



Perspectives on a Good Deal



Courtesy of Livingston Parish News

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Economic Considerations

Consideration	Evaluation Tool
Market Feasibility	Investment Proforma, Market Review & Underwriting
Right-Sized Public Investment	Fiscal Impact Analysis
Measurable Outcomes (Monetary + Non-Monetary)	Economic Impact Analysis



Arvada: Ralston Fields URA Summary

Projects	Arvada Ridge (Target Center) Arvada Station Apartments Gateway at Arvada Ridge Arvada Plaza (Walmart) Shops at Ralston Creek
Land Uses	Residential and Commercial
Total Housing Units	680
Total Commercial SF	416,142
Financing	
Total Project Cost	\$227,150,000
AURA Participation	\$32,531,652
Private Investment	\$194,618,348
\$s Leveraged per AURA \$ Invested	\$5.98

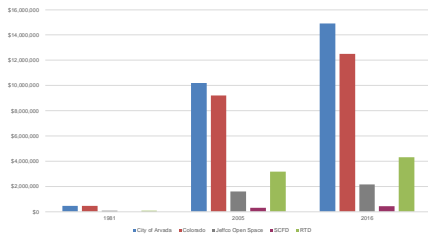


Ralston Fields Anticipated Economic Benefits

Residential (annual dollars):	
New Households	680
Average Household Income	\$56,176
Total Household Income	\$38,200,000
Commercial (annual dollars):	
Net, New Jobs	1,213
Average Wages	\$26,000
Total Wages	\$32,000,000
Tax Increments Created	
Sales Tax Increment	\$3,716,000
Property Tax Increment	\$114,000



Bounce Back Tax Revenues



ECONOMIC IMPACT OF OLDE TOWN RESIDENCES PROJECT

252 NEW HOUSING UNITS IN OLDE TOWN RESIDENCES WITH RESIDENTS ESTIMATED TO HAVE A TOTAL COMBINED ANNUAL INCOME OF ABOUT \$16 MILLION

\$84 MILLION ESTIMATED PRIVATE INVESTMENT BY THAMMILLI CHOW COMPANY FOR THE OLDE TOWN RESIDENCES WITH ARVADA URBAN RENEWAL CONTRIBUTING \$6 MILLION OVER THE FOR LAND AND INFRASTRUCTURE

\$2.6 MILLION ANNUAL NEW DOLLARS TO BE SPENT IN ARVADA BY THE RESIDENTS OF THE OLDE TOWN RESIDENCES, SUPPORTING LOCAL RETAILERS, RESTAURANTS AND OTHER BUSINESSES IN THE CITY

93.1% PERCENT OF PRIVATE INVESTMENT IN OLDE TOWN RESIDENCES

\$566,000 NEW ANNUAL REVENUE FOR THE CITY OF ARVADA FROM TAXES AND FEES PAID BY THE DEVELOPMENT'S RESIDENTS, TOTALING AN INCREASE OF NEARLY \$6.5 MILLION OVER THE URBAN-RENEWAL PERIOD

\$8.5 MILLION OVER 15 YEARS THAMMILLI CHOW IS INVESTING IN ARVADA ABOUT \$81 MILLION OR \$33.54 FOR EACH \$100 BY AURA

ECONOMIC IMPACTS OF ARVADA URBAN RENEWAL PROJECTS

1,785 NEW HOUSING UNITS PROJECTED TO GENERATE \$72 MILLION IN NEW ANNUAL TAXABLE SPENDING

\$125 MILLION INFRASTRUCTURE AND PUBLIC IMPROVEMENTS LIKE ROADS, SIDEWALKS, STORM-WATER PROJECTS AND ENVIRONMENTAL RESTORATION

\$14 MILLION INVESTMENTS IN COMMUNITY PROJECTS SUCH AS PUBLIC PARKS AND PLAZAS, INTERACTIVE FOUNTAIN, STREETSCAPES AND PUBLIC RESTROOMS

27% OF ALL SALES TAXES RECEIVED BY THE CITY OF ARVADA ARE GENERATED BY THE EXPRESS CITY CENTER URA—USED TO MAINTAIN CITY ROADS, PARKS, CULTURAL FACILITIES AND OTHER AMENITIES

92% PERCENT OF PRIVATE INVESTMENT IN AURA PROJECTS

92%	88%	83%	88%
OLDE TOWN URA \$10.70 OR \$107 MILLION	RALEIGH FIELDS URA \$5.98 OR \$108 MILLION	VILLAGE COMMONS URA \$6.83 OR \$19 MILLION	CITY CENTER URA \$2.02 OR \$108 MILLION

