



Evergreen

Development | Services | Investments

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EISENHOWER & LINCOLN SPECIALTY GROCERY REDEVELOPMENT

City Council Meeting

November 4, 2014

Incentive Agreement

Vision for Loveland



Vision for Loveland



OR



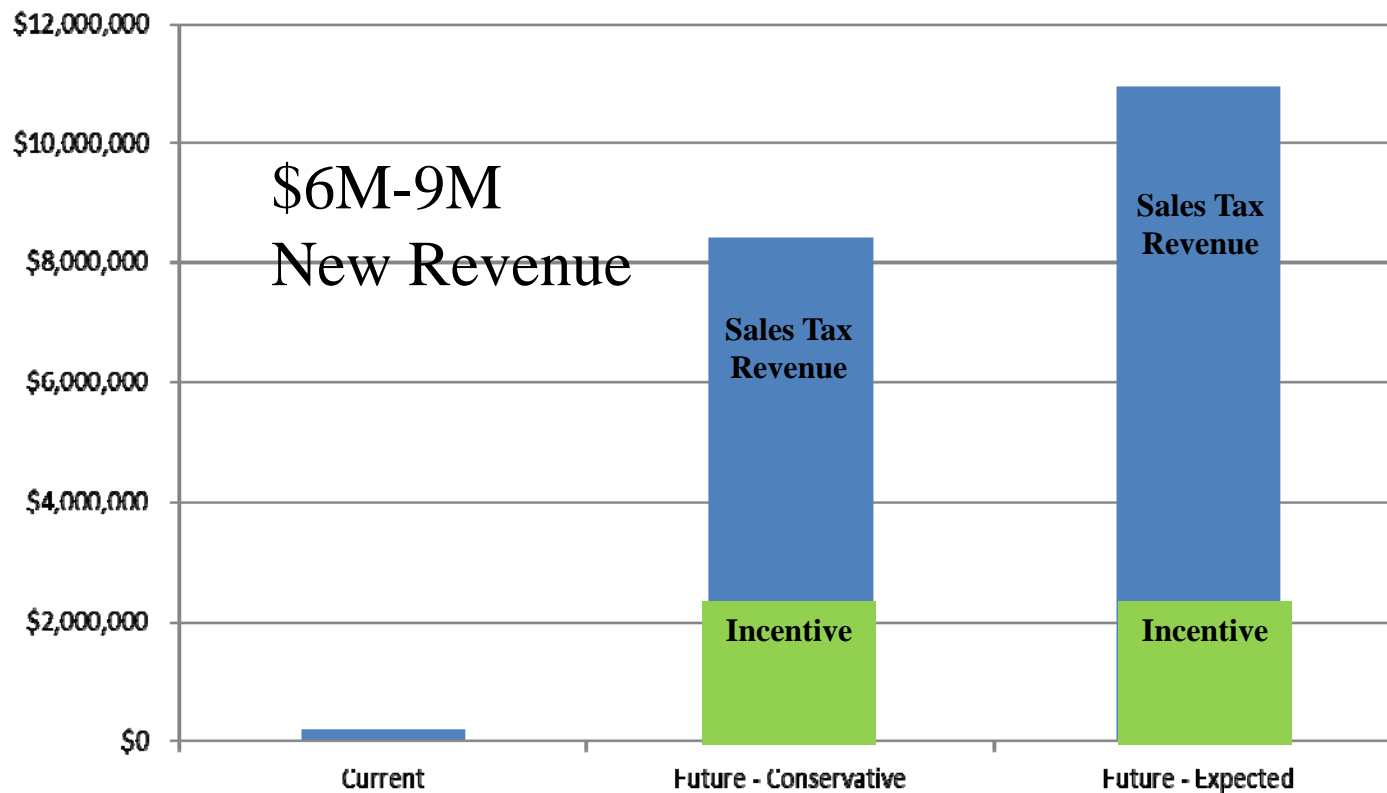
Project Benefits

- \$6M to \$9M net revenue over 15 years
- Eliminate blight
- Eliminate sales tax leakage
- Generate jobs – 90 to 120
- Redefine the intersection
- Gateway
- Catalyst for redevelopment



