

Site Purchase and Financing Scenarios

Site Development:	Move ReSource warehouses or enclose on-site existing warehouse	Estimated Shortfall/ Surplus	New warehouse/ building	Estimated Shortfall/ Surplus (feasibility)
<b>SCENARIO A: Use entire 6400 Arapahoe Ave. property</b>				
Land purchase price	\$5.45 million	\$0**	\$5.45 million	\$1.4 million shortfall - NOT FEASIBLE
Improvement costs*	\$1.3 million		\$2.6 million	
Purchase + improvement costs	\$6.7 million		\$8.1 million	
Bond amount	\$5.9 million		\$5.9 million	
City's existing funding	\$.8 million		\$.8 million	
County's cash contribution	\$.0 million		\$.5 million	
Total funding	\$6.7 million		\$7.2 million	
Needed Tax Increase	significant*** (less than maximum)		maximum	
<b>SCENARIO B: Use majority of 6400 Arapahoe Ave. property with sufficient equity to consider selling a portion in the future</b>				
Land purchase price	\$5.45 million	\$.5 million** surplus - \$.5 million to pay back county = \$0	\$5.45 million	\$1.4 million shortfall (could possibly be paid for by a land sale if it meets all bond restrictions)
Improvement costs*	\$1.3 million		\$2.6 million	
Purchase + improvement costs	\$6.7 million		\$8.1 million	
Bond amount	\$5.9 million		\$5.9 million	
City's existing funding	\$.8 million		\$.8 million	
County's cash contribution	\$.5 million		\$.5 million	
Total funding	\$7.2 million		\$7.2 million	
Needed Tax Increase	maximum		maximum	
<b>SCENARIO C: Brickyard site</b>				
Land purchase price	not applicable	\$0**	\$2.02 million	\$0**
Improvement costs*			\$4.6 million	
Purchase + improvement costs			\$6.6 million	
Bond amount			\$5.9 million	
City's existing funding			\$.7 million	
County's cash contribution			\$.0 million	
Total funding			\$6.6 million	
Needed Tax Increase			significant	

\* Improvement costs includes: Repair, building code upgrades, and/or new construction, landscaping, soft costs, bond issuance fee, permit fees, plant investment fees, sales and use tax, review fees, LEED certification (brickyard only).

\*\*Purchase + improvement costs minus total funding

\*\*\* Significant tax increase is sufficient if county's offer to contribute \$.5 million is not accepted

**6400 Arapahoe:**

**Move warehouses:**

Move two existing ca. 3,000 s.f. warehouses to site from ReSource yard; add loading dock; add drive lane and window on west side of existing office/showroom; demolish portion of the existing open storage building on west edge of site; add landscaping and parking

**Enclose:**

Enclose the existing outdoor storage on one side of the existing warehouse (about 2,500 s.f.) and add a side door and loading dock; add drive lane and window on west side of existing office/showroom; demolish portion of the existing open storage building on west edge of site; add landscaping and parking

**New warehouse:**

Build new 15,000 s.f. warehouse and relocate water line

**Brickyard:**

Build new 31,000 s.f. building