

OFFICE OF ECONOMIC DEVELOPMENT: 3403 Brighton, LLC

Business, Workforce & Sustainability
June 11, 2014



DENVER
THE MILE HIGH CITY

OED Ordinance Request

- Proposal to amend \$1 Million land acquisition loan to 3403 Brighton, LLC (revise from 2201 Arapahoe, LLC.)
 - Expansion of the Great Divide Brewing Company
 - Developer: Brian Dunn

OED Proposed Amendments

Original Loan

- \$1M loan for land
 - acquisition of 3403 Brighton Blvd.
- 4% interest rate per annum

Amended Loan Terms

- Change borrower name to 3403 Brighton, LLC
- Maturity date extended from 10 years to 20 years
 - Required to match Small Business Administration 504 senior loan
- Monthly payments increased to \$6,059.80 from \$5,278

Collateral

- Expand lien from single parcel to all 4 parcels of the development
- Personal Guarantee
 - Brian Dunn
- Corporate Guarantee
 - Great Divide Brewing Company
 - 2201 Arapahoe, LLC

3403 Brighton Boulevard



Great Divide Brewing Expansion

- Approx. 5 acre property
- \$42.3M development (estimated)
- Brewing and packaging facility
 - Allows GDBC to increase capacity to 100,000 barrels upon completion (32,000 bbl. in 2012)
 - Potential to reach 250,000 barrels in 15 years
- Tap rooms and tours
 - Beer sales limited from noon/2PM to 10PM
 - Estimated to attract 500-700 per week for tours and tastings
- Building designed to engage community
 - Materials: wood, steel, glass, stainless steel tanks
 - Beer garden with significant green space
 - Environmentally sustainable building, locally sourced materials
- Arapahoe Square location will continue to operate

Project Benefits

Community benefits:

- Retain GDBC operations in Denver
 - Will provide 30 net new jobs at opening, est. 105 net new jobs in 17 years
 - Proven community anchor in the Arapahoe Square Neighborhood
 - Celebrated Denver brand with national sales and exposure
- Activates currently underutilized property
 - Destination location for residents and visitors
 - Light and clean manufacturing consistent with OED vision of corridor
- Catalytic mixed use development along Brighton Blvd.
 - Proximity to other OED investments: Industry, 3330 Brighton, The Source
 - Reinforces broader development and revitalization of corridor