

# PSD LLC

## *Business Park Proposal & Request for City Assistance*



Armstrong

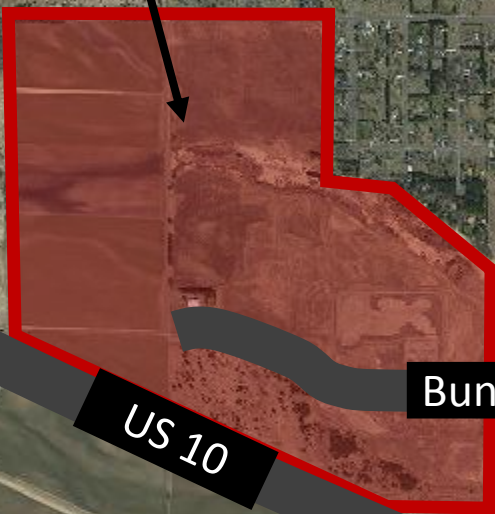
Bunker

US 10

THE  
CORNER

## Developable Area

- About 275 Acres Greenfield
- Hageman Holdings/ Pearson Properties



Armstrong

Bunker

US 10

THE  
CORNER

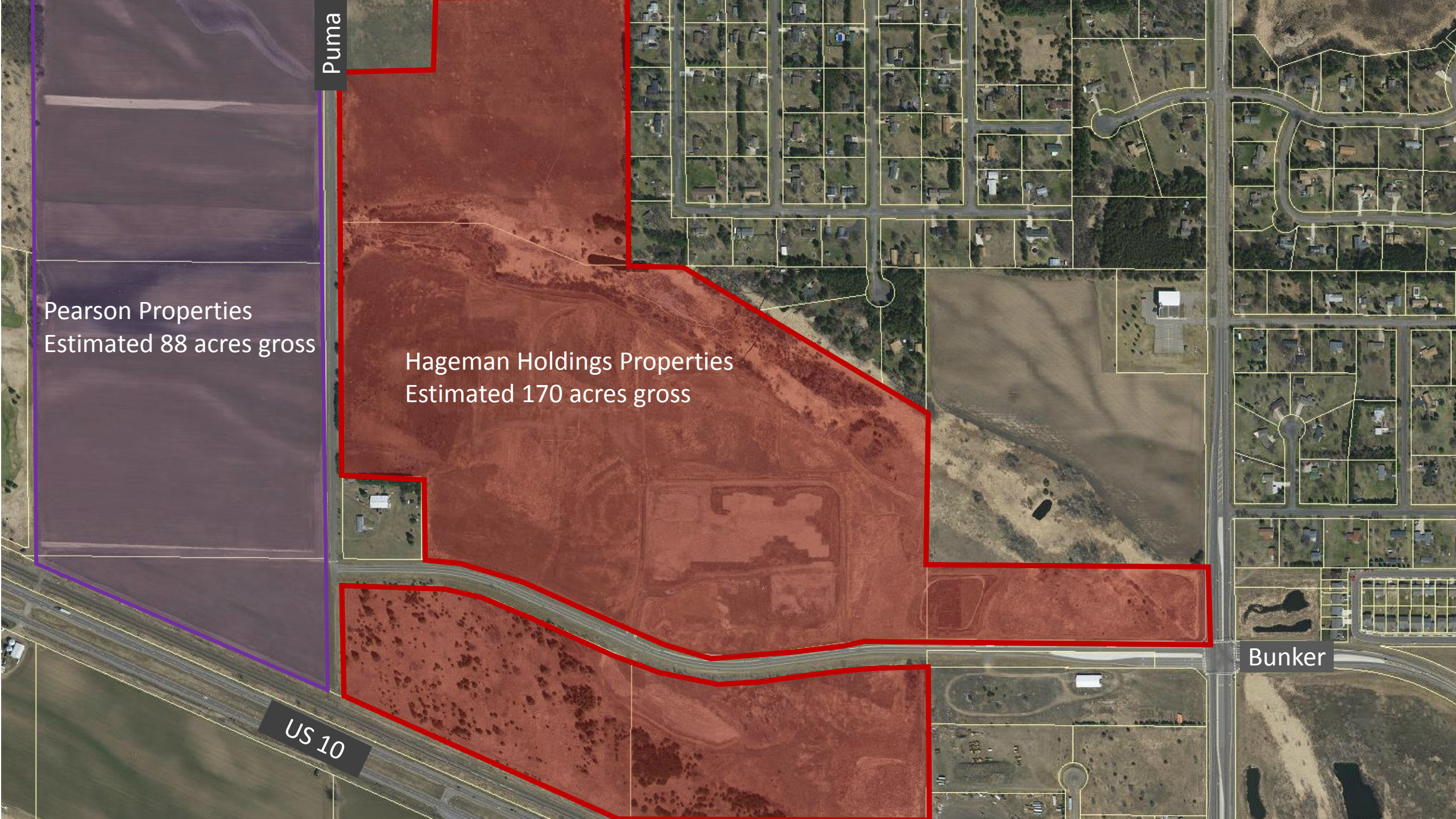
Puma

Pearson Properties  
