

**Attachment A**

| Current State                         | Mitchell Park Horticultural Conservatory (Status quo) |              |              |              |              |              |              |              |              |              |              |              |              |              |               |               |               |               |               |               |               |
|---------------------------------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                       | 2018  | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         | 2025         | 2026         | 2027         | 2028         | 2029         | 2030         | 2031         | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          |
| Operations Expense                    | \$ 1,500,000  | \$ 1,534,500 | \$ 1,569,794 | \$ 1,605,899 | \$ 1,642,834 | \$ 1,680,620 | \$ 1,719,274 | \$ 1,758,817 | \$ 1,799,270 | \$ 1,840,653 | \$ 1,882,988 | \$ 1,926,297 | \$ 1,970,602 | \$ 2,015,926 | \$ 2,062,292  | \$ 2,109,725  | \$ 2,158,248  | \$ 2,207,888  | \$ 2,258,669  | \$ 2,310,619  | \$ 2,363,763  |
| Operations Revenue                    | \$ 850,000  | \$ 862,750   | \$ 875,691   | \$ 888,827   | \$ 902,159   | \$ 915,691   | \$ 929,427   | \$ 943,368   | \$ 957,519   | \$ 971,881   | \$ 986,460   | \$ 1,001,257 | \$ 1,016,275 | \$ 1,031,520 | \$ 1,046,992  | \$ 1,062,697  | \$ 1,078,638  | \$ 1,094,817  | \$ 1,111,240  | \$ 1,127,908  | \$ 1,144,827  |
| Capital (Domes Structures Only)*      | \$ 230,000  | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000   | \$ 230,000    | \$ 230,000    | \$ 230,000    | \$ 230,000    | \$ 230,000    | \$ 230,000    | \$ 230,000    |
| Facility Operating Surplus/(Deficit)  | (\$650,000)   | (\$671,750)  | (\$694,102)  | (\$717,072)  | (\$740,675)  | (\$764,928)  | (\$789,847)  | (\$815,449)  | (\$841,751)  | (\$868,772)  | (\$896,528)  | (\$925,040)  | (\$954,326)  | (\$984,406)  | (\$1,015,300) | (\$1,047,027) | (\$1,079,611) | (\$1,113,071) | (\$1,147,430) | (\$1,182,711) | (\$1,218,936) |
| County Operations Subsidy             | \$ 650,000  | \$ 671,750   | \$ 694,102   | \$ 717,072   | \$ 740,675   | \$ 764,928   | \$ 789,847   | \$ 815,449   | \$ 841,751   | \$ 868,772   | \$ 896,528   | \$ 925,040   | \$ 954,326   | \$ 984,406   | \$ 1,015,300  | \$ 1,047,027  | \$ 1,079,611  | \$ 1,113,071  | \$ 1,147,430  | \$ 1,182,711  | \$ 1,218,936  |
| County Capital Subsidy                | \$ -  | \$ -         | \$ -         | \$ 230,000   | \$ 230,000   | \$ -         | \$ 243,800   | \$ -         | \$ -         | \$ 258,428   | \$ 700,000   | \$ -         | \$ 273,934   | \$ -         | \$ -          | \$ 900,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| <b>Total Milwaukee County Subsidy</b> | \$ 650,000  | \$ 671,750   | \$ 694,102   | \$ 947,072   | \$ 1,265,675 | \$ 764,928   | \$ 1,033,647 | \$ 815,449   | \$ 841,751   | \$ 1,127,200 | \$ 1,596,528 | \$ 925,040   | \$ 1,228,260 | \$ 984,406   | \$ 1,015,300  | \$ 1,947,027  | \$ 1,079,611  | \$ 1,113,071  | \$ 1,147,430  | \$ 1,182,711  | \$ 1,218,936  |

