



GCC Metropolitan Districts 1, 2, 3, & 4

Redeveloping the former ASARCO site

June 10, 2014



About Globeville I, LLC

Globeville I, LLC is an EnviroFinance® Group company.

EnviroFinance® Group, LLC is a land development company that acquires, remediates and repositions environmentally impaired real estate throughout the United States. The firm is unique in its ability to combine significant capital resources, regulatory and technical know-how, risk management, land planning and development expertise to promote socially responsible, sustainable land reuse.

For more information please visit www.envirofinancegroup.com



South Sloan's Lake
Denver, CO



Kane Wetlands Mitigation
Meadowlands, NJ



Dahlia Square
Denver, CO



Arroyo Gateway Business Park
Pasadena, CA



Project Area

Site Details

- Gross area → 77 acres
- Gross area in Denver → 15 acres
- Gross area in Adams County → 62 acres
- Net developable area → 60 acres
- Met District area → 77 acres

Location Attributes

- Direct access to I-70, I-25, I-76, and I-276
- 5 miles from Denver CBD
- Unique opportunity for modern commercial product in Denver's healthiest industrial sub-market



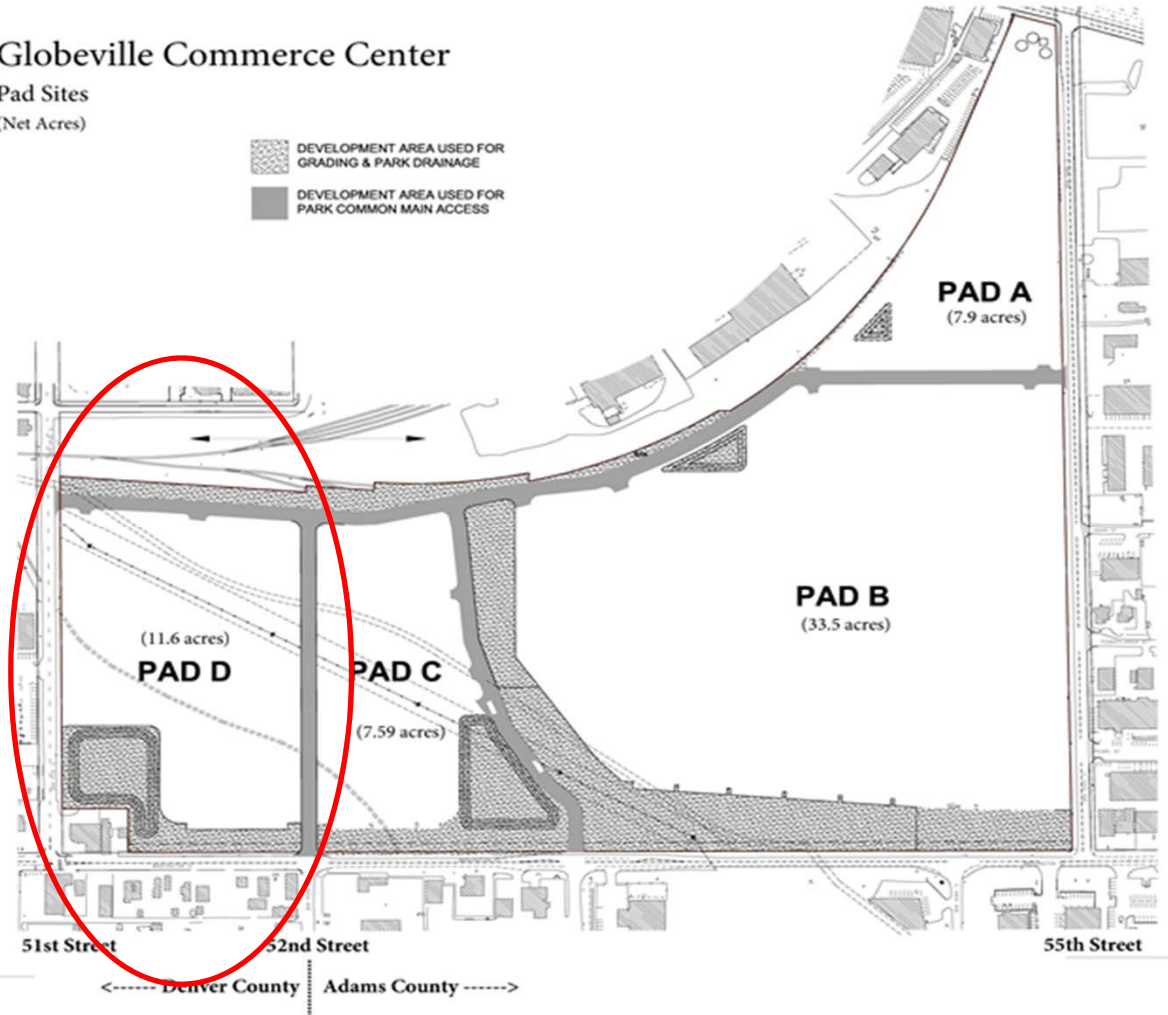


Project Area in Denver

Globeville Commerce Center

Pad Sites
(Net Acres)

- DEVELOPMENT AREA USED FOR GRADING & PARK DRAINAGE
- DEVELOPMENT AREA USED FOR PARK COMMON MAIN ACCESS





Site Development

Abatement, Demo, & Remediation

- Under management of Globeville I, LLC since 2011 – expect completion by year-end 2014
- Work to date includes:
 - Abatement & demo of 39 heavily-contaminated buildings
 - Removal of asbestos-lined storm water retention pond
 - Installation and successful operation of the Phase I groundwater remediation system
 - Installation and initial operation of the full-scale Phase II groundwater remediation system
 - Soil remediation

