

CRYSTAL BEACH GATEWAY PROJECT - TOWN'S MAINTENANCE REQUIREMENTS & EXPENSES

ITEM	RESPONSIBILITY	TOWN'S MAINTENANCE	INCREASED ANNUAL COST
Open Space Lands (except Revetment Works)	Town	<ul style="list-style-type: none"> • Light maintenance, removal of debris and litter • Weekly beach cleaning and grass cutting (weather permitting) • Bi-weekly weeding of landscaping beds • Seasonal clean-up 	No change from current
Outdoor Podium (includes Boardwalk)	Town	<ul style="list-style-type: none"> • Light maintenance, removal of debris and litter • Snow removal on portion of podium to permit pedestrian access to Pavilion 	Included with operation of Pavilion
Outdoor Public Washroom	Town	<ul style="list-style-type: none"> • Daily periodic inspections, stocking, cleaning 	No change from current
Revetment Works on Open Space Lands	Town & Molinaro	(50/50) Town shall cause work to be undertaken & invoice Molinaro for 50% of cost	No change from current
Commercial Public Washroom	Molinaro	N/A	N/A
Monitoring of Toad Enhancement Area	Molinaro	N/A - (Town will undertake and administer monitoring at Molinaro's expense - \$50,000)	N/A
Maintenance of Toad Enhancement Area	Town	<ul style="list-style-type: none"> • Regular removal of garbage and debris, removal of weedy or invasive plant species once a year after monitoring occurs, or as necessary • Installation of snow fencing to protect the area in the winter months 	No change from current
Community Pavilion	Town	<ul style="list-style-type: none"> • Town's usual facility maintenance standards <i>(estimated amount based on net operating cost of Stevensville Hall)</i> 	\$45,000
Town Parking Lot (West lot N/S Erie Rd)	Town	<ul style="list-style-type: none"> • Town's usual parking lot maintenance • Snow removal in winter months when Community Pavilion booked 	Included with operation of Pavilion
Parking Garage	Molinaro	N/A	N/A
Condominium Lands	Molinaro	N/A	N/A
Utility Costs – Outdoor Podium & Outdoor Public Washroom	Town		No change from current
Utility Costs – Commercial Public Washroom	Molinaro	N/A	N/A

AS PER ADMINISTRATIVE REPORT NO. CS-09-11

	FUTURE ANNUAL NET OPERATING REVENUE (COST)
Taxation Revenue	\$192,000
Post-Construction Pavilion Maintenance	(45,000)
Insurance Costs	(1,500)
Amortization of Incremental Assets	(70,000)
Annual Net Income:	\$75,500