Estimated 88 acres gross

Hageman Holdings Properties  
Estimated 170 acres gross

US 10

Bunker



Puma

**PROPOSED BUSINESS PARK**

- 133 Acres Gross (estimated)
- 107 Acres Less NWI (estimated)

US 10

Bunker



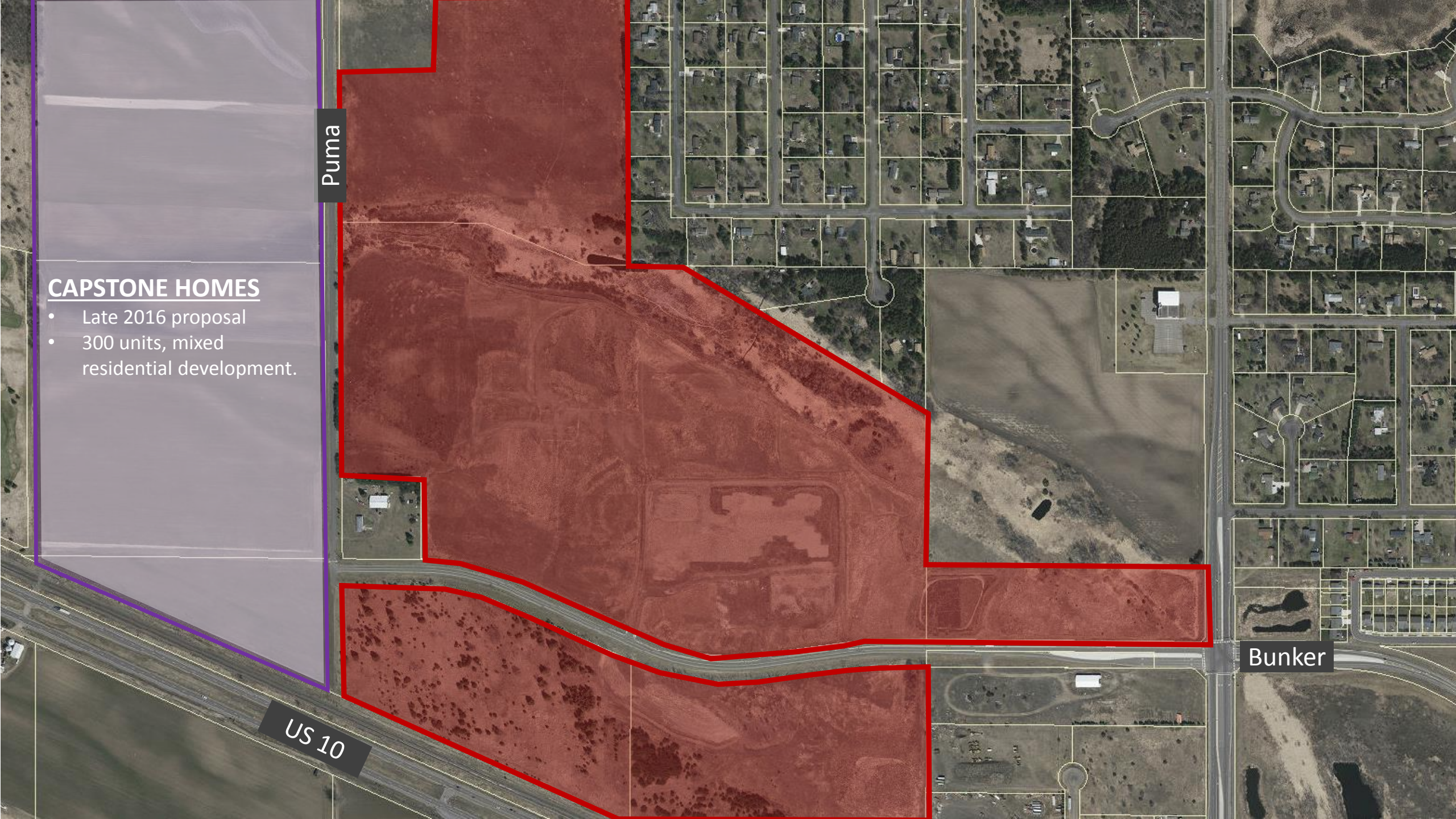
Puma

### CAPSTONE HOMES

- Late 2016 proposal
- 300 units, mixed residential development.