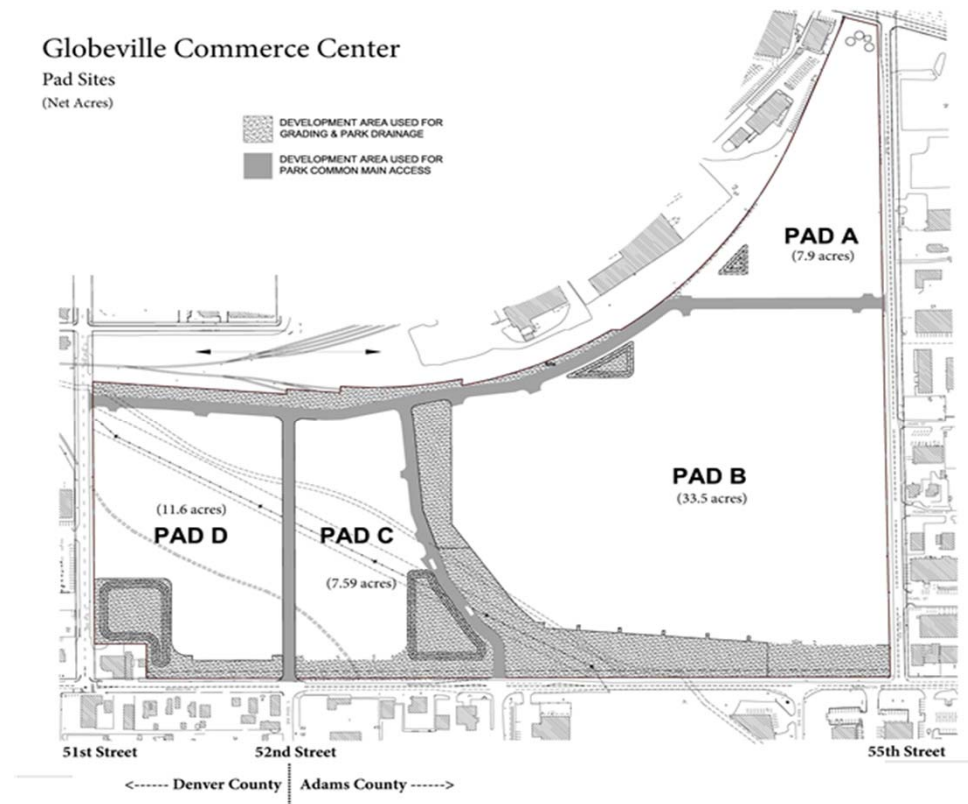




Site Development

Grading & Infrastructure

- Planned construction of new roads and utilities to serve the site
- Pursuing approvals in 2014
- Anticipate single phase of construction starting Q1 2015



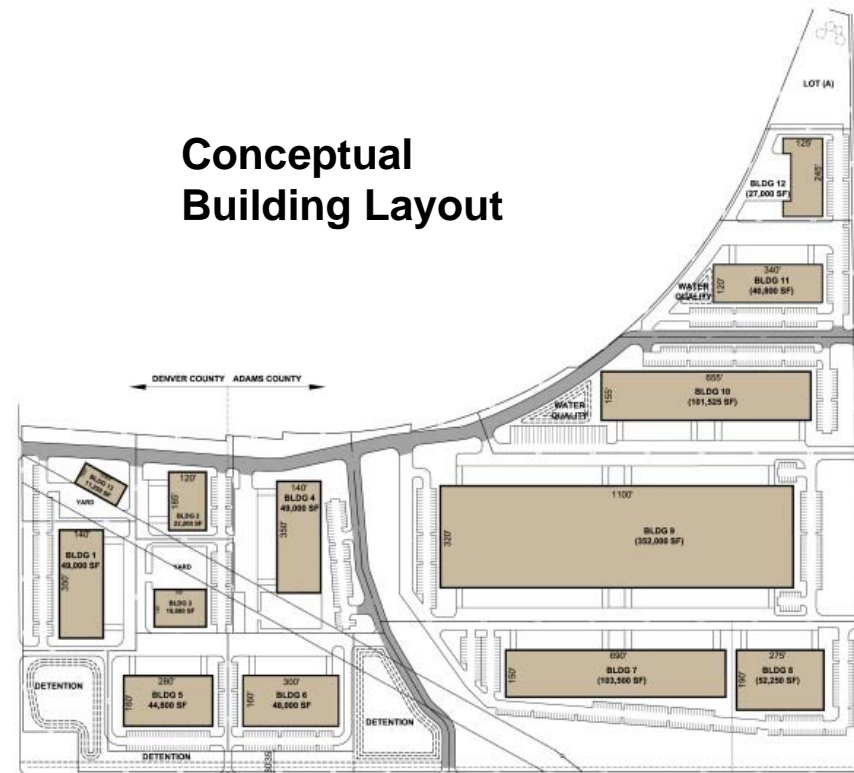


Site Development

Vertical Development

- Globeville I, LLC anticipates selling pads to 1 or more vertical developers
- Anticipate initial sales Q1 2015
- Anticipate initial building construction starting Q1 2015