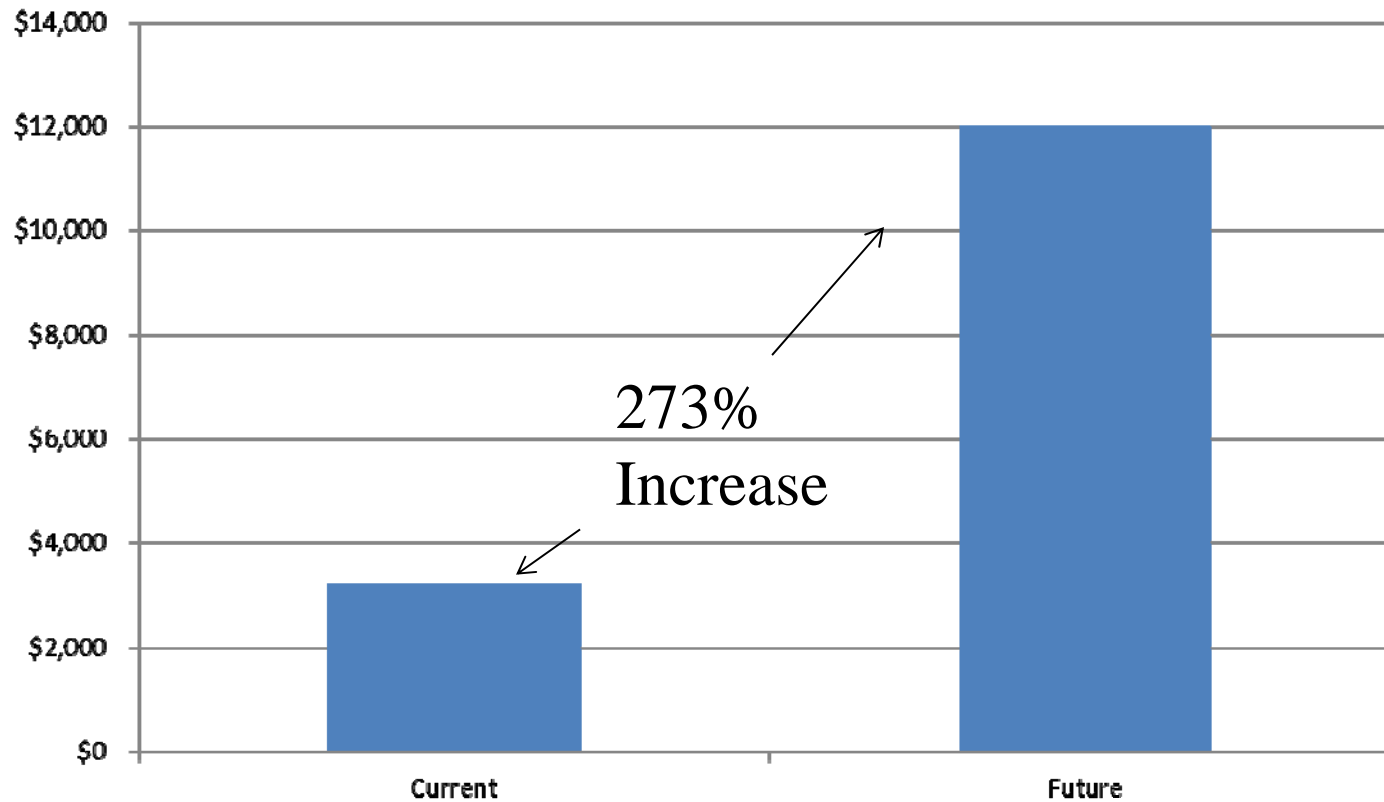
Project Benefits

Increased Sales Taxes – 15 Years



Project Benefits

Increased Annual Property Taxes



