

## **Creamery Development**

### **Project Phasing Plan**

*As of January 2021*

The Creamery is a Planned Unit Development that will be permitted and built over several phases. The below outlines a rough schedule or target construction for the development. The pace of the phases is largely based on market conditions – largely due to the high burden of commercial space requirements. If conditions or zoning regulations change, the pace of construction could change. Our goal here is to outline a realistic plan of each phase and convey the parameters that could influence.

**Pre-Construction / Clean Up** – October 2017 – August 2019

**Phase #1** - Building #1 completed in March 2020.

**Phase #2** - Building #2 – 2021-2024

As of March 2020, we had commercial tenants for full occupancy of both Building #1 and Building #2 that would have enabled construction of current B#2 permits. We were in final stages of financing and permit application (e.g. Act 250) when the pandemic hit. The impact has been significant.

Our current building is operating at 20% of commercial occupancy and paying rent. The remaining units are unoccupied or in arrears and unable to pay rent due to operational challenges. (Please note that residential is 100% occupied with a significant waiting list for future units.)

Prior to the pandemic, the commercial real estate market was already challenged. We had worked hard and for several years to market and recruit the commercial tenants for both buildings. Now the pandemic has made that challenging market unprecedentedly hard.

Therefore, we will need additional time to allow for the market to recover, find suitable commercial tenants and obtain financing for future phases. Please note that speculative commercial properties are not possible – we must have signed leases for financing.

An aggressive (potentially overly optimistic) timeline will have us start permitting and construction in late 2021 or 2022. Once financing and permits (including Act 250) are achieved, our expected construction timeline is 12 months. That brings completion at the earliest in 2023.

During this phase, we would complete the road and side walk infrastructure north of Building #4 to Building #3. Some level of road infrastructure in the southern part of the property would be required for implementation of that stormwater mitigation and updating of the historic sewer line. As per the narrative, we would not recommend installing the full site pavement until the completion of the final building (e.g. #4) due to impact of construction on paving. There might be exceptions on specific areas that we would pave or do initial levels of paving and save the top coat for completion of all phases.

Also, we would install the required stormwater mitigation and updated sewer line as depicted on the south side of the site plan. Plus, we would be installing the Solar arrays on the roof.

Landscaping around Building #2 and road infrastructure would be the final element of construction.

**Phase #3** - Building #3 – 2023-2027

As the building in the phase is projected to be all commercial due to proximity to the railroad, we would require a commercial tenant to sign a lease prior to proceeding with permitting or construction. Our hope

is that the commercial real estate market will recover and with additional housing units for Building #2 will bring the required density and vitality to encourage a commercial tenant. Please note if the commercial market does not recover and the zoning requirements for housing are not revised, we might be forced to deprioritize the construction of this Building #3 and proceed with #4 as it contains residential units.

Once financing and permits (including Act 250) are achieved, this construction would take 8-12 months depending on the client's specifications and needs.

With the construction of this building, we would have to undertake an additional traffic study to evaluate the impact, provide recommendations and implement traffic mitigation options.

Landscaping would be the final element of construction.

#### **Building #4 – 2025-2030**

Again, the timeline and phasing of this building is dependent on all the above factors and there is a likelihood that this building would be done prior to Building #3 if conditions do not change nor zoning amended.

For this phase of the building, we would be finalizing all the lower parking area and road infrastructure. And this phase would include the paving of the full site except for where paving is not allowed.

Also, we would be installing the last solar canopy (along with solar on all roof tops) located south of the building.

Landscaping would be the final element of construction.