Conceptual Building Layout



GLOBEVILLE LOGISTICS PARK
DENVER, CO

CONCEPTUAL MASTER PLAN
MP20.0



General Project Timeline

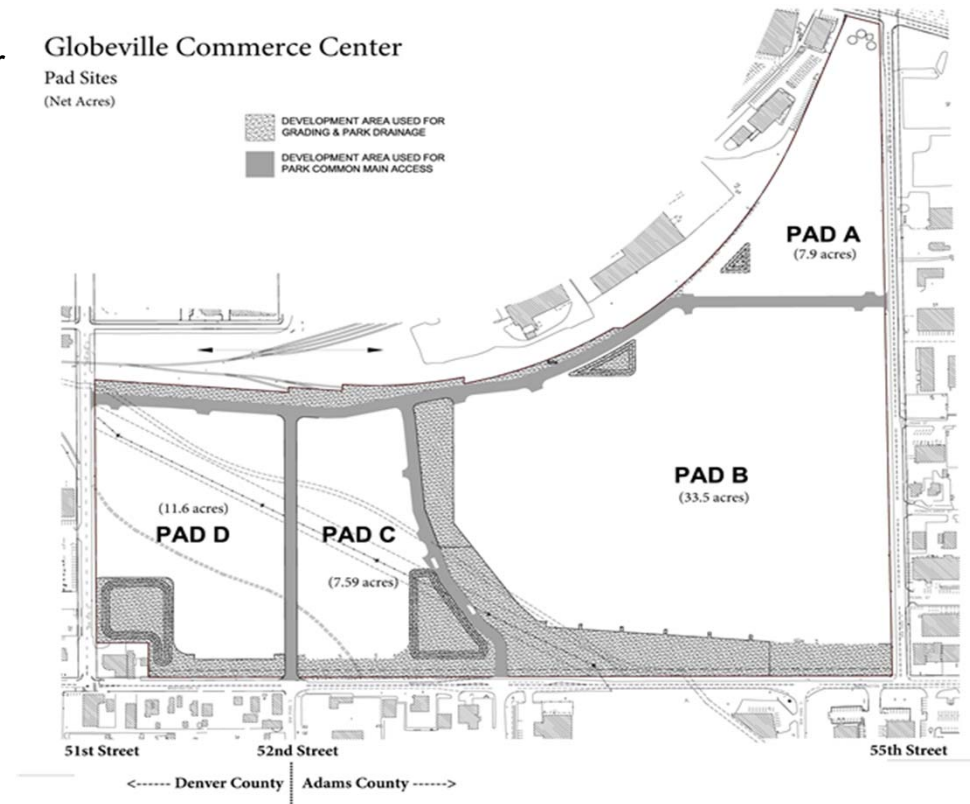
Task	2012				2013				2014				2015				2016			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Abatement & Demolition	█	█	█																	
Phase 1 Ground Water Remediation			█	█																
Phase 2 Ground Water Remediation					█	█	█	█	█	█	█	█	█	█	█	█				
Soil Remediation							█	█	█	█	█	█								
Site Grading											█	█								
Site Infrastructure													█	█	█	█				
Metropolitan Districts									█	█	█	█								
Marketing & Econ Dev Tools										█	█	█	█	█	█	█				
Site Planning & Entitlements										█	█	█								
Land Sales & Vertical Development <i>(aka Loan Repayment & Job Creation)</i>													█	█	█	█	█	█	█	█



GCC Metro Districts 1, 2, 3, & 4

Met District – Purpose/Structure

- New streets & utilities to serve site
 - Streets not to be dedicated to CCD or Adams County
- Statutory Powers
 - Water, Sanitation, Street, Safety Protection, Park and Recreation, Storm water, Public Transportation, Mosquito Control
- Ongoing maintenance of:
 - Interior Roads and Streetscapes
 - Storm Water
 - Detention
 - Water Quality
 - [Sanitary Sewer and Water]
- Covenant Enforcement





GCC Metro Districts 1, 2, 3, & 4

Met District – Financing

- \$9.68 M in total District costs
- \$11.84 M in District bonding capacity
 - Yields \$9.68 M in project funds
 - 40 mills
- Maximum District Debt
 - \$25 million issuance limit
 - 50 mills debt service
- Green SID Financing
 - If created, financing plan approved by CCD
 - Property owners opt in / Pay fee for service
- Cooperation Agreement with DURA
 - Return of District mill levy revenue for financing and O&M purposes





Met District Approvals Timeline

June 10	Resolution setting the public hearing at Mayor Council
June 16 th	Resolution setting the public hearing at City Council
June 17 th	Service Plan presentation at LUTI
June 24 th	Service Plan Ordinance at Mayor Council
June 30 th	1 st Reading at City Council
July 14 th	2 nd Reading and Public Hearing at City Council