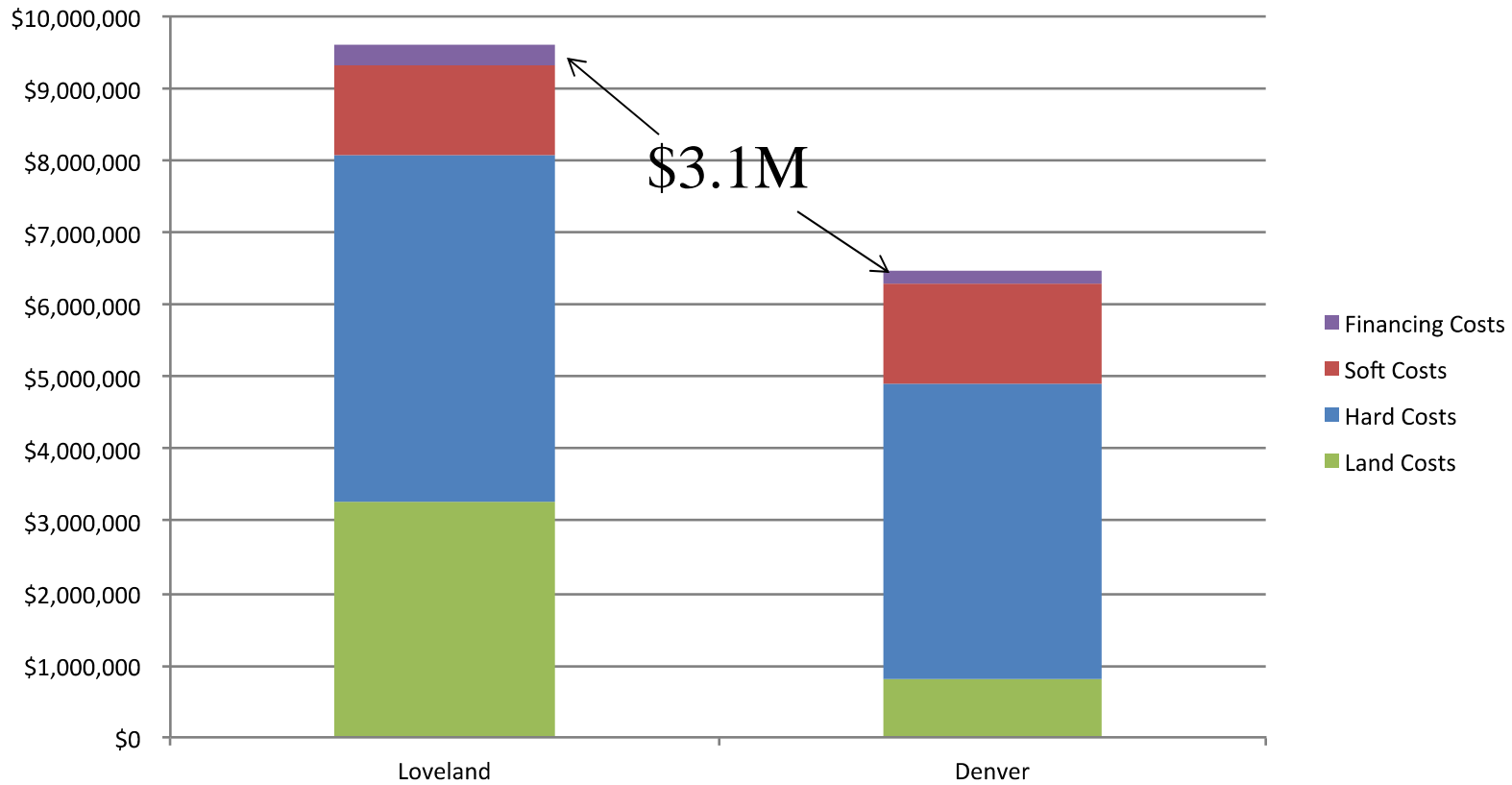
Project Costs

Land:	\$3,251,180
Hard:	\$4,831,972
Soft:	\$1,223,402
<u>Financing:</u>	<u>\$ 292,200</u>
Total:	\$9,598,754