\*Estimated inspection of both mesh system and underlying structure every 2-3 years with required repairs

| Current State                         | Milwaukee Public Museum (Status quo) |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------|--------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                       | 2017-18                              | 2018-19       | 2019-2020     | 2020-2021     | 2021-2022     | 2022-2023     | 2023-2024     | 2024-2025     | 2025-2026     | 2026-2027     | 2027-2028     | 2028-2029     | 2029-2030     | 2030-2031     | 2031-2032     | 2032-2033     | 2033-2034     | 2034-2035     | 2035-2036     | 2036-2037     | 2037-2038     |
| Operating Expense                     | \$ 12,438,191                        | \$ 12,686,955 | \$ 12,940,694 | \$ 13,199,508 | \$ 13,463,498 | \$ 13,732,768 | \$ 14,007,423 | \$ 14,287,572 | \$ 14,573,323 | \$ 14,864,790 | \$ 15,162,085 | \$ 15,465,327 | \$ 15,774,634 | \$ 16,090,126 | \$ 16,411,929 | \$ 16,740,167 | \$ 17,074,971 | \$ 17,416,470 | \$ 17,764,800 | \$ 18,120,096 | \$ 18,482,498 |
| Operating Revenue                     | \$ 9,386,056                         | \$ 9,643,777  | \$ 9,836,653  | \$ 10,033,386 | \$ 10,234,053 | \$ 10,438,734 | \$ 10,647,509 | \$ 10,860,459 | \$ 11,077,669 | \$ 11,299,222 | \$ 11,525,206 | \$ 11,755,710 | \$ 11,990,825 | \$ 12,230,641 | \$ 12,475,254 | \$ 12,724,759 | \$ 12,979,254 | \$ 13,238,839 | \$ 13,503,616 | \$ 13,773,688 | \$ 14,049,162 |
| County Contribution                   | \$ 3,500,000                         | \$ 3,500,000  | \$ 3,500,000  | \$ 3,500,000  | \$ 3,200,000  | \$ 3,000,000  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Capital*                              | \$ 4,435,235                         | \$ 873,554    | \$ 5,427,068  | \$ 8,304,118  | \$ 5,450,000  | \$ 1,300,000  | \$ 861,288    | \$ 29,126,585 | \$ 978,721    | \$ 509,513    | \$ 132,699    | \$ 74,555     | \$ 27,453,213 | \$ 88,062     | \$ 891,593    | \$ 135,492    | \$ 4,137,640  | \$ 120,594    | \$ 674,240    | \$ -          | \$ -          |
| Facility Operating Surplus/(Deficit)  | \$447,865                            | \$456,822     | \$395,959     | \$333,878     | (\$29,445)    | (\$294,033)   | (\$3,359,914) | (\$3,427,112) | (\$3,495,655) | (\$3,565,568) | (\$3,636,879) | (\$3,709,617) | (\$3,783,809) | (\$3,859,485) | (\$3,936,675) | (\$4,015,408) | (\$4,095,717) | (\$4,177,631) | (\$4,261,183) | (\$4,346,407) | (\$4,433,335) |
| Operations Subsidy                    | \$ -                                 | \$ -          | \$ -          | \$ -          | \$ 29,445     | \$ 294,033    | \$ 3,359,914  | \$ 3,427,112  | \$ 3,495,655  | \$ 3,565,568  | \$ 3,636,879  | \$ 3,709,617  | \$ 3,783,809  | \$ 3,859,485  | \$ 3,936,675  | \$ 4,015,408  | \$ 4,095,717  | \$ 4,177,631  | \$ 4,261,183  | \$ 4,346,407  | \$ 4,433,335  |
| Capital Subsidy                       | \$ 4,435,235                         | \$ 873,554    | \$ 5,427,068  | \$ 8,304,118  | \$ 5,450,000  | \$ 1,300,000  | \$ 861,288    | \$ 29,126,585 | \$ 978,721    | \$ 509,513    | \$ 132,699    | \$ 74,555     | \$ 27,453,213 | \$ 88,062     | \$ 891,593    | \$ 135,492    | \$ 4,137,640  | \$ 120,594    | \$ 674,240    | \$ -          | \$ -          |
| <b>Total Milwaukee County Subsidy</b> | \$ 4,435,235                         | \$ 873,554    | \$ 5,427,068  | \$ 8,304,118  | \$ 5,479,445  | \$ 1,594,033  | \$ 4,221,202  | \$ 32,553,697 | \$ 4,474,376  | \$ 4,075,081  | \$ 3,769,578  | \$ 3,784,172  | \$ 31,237,022 | \$ 3,947,547  | \$ 4,828,268  | \$ 4,150,900  | \$ 8,233,357  | \$ 4,298,225  | \$ 4,935,423  | \$ 4,346,407  | \$ 4,433,335  |

\*Capital funding for MPM 2023-2036 derived from File 18-650 Exhibit #5.