US 10

Bunker



Capstone

Bunker

US 10

**PSD LLC Proposal**

- Purchase 45 acres of the business park
- Everything south of Bunker
- 7 buildings shown in master plan
- In 2017, want to construct 60K sf spec building, 24' clear, and complete mass site improvements.



# PSD LLC Major Improvement Projects

## 1: Mass Site Preparation Improvements

(master business park developer)

- \$3.45M acquisition

- \$90K move berm

- \$100K mass grading

- \$200K regional pond

- \$50K grubbing and debris clean up

- \$250K internal public road

- \$100K signage

Total: \$4.24M

## 2: 60,000 SF Spec Industrial Building

(individual project)

- \$5.4M total costs (construction and soft costs)

# PSD Improvements #1: Mass Site Preparation



# PSD Improvements #1: Mass Site Preparation



**A**

- Mass Grading (entire site)
- Remove unbuildable soils
- Creation of berm (west)

# PSD Improvements #1: Mass Site Preparation



**B**

-Grubbing and clearing  
of shrubs and trees  
-cleaning of debris

# PSD Improvements #1: Mass Site Preparation



-Creation of regional  
storm water system

# PSD Improvements #1: Mass Site Preparation



D

-1<sup>st</sup> phase of internal public roadway system (could be all that's needed)

