

CHURCH STREET MARKETPLACE COMMON AREA FEES

West Side	Property Owner	Sq. Ft	FY22
	Fee Per S.F.		\$
1-7	One Church St.	8,400	\$ 24,126.73
11-17	Prelco, Inc.	5,102	\$ 14,654.12
19-21	CMG Partnership	7,318	\$ 21,018.98
23	Handy	1,792	\$ 5,147.04
25-27	Handy	3,944	\$ 11,328.08
29-35	Nick-Morrissey LLC	16,665	\$ 47,865.71
57-59	Dana	3,160	\$ 9,076.25
61-69	Dot Real Estate	4,500	\$ 12,925.04
71-75	Miller	3,834	\$ 11,012.13
81-91	Howard Opera House	14,415	\$ 41,403.20
93-95	Howard Opera House	2,885	\$ 8,286.38
97	Flynn Estate	966	\$ 2,774.57
99-101	Berger	2,310	\$ 6,634.85
103-105	Grand View Farms	1,846	\$ 5,302.14
107-109	King	1,200	\$ 3,446.68
111	Fuller	1,350	\$ 3,877.51
113-115	Fuller	1,000	\$ 2,872.23
117	Grand View Farms	1,705	\$ 4,897.15
123-129	131 Church LLC	7,623	\$ 21,895.01
East Side	Property Owner	Sq. Ft	FY22
2-10	Two Church St.	12,802	\$ 36,770.29
12-14	Eastman	1,876	\$ 5,388.30
16-18	Eastman	1,850	\$ 5,313.63
20-26	Chioffi	3,198	\$ 9,185.39
28	Perkins	1,380	\$ 3,963.68
30	Read	1,560	\$ 4,480.68
32	Mindy Dola LLC	1,890	\$ 5,428.51

This represents a return to pre-Covid fees from FY2020

	Total Anchor Properties	48,917	\$	140,500.88
			\$	-
	GRAND TOTAL	243,184	\$	698,480.40

Church Street Marketplace District: Common Area Fee Chart - ATTACHMENT A																							
West Side	Property Owner	Sq. Ft.	FY '94	FY '00	FY'01	FY'02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10 & FY11	FY11	FY12	FY13	FY14	FY15	FY16	FY17, FY18, FY19, FY20	FY21*	FY22
	One Church St.	8,400	14,230.00	14,726.00	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	24,126.73	24,126.73
	Prelec, Inc.	5,102	8,711.00	8,945.00	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	14,654.12	14,654.12
	CMG Partnership	7,318	11,950.00	12,829.00	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	21,018.98	21,018.98
	Handy	1,792	3,036.00	3,141.00	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	5,147.04	5,147.04
	Handy	3,944	6,681.00	6,914.00	7,635.82	7,018.00	7,123.27	8,013.68	8,173.95	8,439.61	8,945.98	9,415.65	9,839.57	10,085.33	10,085.33	10,236.57	10,569.26	10,833.49	11,050.16	11,215.92	11,328.08	11,328.08	11,328.08
	Nick-Morrissey LLC	16,665	26,605.00	29,215.00	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	47,865.71	47,865.71
	Dana	3,160	5,279.00	5,539.00	6,117.27	5,622.00	5,706.33	6,419.62	6,548.01	6,760.82	7,166.47	7,542.71	7,822.14	8,079.19	8,079.19	8,201.72	8,468.27	8,679.98	8,853.58	8,986.38	9,076.25	9,076.25	9,076.25
	Dot Real Estate	4,500	7,623.00	7,889.00	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	12,925.04	12,925.04
	Miller	3,834	6,495.00	6,721.00	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	11,012.13	11,012.13
	Howard Opera House	14,415	24,419.00	25,270.00	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	41,403.20	41,403.20
	Howard Opera House	2,885	4,887.00	5,058.00	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	8,286.38	8,286.38
	Flynn Estate	966	1,636.00	1,694.00	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	2,774.57	2,774.57
	Berger	2,310	3,913.00	4,049.00	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	6,634.85	6,634.85
	Grand View Farms	1,846	3,144.00	3,237.00	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	5,302.14	5,302.14
	King	1,200	2,033.00	2,103.00	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	3,446.68	3,446.68
	Fuller	1,350	3,981.00	2,367.00	2,614.11	2,403.00	2,439.05	2,743.93	2,723.97	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	3,877.51	3,877.51
	Fuller	1,000	1,670.00	1,753.00	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	2,872.23	2,872.23
	Grand View Farms	1,705	2,853.00	2,989.00	3,301.05	3,304.00	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	4,897.15	4,897.15
	131 Church LLC	7,623	14,946.00	13,665.00	14,760.31	13,665.00	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	21,895.01	21,895.01
East Side	Property Owner	Sq. Ft.	FY '94	FY '00	CAF	CAF	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10 & FY11	FY11	FY12	FY13	FY14	FY15	FY16	FY17, FY18, FY19, FY20	FY21	FY22
	Two Church St.	12,802	20,942.00	22,443.00	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	36,400.23	36,770.29	36,770.29	36,770.29
	Eastman	1,876	3,178.00	3,288.00	3,631.27	3,327.00	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	5,388.30	5,388.30
	Eastman	1,850	3,073.00	3,243.00	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	5,261.03	5,313.63	5,313.63	5,313.63
	Chioffi	3,198	5,417.00	5,607.00	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	8,178.35	8,178.35	8,300.35	8,570.11	8,784.36	8,960.05	9,094.45	9,185.39	9,185.39	9,185.39
	Perkins	1,380	2,727.00	2,420.00	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	3,963.68	3,963.68
	Read	1,560	3,083.00	2,735.00	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	4,480.68	4,480.68
	Mindy Dola LLC	1,890	3,202.00	3,313.00	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	5,428.51	5,428.51
	Grand View Farms	2,108	3,571.00	3,696.00	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	6,054.66	6,054.66
	Grand View Farms	5,264	8,917.00	9,228.00	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	15,119.42	15,119.42
	Frank	4,836	8,192.00	8,478.00	9,363.10	8,605.17	8,734.25	10,022.55	10,348.28	10,969.18	11,545.06	12,164.59	12,836.20	13,366.20	13,366.20	13,551.74	14,109.67	14,595.67	15,021.67	15,349.34	15,752.58	15,752.58	15,752.58
	Bouchett	6,016	10,191.00	10,546.00	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	17,279.34	17,279.34
	Dana	6,016	10,191.00	10,546.00	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	17,279.34	17,279.34
	City of Burl./CSM	529	896.00	928.00	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	1,519.41	1,519.41
	Wood	6,890	12,034.00	12,079.00	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	19,789.67	19,789.67
	WEV Vt. Partnership	3,708	6,281.00	6,500.00	7,178.60	6,598.00	6,696.97	7,534.09	7,684.77	7,943.53	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	10,540.23	10,650.23	10,650.23	10,650.23
	Grand View Farms	1,554	2,633.00	2,725.00	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.					

* Reduction
represents CSM
Commission's
recommendation to
abate Q1 & Q2 as a
response to the
financial hardships
related to COVID-19
crisis