Actual Appropriations (County) 5 Year Capital Improvement Plan (County)

| Future State                          | Mitchell Park Horticultural Conservatory (Option 4)* |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------|--|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                       | 2018   | 2019         | 2020          | 2021          | 2022          | 2023          | 2024          | 2025          | 2026          | 2027          | 2028          | 2029          | 2030          | 2031          | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          |
| Operations Expense                    | \$ 1,500,000   | \$ 1,534,500 | \$ 2,513,000  | \$ 2,570,799  | \$ 2,629,927  | \$ 2,690,416  | \$ 2,752,295  | \$ 2,815,598  | \$ 2,880,357  | \$ 2,946,605  | \$ 3,014,377  | \$ 3,083,708  | \$ 3,154,633  | \$ 3,227,189  | \$ 3,301,415  | \$ 3,377,347  | \$ 3,455,026  | \$ 3,534,492  | \$ 3,615,785  | \$ 3,698,948  | \$ 3,784,024  |
| Major Maintenance                     |  |              |               |               |               | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    | \$ 220,000    |
| Debt Service                          |  |              | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  | \$ 1,100,000  |
| Operations Revenue                    | \$ 850,000   | \$ 862,750   | \$ 1,817,000  | \$ 1,844,255  | \$ 1,871,919  | \$ 1,899,998  | \$ 1,928,498  | \$ 1,957,425  | \$ 1,986,786  | \$ 2,016,588  | \$ 2,046,837  | \$ 2,077,540  | \$ 2,108,703  | \$ 2,140,333  | \$ 2,172,438  | \$ 2,205,025  | \$ 2,238,100  | \$ 2,271,672  | \$ 2,305,747  | \$ 2,340,333  | \$ 2,375,438  |
| Capital                               |  |              | \$ 5,000,000  | \$ 10,000,000 | \$ 10,000,000 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Facility Operating Surplus/(Deficit)  | (\$650,000)  | (\$671,750)  | (\$1,796,000) | (\$1,826,544) | (\$1,858,009) | (\$2,110,418) | (\$2,143,798) | (\$2,178,173) | (\$2,213,570) | (\$2,250,017) | (\$2,287,540) | (\$2,326,168) | (\$2,365,930) | (\$2,406,856) | (\$2,448,977) | (\$2,492,323) | (\$2,536,926) | (\$2,582,820) | (\$2,630,039) | (\$2,678,615) | (\$2,728,586) |
| Operations Subsidy                    | \$ 650,000   | \$ 671,750   | \$ 1,796,000  | \$ 1,826,544  | \$ 1,858,009  | \$ 2,110,418  | \$ 2,143,798  | \$ 2,178,173  | \$ 2,213,570  | \$ 2,250,017  | \$ 2,287,540  | \$ 2,326,168  | \$ 2,365,930  | \$ 2,406,856  | \$ 2,448,977  | \$ 2,492,323  | \$ 2,536,926  | \$ 2,582,820  | \$ 2,630,039  | \$ 2,678,615  | \$ 2,728,586  |
| Capital Subsidy                       | \$ -   | \$ -         | \$ 5,000,000  | \$ 10,000,000 | \$ 10,000,000 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| <b>Total Milwaukee County Subsidy</b> | \$ 650,000   | \$ 671,750   | \$ 6,796,000  | \$ 11,826,544 | \$ 11,858,009 | \$ 2,110,418  | \$ 2,143,798  | \$ 2,178,173  | \$ 2,213,570  | \$ 2,250,017  | \$ 2,287,540  | \$ 2,326,168  | \$ 2,365,930  | \$ 2,406,856  | \$ 2,448,977  | \$ 2,492,323  | \$ 2,536,926  | \$ 2,582,820  | \$ 2,630,039  | \$ 2,678,615  | \$ 2,728,586  |