# PSD Improvements #1: Mass Site Preparation



## Other

- land acquisition
- soft costs, permitting, platting
- signage

# PSD Improvements #1: Mass Site Preparation

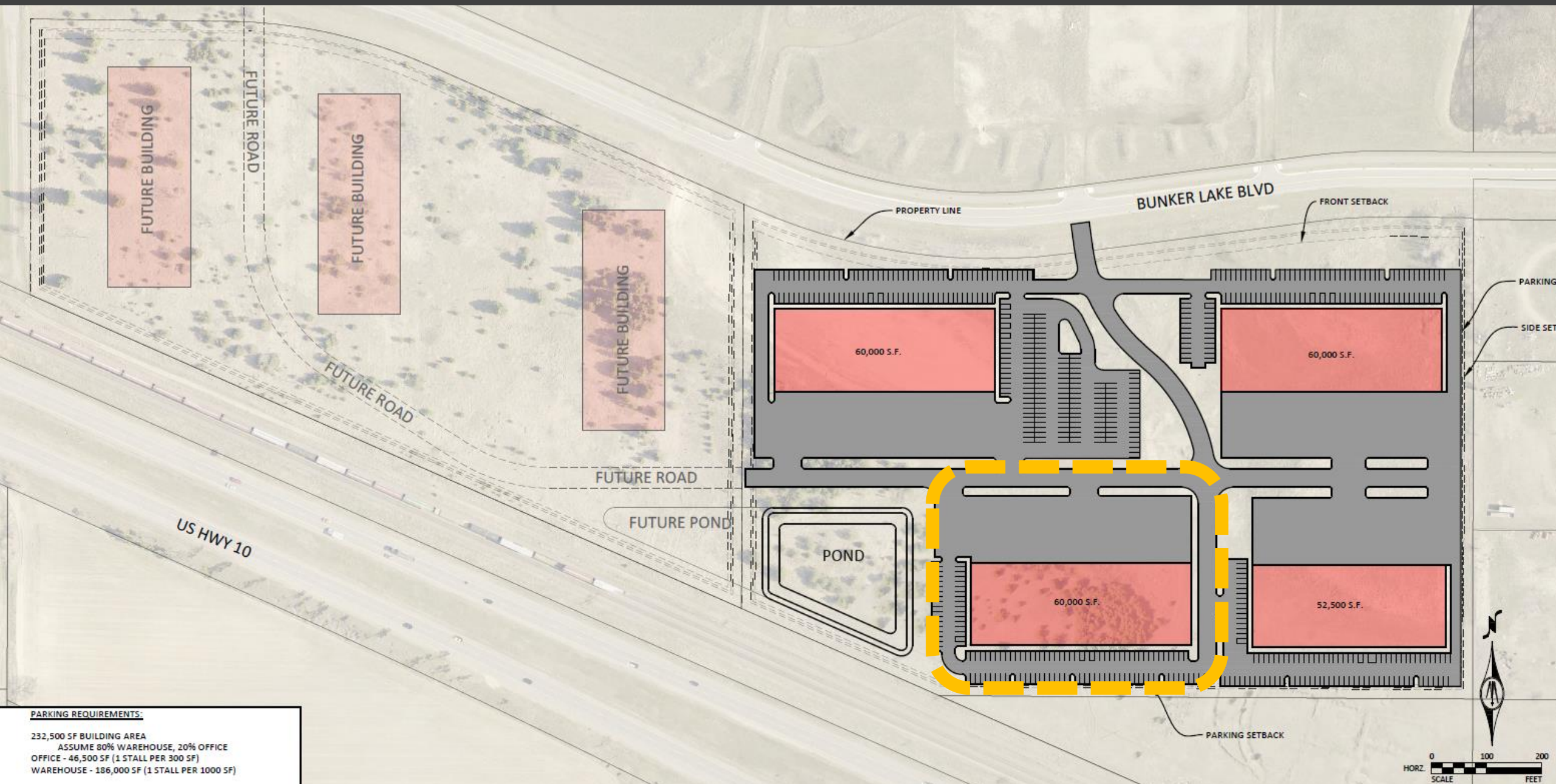


## PSD Request to City (A)

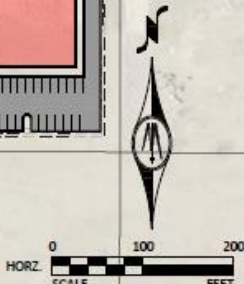
City to pay for phase 1 of the internal public roadway (225K-250K)—partnership on the new business park

-PSD is open to the idea of making it a private road

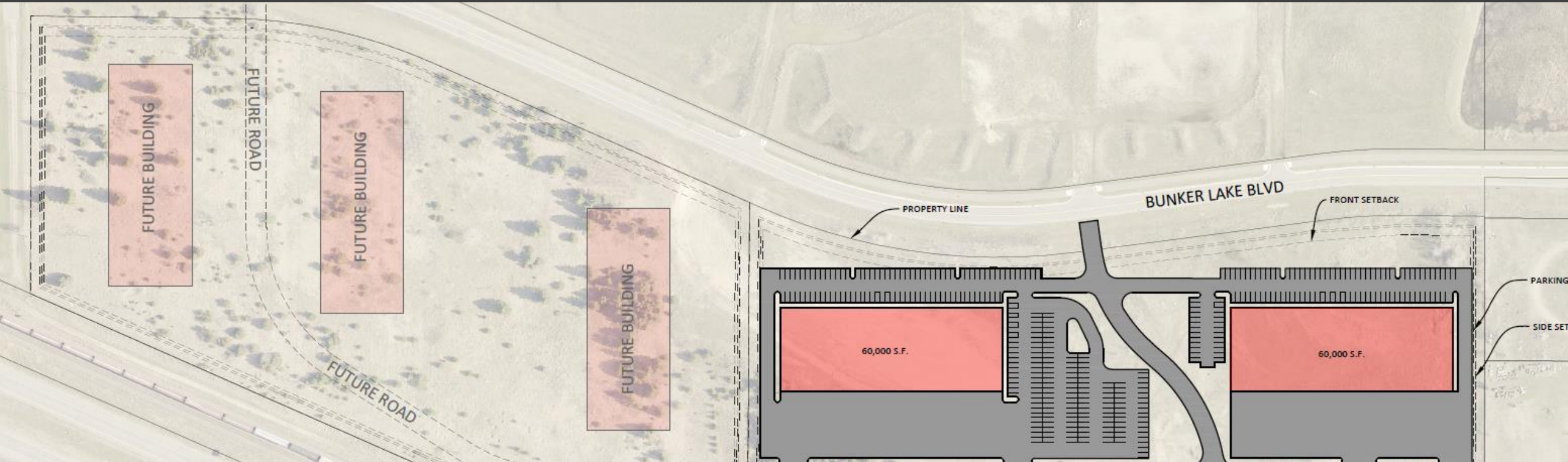
# PSD Improvements #2: 60K SF Spec Building



