

Attachment 1: Sources and Uses

Committed Sources	Dec. 2022 Amount	Aug. 2023 Amount
Redevelopment Tax Increment Funds	\$ 3,740,000	\$ 3,740,000
Redevelopment Property Tax Trust Fund (RPTTF) for Roseland Village	\$ 6,920,000	\$ 6,920,000
RPTTF for Environmental Clean-Up	\$ 342,969	\$ 342,969
County Fund for Housing (Gee Parcel Acquisition)	\$ 458,053	\$ 458,053
State Water Quality Control Board Grant	\$ 2,460,700	\$ 2,460,700
County R&R (Library and B&G Club relocation)	\$ 500,000	\$ 500,000
HCD - Affordable Housing and Sustainable Communities Program (AHSC)	\$ 620,616	\$ 620,616
HCD - Infill Infrastructure Grant Program (IIG)	\$ 6,355,684	\$ 6,364,134
County General Fund (approved 1/31/2023)	\$ -	\$ 1,374,000
County General Fund (approved 06/15/2023)	\$ -	\$ 7,678,011
D3 Discretionary Infrastructure Funds (committed 6/15/2023)	\$ -	\$ 2,000,000
State Allocation (approved June 2023)	\$ -	\$ 3,000,000
Sonoma County Ag+Open Space Matching Grant (awarded 8/22/2023)	\$ 500,000	\$ 2,000,000
Total Committed Sources	\$ 21,898,022	\$ 37,458,483
Proposed Sources		
Total Proposed Sources	\$ 6,130,000	\$ 5,820,000
Uses		
Due Diligence (paid from Redevelopment Tax Increment Funds)	\$ 250,000	\$ 250,000
Roseland Property Acquisition (paid from Redevelopment Tax Increment Funds)	\$ 3,490,000	\$ 3,490,000
Environmental Consulting - Studies and Investigation	\$ 342,969	\$ 342,969
Hazmat Cleanup (by Harris & Lee)	\$ 1,170,250	\$ 1,170,250
Building Demolition, Environmental Oversight	\$ 209,084	\$ 209,084
Gee Parcel Acquisition	\$ 458,053	\$ 458,053
Environmental Clean-Up & Demo (Geosyntec)	\$ 2,460,700	\$ 2,460,700
Soil Management Plan and Soil Vapor Investigation	\$ 130,000	\$ 130,000
Library and B&G Club relocation 2019	\$ 500,000	\$ 500,000
Commercial Operations & Maintenance (including revenue offsets) 2011-2022	\$ 784,748	\$ 784,748
Estimated Future Commercial Operations & Maintenance to 12/2023	\$ 210,000	\$ 210,000
Interim Capital Improvements to playground, parklet, B&G Club etc.	\$ 465,000	\$ 465,000
Plaza Temporal	\$ 1,250,000	\$ 1,250,000
Public Improvements	\$ 16,785,557	\$ 16,785,557
Plaza Permanente (assuming installed at time of infrastructure)	\$ 1,963,638	\$ 1,963,638
Plaza Operation Capitalized Reserve (10 years at 150k per year)	\$ 1,500,000	\$ 1,500,000
5% CDC- Owner Hard Cost Contingency	\$ 937,460	\$ 937,460
Construction Management	\$ 920,167	\$ 920,167
Soft Costs	\$ 4,003,768	\$ 4,003,768
10% Soft Cost Contingency	\$ 492,393	\$ 492,393
Project Contingency (1.05%)	\$ 269,457	\$ 269,457
Future Escalation (10% per year for 1 year, to December 2023 construction start)	\$ 1,874,919	\$ 1,874,919
Total	\$ 40,468,163	\$ 40,468,163
Total Gap with Committed Sources	\$ 18,570,141	\$ 3,009,680
Total Gap with Committed and Proposed Sources	\$ 12,440,141	\$ (2,810,320)