

Willows Park Preserve Bi-Annual Report
January 24, 2022

Before...



After!



Before...



After!



Before...



Before...

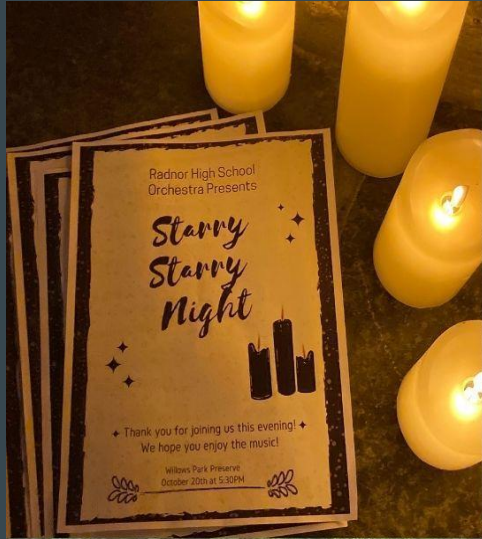


After!











2022 Priorities for the WPP

Obtain our Certificate of Occupancy

Install a Life Saving System in the Willows Mansion

Upgrade the bathrooms on the first floor to be ADA compliant

Having our Certificate of Occupancy will literally open up the doors for the WPP!

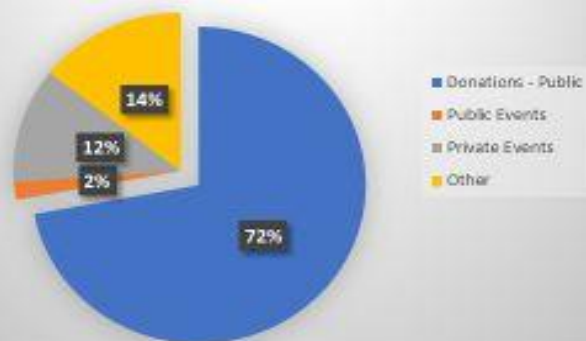
Additional Projects slated for 2022:

Grading Project next to the terrace that will allow for a temporary floor and 40x60 tent for events and programs (completed on January 12, 2022)

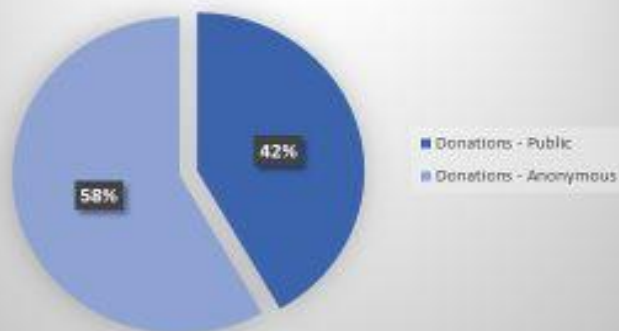
Painting the exterior of the Mansion

Income Diversification & Community Engagement Strategy Working

2021 Revenue Sources



2020 Revenue Sources



Revenue Analysis and YtY Compare – Preliminary (WPP still working to ‘close the books’ on 2021)

	2020	2021
Donations – Public *	\$126,081	\$188,575
Donations - Anonymous	\$175,864	\$0
Public Events **	\$0	\$4,829
Private Events	\$0	\$30,723
Other ***	(\$123)	\$37,474
Totals	\$301,822	\$261,601

* Money raised through all fundraising efforts including Fall Fundraiser tickets, silent auction and raffles

** There were over 1100 registrants for 25 virtual and in person community events

*** Includes \$12.5K in ppp loans (since forgiven) and \$25K upfront payment from Peachtree (recorded as deferred revenue) that will be credited against payments owed to WPP in years 2 and 3 of three-year “Preferred Catering Partner Memorandum of Understanding” agreement.

The WPP's Request of Radnor Township Board of Commissioners

Approval of funds, not to exceed \$200,000, for the installation of a sprinkler system and a fire alarm panel in the Willows Mansion.

Applicable Lease Agreement Language:

SECTION VI - COST OF UTILITIES/MAINTENANCE TO LEASED PREMISES

For two years from the commencement date, the Township will continue to be responsible for up to \$15,000.00 annually of utility and maintenance costs described hereafter. For this two year period, the WPP shall be responsible for all amounts in excess of the Township's payment for: a) all utilities, including electricity, gas, water and sewer, that are consumed within the leased premises and shall be responsible for telephone, cable and internet services; and (b) general housekeeping; janitorial services and repair, including routine HVAC maintenance and repair, gutter cleaning and pest control.

WPP reserves the right to request additional funds from the Township's current budgeted funding, such approval not to be unreasonably withheld, however, the Township's financial obligation is capped at \$1.6 million for infrastructure and other costs in support of WPP's permitted use of Leased Premises.

Cost Break-Out:

Metropolitan Fire Protection Co., Inc.

Quote:

\$65,000 - 1st Floor and Basement Wet Pipe Sprinkler System

\$79,150 - 2nd and 3rd floors and Attic Space Wet and Dry System

Fire Alarm Panel System - \$50,000 (estimate)

The WPP is confident that this investment will ensure the sustainability of the organization and enable the WPP to serve the community year-round.

Thank you for your consideration!