**PARKING REQUIREMENTS:**  
232,500 SF BUILDING AREA  
ASSUME 80% WAREHOUSE, 20% OFFICE  
OFFICE - 46,500 SF (1 STALL PER 300 SF)  
WAREHOUSE - 186,000 SF (1 STALL PER 1000 SF)

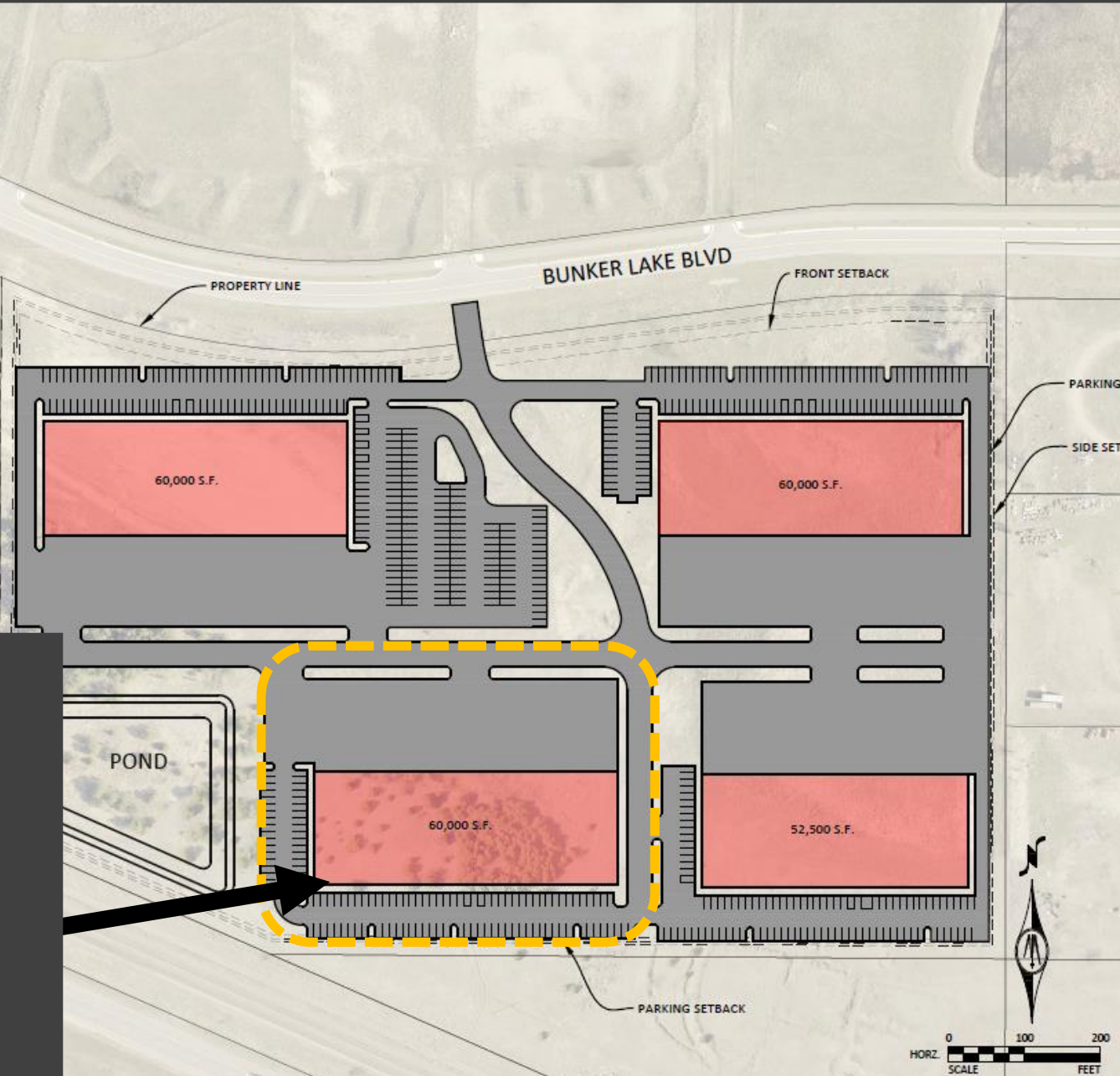


# PSD Improvements #2: 60K SF Spec Building

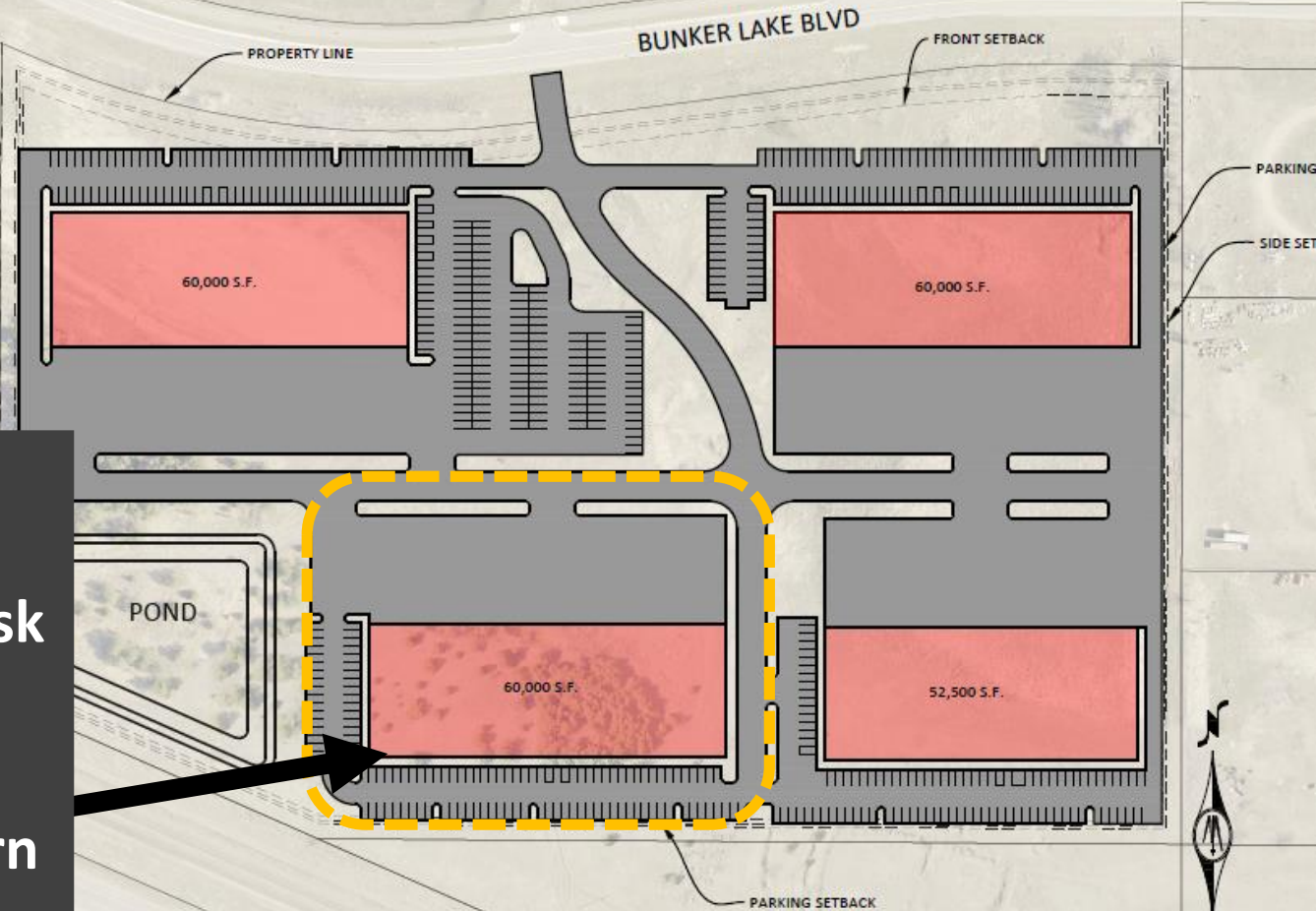
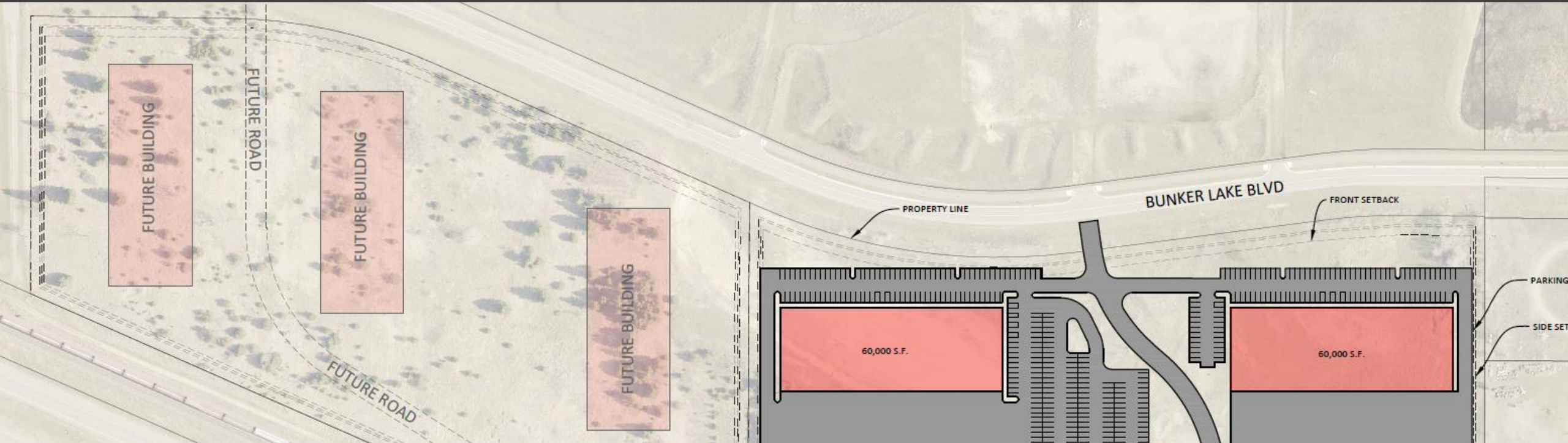