\*Assumes \$5m in private donations/gifts

| Future State                          | Mitchell Park Horticultural Conservatory (Option 5A)* |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------|---|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                       | 2018  | 2019         | 2020          | 2021          | 2022          | 2023          | 2024          | 2025          | 2026          | 2027          | 2028          | 2029          | 2030          | 2031          | 2032          | 2033          | 2034          | 2035          | 2036          | 2037          | 2038          |
| Operations Expense                    | \$ 1,500,000  | \$ 1,534,500 | \$ 4,100,002  | \$ 4,194,302  | \$ 4,290,771  | \$ 4,389,459  | \$ 4,490,416  | \$ 4,593,696  | \$ 4,699,351  | \$ 4,807,436  | \$ 4,918,007  | \$ 5,031,121  | \$ 5,146,837  | \$ 5,265,214  | \$ 5,386,314  | \$ 5,510,199  | \$ 5,636,934  | \$ 5,766,583  | \$ 5,899,215  | \$ 6,034,897  | \$ 6,173,699  |
| Major Maintenance                     |   |              |               |               |               | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    |
| Debt Service                          |   |              | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  | \$ 2,207,000  |
| Operations Revenue                    | \$ 850,000  | \$ 862,750   | \$ 3,947,000  | \$ 4,006,205  | \$ 4,066,298  | \$ 4,127,293  | \$ 4,189,202  | \$ 4,252,040  | \$ 4,315,821  | \$ 4,380,558  | \$ 4,446,266  | \$ 4,512,960  | \$ 4,580,655  | \$ 4,649,364  | \$ 4,719,105  | \$ 4,789,891  | \$ 4,861,740  | \$ 4,934,666  | \$ 5,008,686  | \$ 5,083,816  | \$ 5,160,073  |
| Capital                               |   |              | \$ 5,000,000  | \$ 10,000,000 | \$ 10,000,000 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          |
| Facility Operating Surplus/(Deficit)  | (\$650,000)   | (\$671,750)  | (\$2,360,002) | (\$2,395,097) | (\$2,431,473) | (\$2,799,166) | (\$2,838,214) | (\$2,878,656) | (\$2,920,530) | (\$2,963,878) | (\$3,008,741) | (\$3,055,161) | (\$3,103,182) | (\$3,152,850) | (\$3,204,209) | (\$3,257,308) | (\$3,312,194) | (\$3,368,917) | (\$3,427,529) | (\$3,488,080) | (\$3,550,626) |
| Operations Subsidy                    | \$ 650,000  | \$ 671,750   | \$ 2,360,002  | \$ 2,395,097  | \$ 2,431,473  | \$ 2,469,166  | \$ 2,508,214  | \$ 2,548,656  | \$ 2,590,530  | \$ 2,633,878  | \$ 2,678,741  | \$ 2,725,161  | \$ 2,773,182  | \$ 2,822,850  | \$ 2,874,209  | \$ 2,927,308  | \$ 2,982,194  | \$ 3,038,917  | \$ 3,097,529  | \$ 3,158,080  | \$ 3,220,626  |
| Capital Subsidy                       | \$ -  | \$ -         | \$ 5,000,000  | \$ 10,000,000 | \$ 10,000,000 | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    | \$ 330,000    |
| <b>Total Milwaukee County Subsidy</b> | \$ 650,000  | \$ 671,750   | \$ 7,360,002  | \$ 12,395,097 | \$ 12,431,473 | \$ 2,799,166  | \$ 2,838,214  | \$ 2,878,656  | \$ 2,920,530  | \$ 2,963,878  | \$ 3,008,741  | \$ 3,055,161  | \$ 3,103,182  | \$ 3,152,850  | \$ 3,204,209  | \$ 3,257,308  | \$ 3,312,194  | \$ 3,368,917  | \$ 3,427,529  | \$ 3,488,080  | \$ 3,550,626  |

\*Assumes \$30m in private donations/gifts

Figures for Mitchell Park Horticultural Conservatory Option 4 Option 5A derived from ConsultEcon Inc. & HGA report dated August 3,2018 and extrapolated forward under same assumptions as Mitchell Park Horticultural Conservatory status quo

Figures for Milwaukee Public Museum gathered from annual reports and extrapolated with increases in CPI

Capital Cash Contribution of this level would consume 91% of all cash capital funding under current policy in 2021

Capital Cash Contribution of this level would consume 88% of all cash capital funding under current policy in 2022