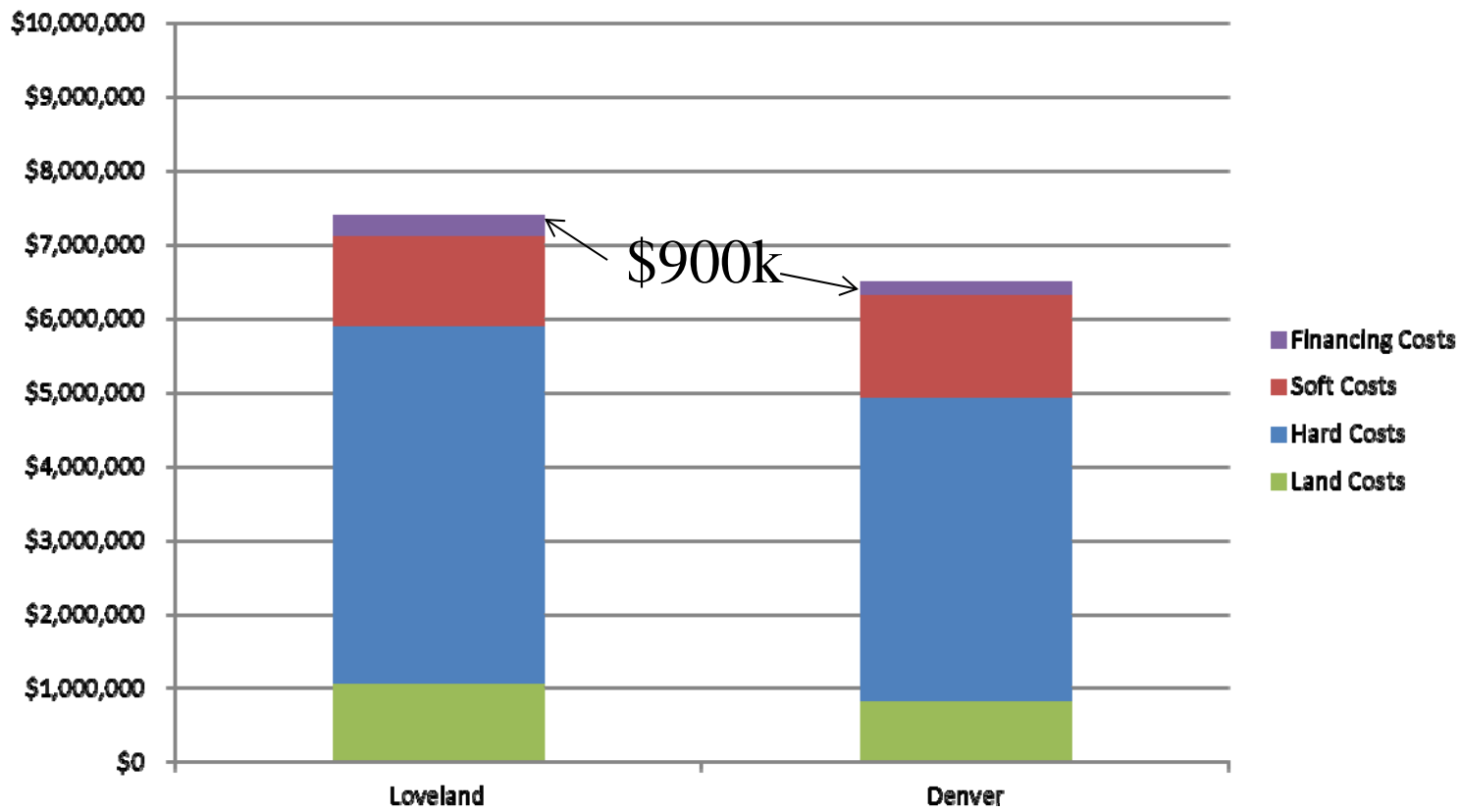
Project Cost Comparison

No City Incentive



Project Cost Comparison

With City Incentive



Incentive Terms

- Amount: \$2,200,000
- Interest Rate: 3%
- Amortization: 10 years
- Minimum Payment: \$254,920
- Repayment Source: Sales taxes



Risk Mitigation

- Guaranteed annual payment - \$254k
- Guaranteed repayment - \$2.2M + int
- Guaranteed construction completion
- Deed of trust
- Profit participation – 40%



Guarantors

- Evergreen Devco
 - 40 years, 500 projects
 - Never defaulted on a loan
 - Never subject to a lawsuit
 - Over \$100M in development
- Sprouts
 - Nearly 200 stores
 - \$2.7B market capitalization
 - 20% same store sales growth



Eisenhower & Lincoln

Questions?



Eisenhower & Lincoln