## Specs

- 60K sf, 24' clear, Spec. Construction
- Glass facades along Hwy 10
- Drive in garages & below grade docs
- High vacancy rates for first 2-5 years



# PSD Improvements #2: 60K SF Spec Building

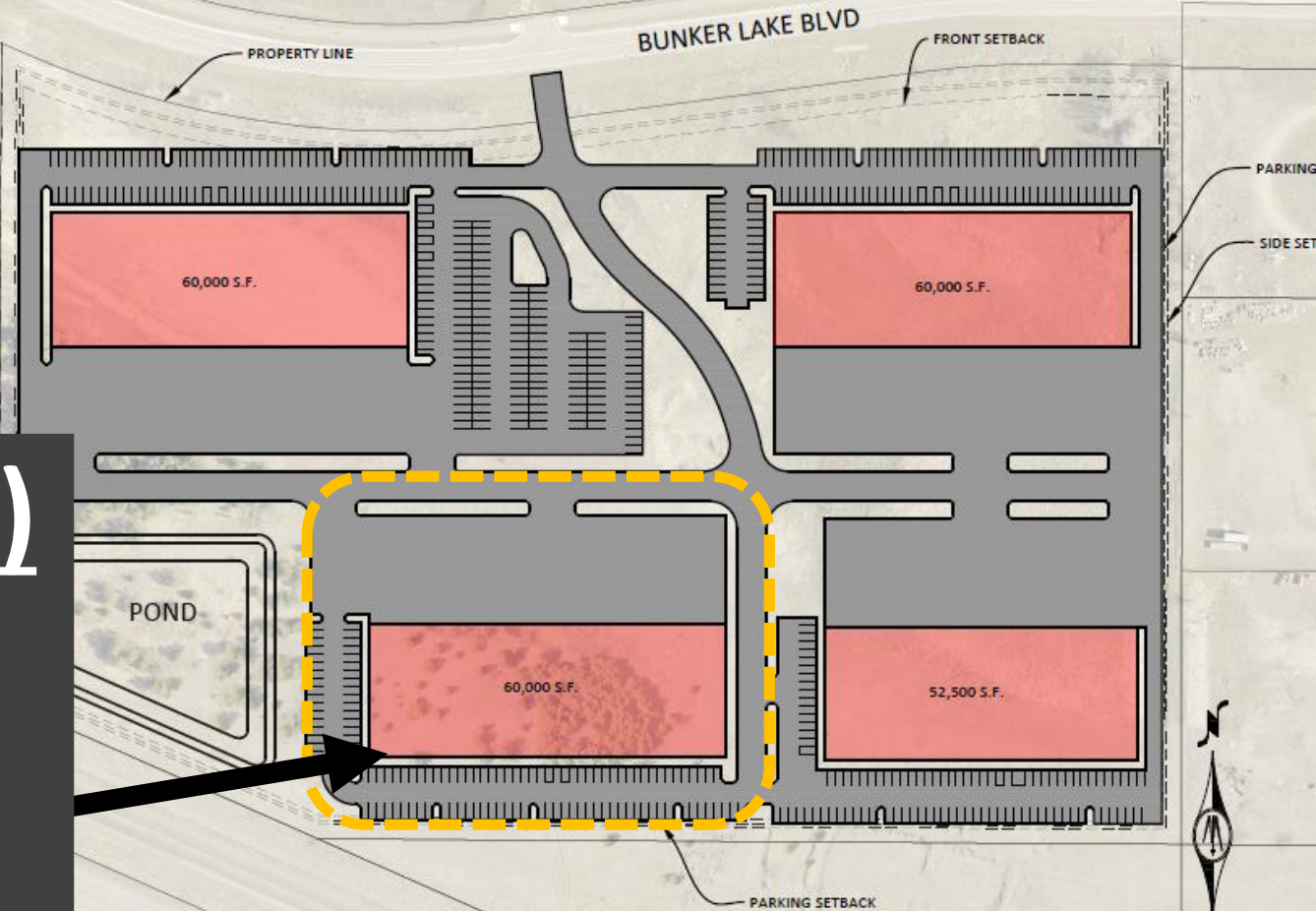
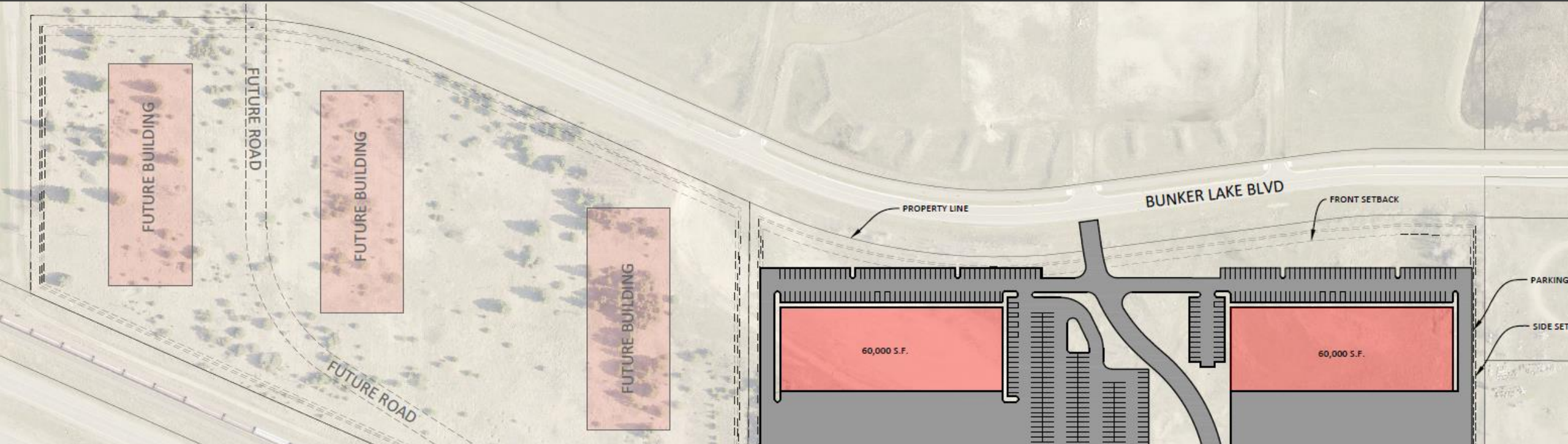


## PSD Concern

-high vacancy, high amenity/ high cost, high risk speculative development

-project doesn't naturally provide rate of return to justify the investment, without assistance.

# PSD Improvements #2: 60K SF Spec Building



## PSD Request to City (B)

-9 year TIF District, to help stabilize this spec building project (pro-forma shows a need)

-applicable TIF costs: public improvements, grading, parking, storm water, land write down.

# Summary of Requests from PSD to the City

## **1: Mass Site Preparation Improvements**

(master business park developer)

**(A)** City funding of Internal Public Roadway: 200-250K

[4.7% to 5.9% of total, \$4.24M]

## **2: 60,000 SF Spec Industrial Building**

(individual project)

**(B)** City funding to stabilize speculative building: 9 yr TIF, 277K PV

[5.0% of total, \$5.49M]