.62	3,866.44	3,924.43	3,963.68
30	Read	1,560	3,020.53	2,776.00	2,817.64	3,169.85	3,233.24	3,338.32	3,538.62	3,724.40	3,892.00	3,989.30	3,989.30	4,048.95	4,180.54	4,285.05	4,370.75	4,436.32	4,480.68
32	Mindy Dola LLC	1,890	3,658.88	3,363.00	3,413.45	3,840.13	3,916.93	4,044.23	4,286.88	4,511.94	4,714.98	4,832.86	4,832.86	4,905.46	5,064.88	5,191.51	5,295.34	5,374.77	5,428.51
34-36	Grand View Farms	2,108	4,081.86	3,751.00	3,807.27	4,283.17	4,368.84	4,510.82	4,781.47	5,032.50	5,258.96	5,390.44	5,390.44	5,471.27	5,649.09	5,790.32	5,906.12	5,994.71	6,054.66
38-44	Grand View Farms	5,264	10,191.40	9,366.42	9,506.92	10,695.28	10,909.19	11,263.74	11,939.56	12,566.39	13,131.87	13,460.17	13,460.17	13,662.61	14,106.64	14,459.31	14,748.49	14,969.72	15,119.42
46-50	Frank	4,836	9,363.10	8,605.17	8,734.25	9,826.03	10,022.55	10,348.28	10,969.18	11,545.06	12,064.59	12,366.20	12,366.20	12,551.74	12,959.67	13,283.67	13,549.34	13,752.58	13,890.10
52-54	Bouchett	6,016	11,647.00	10,704.00	10,864.56	12,222.63	12,467.08	12,872.26	13,644.60	14,360.94	15,007.18	15,382.36	15,382.36	15,614.41	16,121.88	16,524.92	16,855.42	17,108.25	17,279.34
56-58	Dana	6,016	11,647.00	10,704.00	10,864.56	12,222.63	12,467.08	12,872.26	13,644.60	14,360.94	15,007.18	15,382.36	15,382.36	15,614.41	16,121.88	16,524.92	16,855.42	17,108.25	17,279.34
62	City of Burl./CSM	529	1,024.88	942.00	956.13	1,075.65	1,097.16	1,132.82	1,200.79	1,263.83	1,320.70	1,353.72	1,353.72	1,373.01	1,417.63	1,453.07	1,482.13	1,504.37	1,519.41
66-78	Wood	6,890	13,340.05	12,260.00	12,443.90	13,999.39	14,279.38	14,743.45	15,628.06	16,448.54	17,188.72	17,618.44	17,618.44	17,882.86	18,464.05	18,925.65	19,304.17	19,593.73	19,789.67
80-84	WEW Vt. Partnership	3,708	7,178.60	6,598.00	6,696.97	7,534.09	7,684.77	7,934.53	8,410.60	8,852.16	9,250.50	9,481.77	9,481.77	9,624.04	9,936.82	10,185.24	10,388.95	10,544.78	10,650.23
86-88	Grand View Farms	1,554	3,009.49	2,766.00	2,807.49	3,158.43	3,221.59	3,326.30	3,525.87	3,710.98	3,877.98	3,974.93	3,974.93	4,033.38	4,164.46	4,268.57	4,353.94	4,419.25	4,463.45
90-96	William Kiendl	8,372	16,208.17	14,896.00	15,119.44	17,009.37	17,349.56	17,913.42	18,988.22	19,985.10	20,884.43	21,406.55	21,406.55	21,729.36	22,435.56	22,996.45	23,456.38	23,808.23	24,046.31
98-100	St. Albans	3,618	7,005.21	6,438.00	6,535.00	7,352.00	7,499.00	7,743.00	8,208.00	8,639.00	9,028.00	9,254.00	9,254.00	9,390.45	9,695.64	9,938.03	10,136.79	10,288.84	10,391.73
102	Pomerleau	1,752	3,391.61	3,117.00	3,163.76	3,559.22	3,630.41	3,748.40	3,973.30	4,181.90	4,370.08	4,479.34	4,479.34	4,547.28	4,695.07	4,812.44	4,908.69	4,982.32	5,032.15
104-106	St. Albans	2,080	4,026.64	3,701.00	3,756.52	4,226.08	4,310.60	4,450.70	4,717.74	4,965.42	5,188.86	5,318.58	5,318.58	5,398.60	5,574.05	5,713.40	5,827.67	5,915.09	5,974.24
108-110	Pomerleau	2,640	5,111.16	4,697.00	4,767.46	5,363.39	5,470.65	5,648.45	5,987.36	6,301.69	6,585.27	6,749.90	6,749.90	6,852.07	7,074.76	7,251.63	7,396.66	7,507.61	7,582.69
112	Berger	1,560	3,020.53	2,776.00	2,817.64	3,169.85	3,233.24	3,338.32	3,538.62	3,724.40	3,892.00	3,989.30	3,989.30	4,048.95	4,180.54	4,285.05	4,370.75	4,436.32	4,480.68
114-116	Grand View Farms	3,082	5,967.07	5,484.00	5,566.26	6,262.04	6,387.28	6,594.87	6,990.56	7,357.57	7,688.66	7,880.87	7,880.87	7,999.27	8,259.25	8,465.73	8,635.04	8,764.57	8,852.21
180	City of Burl./CSM	126														346.10	353.02	358.32	361.90
118-126	Kennedy Bros	3,413	6,607.63	6,073.00	6,164.10	6,934.61	7,073.30	7,303.18	7,741.37	8,147.79	8,514.44	8,727.31	8,727.31	8,858.37	9,146.27	9,374.93	9,562.43	9,705.86	9,802.92
128-130	Markle	1,440	2,787.51	2,562.00	2,600.43	2,925.48	2,983.99	3,080.97	3,265.83	3,437.29	3,591.97	3,681.76	3,681.76	3,737.49	3,858.96	3,955.43	4,034.54	4,095.06	4,136.01
132-134	Pratt	1,620	3,136.50	2,883.00	2,926.25	3,292.03	3,357.87	3,467.00	3,675.02	3,867.95	4,042.01	4,143.06	4,143.06	4,204.					